



ARKLOW TOWN DEVELOPMENT PLAN 2005-2011

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1.0 PREAMBLE

1.1 Purpose of the Plan

The Development Plan is the main instrument to guide and control development in Arklow and thus has major implications on the future growth and development of the town. With the adoption of the Planning and Development Act, 2000 sustainability has become the new paradigm for 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. The new Development Plan and thus the future growth of Arklow will be guided by these principles.

1.2 Plan Status and Plan Area

This Development 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 Development Plan has been adopted in March 2005.

Section 9 of the Planning and Development Act, 2000 states that every planning authority shall make a development plan every six years. The Arklow Development Plan is for a period of six years from the date of adoption in 2005 to 2011.

The Arklow Development Plan relates to the whole functional area of the Arklow Urban District.

1.3 Requirements of a Development Plan

The Planning and Development Act, 2000 states that a Development Plan shall in so far as is practicable be consistent with such national plans, policies or strategies as the Minister determines relate to proper planning and sustainable development.

National Plans, Policies and Strategies

1. *Sustainable Development – A Strategy for Ireland*, DOE, 1997.
3. *Residential Density – Guidelines for Planning Authorities*, DOELG, September 1999.
4. *Ireland - National Development Plan 2000-2006*, GOI, 1999.
5. *Action on Housing*, DOELG, June 2000.
6. *The National Climate Change Strategy* DOELG, October 2000.
7. *Retail Planning - Guidelines for Planning Authorities*, DOELG, December 2000.
8. *New Institutional Arrangements for Land Use and Transport in the Greater Dublin Area – Consultation Paper*. DOELG & DPE, March 2001.

9. *Architectural Heritage Protection – Draft Guidelines for Planning Authorities*, DOELG, December 2001.
10. *Childcare Facilities – Guidelines for Planning Authorities*, DOELG.
11. *The National Spatial Strategy 2002-2020*, DOELG, 2002.
12. *Waste Management – Changing Our Ways*, DOELG.
13. *Social Housing Design Guidelines*, DOELG.
14. *Draft Landscape and Landscape Assessment Guidelines*, DOELG.
15. *Windfarm Developments, Guidelines for Planning Authorities*, DOELG, September 1996.
16. *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities*, DOELG, July 1996.
17. *National Anti-Poverty Plan Strategy (NAPS) 1997-2007*, Department of Social and Family Affairs.
18. *Barcelona Declaration*, March 1995.

Regional Context

1. *Retail Planning Strategy for the Greater Dublin Area*, November 2001.
2. *Strategic Planning Guidelines for the Greater Dublin Area*, March 1999 and Annual Review and Update for 2000, 2001 and 2002.
3. *Strategy 2000-2016 A Platform for Change - Final Report*, Dublin Transportation Office, November 2001.
4. *Flood Study*, OPW.
5. *Arklow Integrated Development Framework Plan for Land Use and Transportation*, June 2003.
6. *Draft Wicklow Retail Strategy*, February 2004.
7. *Outlook 2002-1012*, Wicklow County Development Board.
8. *Wicklow Heritage Plan 2004-2008*, Wicklow Heritage Forum, February 2004.

Adjoining Development Plans

The Planning and Development Act, 2000 states that in making a development plan a planning authority shall have regard to the development plans of adjoining planning authorities and shall co-ordinate the objectives in the development plan with the objectives in the plans of those authorities except where the planning authority considers it to be inappropriate or not feasible to do so. A planning authority shall take into account any significant likely effects the implementation of the plan may have on the area of any planning authority having regard in particular to any observations or submissions made by the adjoining authority.

The following Development Plans have been taken into account:

Wicklow Development Plan 1999 (as amended)

Arklow Development Plan 1999 (as amended)
Wexford County Development Plan, 2001

Contents of a Development Plan

The Planning and Development Act, 2000 sets out clearly those matters that must be included in a Development Plan as well as those matters that may be included. Consideration can only be given to matters that relate to the proper planning and sustainable development of the town. In summary the main requirements are that the Plan must:

- Set out an overall strategy for the proper planning and sustainable development of Arklow.
- Be consistent as far as possible with national plans, strategies and policies that relate to the proper planning and sustainable development.
- Include objectives for the zoning of land in accordance with the proper planning and sustainable development of the area.
- Include objectives for the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water facilities and ancillary facilities.
- Include objectives for the conservation and protection of the environment.
- Include objectives for the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the Town.
- Include objectives for the preservation of the character of the landscape.
- Include objectives for the protection of structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- Include objectives for the preservation of the character of architectural conservation areas.
- Include objectives for the development and renewal of areas in need of regeneration.
- Include objectives for the provision of accommodation for travellers.

- Include objectives for the preservation, improvement and extension of amenities and recreational amenities.
- Include objectives for control of establishments effected by the provisions of the Major Accidents Directive.
- Include objectives for the provision of services for the community including schools, crèches and other educational and childcare facilities.
- Include information on the likely significant effects on the environment of implementing the plan.

In addition to the above requirements a development plan may indicate that specified development in a particular area will be subject to the making of a Local Area Plan. The First Schedule of the Planning and Development Act, 2000 also sets out the matters that may be indicated in the Development Plan, which includes objectives in relation to location and pattern of development, community facilities, environment and amenities and infrastructure and transport.

1.4 Development 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 of Arklow
- Overall Vision and Strategy
- Policies and Objectives
- Zoning Provision and Objectives
- Development Control Guidelines
- Strategic Environmental Assessment
- Appendices

The section on the Strategic Context of Arklow puts the town into the national and regional policy context as well as surveying and analysing the existing situation in the town 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 town.

The section on Policies and Objectives sets out the policies and detailed objectives, which the Town Council wishes to achieve in the six years of the plan.

The Zoning and Development Control sections deal with the standards that will be applied to development proposals in the town. Their purpose is to regulate the impact of development on the environment in pursuance of the declared policies.

The section on Strategic Environmental Assessment sets out the information on the 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 Town Council. In particular, the maps contain the details of local objectives and it is essential therefore, that particular attention is given to maps when considering the local objectives.

Should any conflict arise between the Written Statement and the Maps, the Written Statement shall prevail.

1.5 Implementation of Development Plan

Arklow Town Council is responsible for implementing the Development Plan, for ensuring that the policies and objectives are realised, and that all new development complies with the zoning and standards outlined in this Plan.

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 of importance to Arklow include the need to build on its recent economic performance, to develop counter-balances to Dublin, and facilitate more balanced economic growth across the Region.

The objective for 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 and 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 will also be 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-served public transport corridors. The NSS also requires that these towns must take account of wider considerations in addition to their relationship

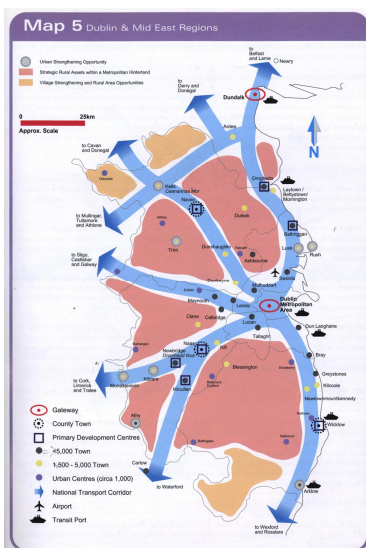


Figure 2.1 Arklow in the Context of the NSS

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 regional context to the National Spatial Strategy and the individual Development Plans contained within the GDA. They represent, therefore, the 'middle tier' of planning for the Greater Dublin Area. The Guidelines are a review of the Strategic Planning Guidelines for the Greater Dublin Area (SPGGDA). The review was necessary to ensure compliance with the NSS.

The RPGs, a 12-year strategic policy, effectively implement the National Spatial Strategy, whilst providing more detail and establishing a development and spatial framework that can be used to strengthen development plans and other planning strategies at county, city and local level.

The RPGs must be considered by local authorities in their individual development plans. The Guidelines do not consider site-specific issues, which is the role of the local authority development plans.

Goals

The RPGs establish six goals for the area:

- To create a robust strategic framework for the Greater Dublin Area consistent with the National Spatial Strategy.
- To create a region, which functions well with regard to sustainability, attractiveness and quality of life, accessibility, and cost-effectiveness (in physical, economic, social and cultural dimensions).
- To strengthen the international economic competitiveness of the region.
- To promote sustainability as regards (a) water frameworks and waste management, (b) social inclusion, and (c) heritage and culture.
- To provide sustainable infrastructure corridors.
- To strengthen and enhance global linkages.

Settlement Trends and Future Projections

Two trends have become apparent in relation to population and employment in the Region: While Housing development has spread throughout the GDA to an extent not previously envisaged; jobs and job creation have been predominantly focused on the Metropolitan Area. The consequence has been an increase in long-distance commuting, mainly car based, thereby resulting in mounting congestion.

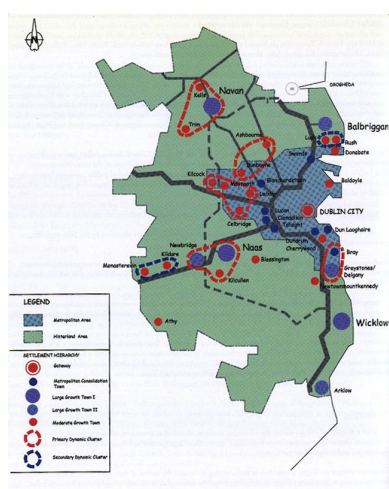


Figure 2.2 Arklow in the Context of the RPGs

If current trends persist, jobs will continue to be predominantly located in the Metropolitan Area, whilst the population will grow in the Hinterland Area in absolute terms. This will increase the amount of commuting and congestion and clearly the goals of the RPGs will be unachievable. The RPGs suggest an alternative, more sustainable development strategy.

Sustainable Development Strategy

The settlement and employment strategy divides the region into two areas: the Metropolitan Area and the Hinterland Area.

The Metropolitan Area consists of Dublin City, south Fingal (Donabate, Swords, Blanchardstown, Mulhuddart), south east Meath (Dunboyne) north east Kildare (Kilcock, Celbridge, Maynooth, Leixlip), South Dublin County Council, Dun Laoghaire-Rathdown County Council, and north east Wicklow (Bray and Greystones).

The strategy for the Metropolitan Area is to consolidate the urban centres located within it, and the provision and facilitation of an integrated public transport system.

The Hinterland Area comprises lands between the edge of the Metropolitan Area and the outer boundary of the GDA. The Area encompasses a range of towns including large, moderate and small growth centres, and also villages and single rural dwellings.

The strategy for the Hinterland Area focuses on the development of selected large and moderate growth centres to be self-sustaining in terms of employment provision, and housing demands. Small growth towns and villages will be developed in a more sustainable manner, to ensure that a higher proportion of residents of the towns and villages are employed locally.

Arklow is designated as a Large Growth Town II, which are considered most likely to be successful in attracting a concentration of major employment-generating investment. It 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 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. It is envisaged that Large Growth Towns II will have a population 15,000 to 25,000 people.

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.

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 the country as a whole 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 also grew substantially in the last intercensal period.

Table 2.1 illustrates the growth figures of County Wicklow, Arklow Urban District (U.D.) and its Environs Electoral Divisions (Arklow Rural ED and Kilbride ED) between 1971 and 2002. It becomes evident that the growth in the town surpassed the rates in County Wicklow and the Environs EDs but was below the growth rate in the Mid-East Region. Within Arklow Town there are marked differences between No.1 and No.2 Urban District. The growth north of the Avoca was much more pronounced than in and around the historical centre of Arklow south of the river. Ferrybank was one of the fastest growing areas in the whole country since the mid 1990s.

Table 2.1 Population of Co. Wicklow, Arklow and Environs EDs, 1996 and 2002

	1996	2002	Change 1996–2002	
			Total	Percentage
County Wicklow	102,683	114,676	11,993	11.7
Arklow U.D.	8,519	9,955	1,436	16.9
No.1 Urban	6,854	7,793	939	13.7
No.2 Urban	1,665	2,162	497	29.8
Environs EDs	1,723	1,852	129	7.5

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

The recent growth in Wicklow, Arklow and its Environs EDs reflects to some extent a widening of the Dublin commuter belt. This becomes evident by comparing against 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 a growth in natural increase.

Table 2.2 shows the long-term development of the demographic trend in Arklow and its Environs EDs between 1971 and 2002. After a growth period in the seventies the population in Arklow and the Environs EDs declined or remained more or less at the same level until the early nineties. Both the town and the environs experienced net outward migration and coupled with declining birth rates the overall population decreased. In the early nineties 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 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.

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

	Arklow U.D.		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

Population Projections

In the Arklow Development Integrated Framework Plan for Land Use and Transportation (IDFPLUT) Arklow and its Environs¹ are targeted to grow to 21,000 people by 2016. The County Wicklow Development Plan projects 16,300 people for Arklow and its Environs by 2010. The Arklow 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 population².

¹ The Arklow Environs contain parts of the Arklow Rural and Kilbride Electoral Divisions (EDs). The following townlands are fully or partly contained within the Arklow Environs: Ballintombay, Ballynattin, Ballyraine Lower, Ballyraine Middle, Ballyraine Upper, Ballyrouane, Bogland, Kish, Money Big, Money Little, Rock Big, Rock Little, Cooladangan, Coolboy, Kilbride, Killiniskyduff, Seabank, Templerainy, Ballymoney.

² The 2002 Census documented 10,450 people living in Arklow and its Environs. It should be noted that 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.

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. Also, the decline in the dependency ratio becomes evident with less people in the 0-14 and 65+ age categories.

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%

Source: CSO; 1996, 2002 Census

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

Table 2.4 Demographic Profile for Arklow in 1996 and 2002

	1996		2002	
	Actual	%	Actual	%
0-14	2,090	24.5	2,263	22.7
15-19	785	9.2	700	7.0
20-24	659	7.7	774	7.8
25-34	1,280	15.0	1,736	17.4
35-44	1,124	13.2	1,500	15.1
45-54	960	11.3	1,098	11.0
55-64	728	8.5	864	8.7
65+	893	10.5	1,020	10.2
Total	8,519	100.0	9,955	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 for 2006 a household size of 2.72. Further to this the National Spatial Strategy indicates a convergence to the EU average of 2.63 in 2011.

According to the 2002 Census, there are 3,458 private households in Arklow, 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. 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	3.06
Aggregate Town Area	3.18	3.03
Aggregate Rural Area	3.31	3.14
Arklow	3.14	2.85

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 2.7⁴, the population growth of 5,850 (see above) will require approximately 2,200 new housing units in Arklow and its Environs by 2010.

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 as well as to an increasing female labour force. The male labour force participation

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

⁴ Arklow IDFPLUT, 2003.

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 workforce 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
Wicklow	77,098	88,850	36,423	47,790	6,177	4,226	42,600	52,016	55.3%	58.5%	14.5%	8.8%
Arklow U.D.	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 indicates that participation rate and unemployment rate in County Wicklow developed more or less on a par with the national figures between 1996 and 2002. The growth in the labour force was more pronounced in Wicklow at 22.1 per cent. The labour force participation rate grew by 3.2 percentage points to 58.5 per cent and the unemployment rate decreased by 5.7 percentage points to 8.8 per cent.

The 2002 Census data illustrate that the decrease of unemployment in Arklow has been significant in the intercensal period between 1996 and 2002. This decrease was much more pronounced than on a national or county level. The number of people at work increased by 50 per cent while the number of people unemployed decreased by 27.2 per cent. The total labour force increased by 34 per cent, also reflected by the labour force participation rate, which increased by 6.1 percentage points to 59.4 per cent. The unemployment rate decreased by 9.5 percentage points to 11.3 per cent. This substantial

decrease of unemployment in Arklow can be attributed to the recent growth in the number of jobs in Arklow, despite of, most prominently, the closure of 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. This reflects the increasing attractiveness of Arklow as a commuter town to the Dublin area.

A survey by the Dublin Transportation Office in 2002 revealed an approximate number of 2,500 jobs in Arklow. It is assumed that 1,400 people are migrating to work outside of Arklow. This figure, however, may be much higher depending on the amount of people commuting into Arklow for employment purposes.

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 (M1) 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 Environs itself. 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) 5,500 additional jobs have to be provided by 2011. The number of existing jobs (see above) 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 and 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.

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

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 manufacture 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 U.D. 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

2.3 Land Use Context

Residential Development



Compact Housing in Arklow



Ferrybank

Arklow is a relatively compact town in terms of location of residential development. Most of the existing residential development is located to the south of the river, although there is a proportion located on either side of the Dublin Road to the north of the river. As illustrated in Table 2.1 the increase in population in the intercensal period between 1996 and 2002 was much more pronounced to the north of the river than to the south.

The type of residential development existing in the town is typical of a similar sized Irish town. It varies from one-off housing on the outskirts of the town, to ribbon development on all the road approaches, to housing estates of varying design and densities. Most new development is occurring, or is proposed to occur, to the south and west of the town, where the majority of the zoned, undeveloped land exists. There have also been some recently completed and ongoing housing developments in the Ferrybank area.

There has been some degree of new infill development occurring on vacant or underused sites in the town centre area, most notably along the north and south harbour areas.

There are six local authority housing estates in the town comprising approximately 880 houses.

Retailing & Commercial Development



Main Street at Main Street Park

The retail and commercial core of Arklow is the town centre itself and is mainly concentrated on Main Street and adjacent streets. The existing provision comprises offices, small convenience shops, low and middle order comparison shops as well as a range of pubs, restaurants and cafes. Along Wexford Road three supermarkets, Tesco, Lidl and Pettitt's, are located. There are also small pockets of commercial use further along the Wexford Road with petrol stations, small shops and car service related businesses. North of the river a small range of retail shops are situated, mainly along the Ferrybank road. There is also a neighbourhood centre on the Dublin Road in Tiknock.



Lidl on Wexford Road

Arklow's designation as a Secondary Development Centre in the Strategic Planning Guidelines for the Greater Dublin Area and the growing population in the town and its hinterland require the extension of the retail floorspace, in particular for middle and high order comparison goods.

A report by DTZ Pieda, which assessed the retail sector in County Wicklow as a whole, concludes that Arklow has "a vibrant and strong town centre and is the only town in County Wicklow with sites in and around the town centre which are suitable for development."



Tesco on Wexford Road

Tesco Ireland is currently constructing a new supermarket with associated car parking immediately south of its existing site. This will increase the quality of the provision with convenience goods substantially and 100 new jobs will be created.

There are some retail warehouse locations spread throughout the town, mainly in the port area and within the existing industrial estates. In view of the strategic role of Arklow the existing provision with retail warehousing appears to be insufficient. The report by DTZ Pieda confirms this position. The County has very little retail warehousing outlets and the report suggests that Arklow could become a key location for such outlets. Furthermore, the report states that there is a need for more retail development north of the river and the asset of the waterfront has not been fully utilised.

The provision of high quality modern office development appears to be inadequate and needs to be addressed within the new Development Plan.

Industrial Development

Arklow has a strong industrial tradition predominantly associated with the port and in particular centred on boat building, pottery, fertilisers, and road building materials and more recently on healthcare and pharmaceuticals. In recent years the profile of existing industries has changed, due to the closing down of Noritake, Armitage Shanks,

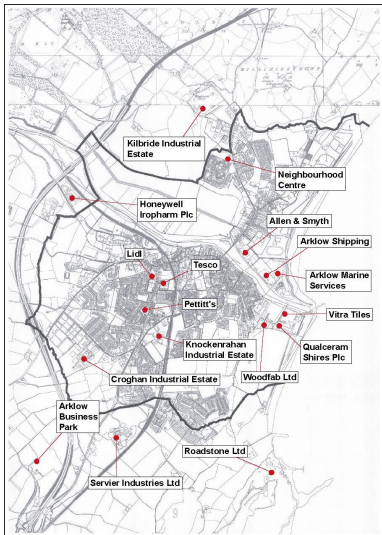


Figure 2.3 Main Employers, Industrial Estates and Retailers

Arklow Gypsum Limited, Ergas and the Irish Fertiliser Industries plant on the one hand and the growing importance of Arklow as a location for healthcare and pharmaceutical industries on the other.

There are a number of industrial / business park estates mainly located around the periphery of the built up area and in the port area. The Croghan Industrial Estate on Emoclew Lane appears to be fully occupied whereas the Yellow Lane Knockenrahan Estate is not yet completely utilised. Kilbride Industrial Estate, outside the Town Council boundary to the north, also contains a number and variety of businesses, many of which are promoted by IDA and Enterprise Ireland. IDA and Enterprise Ireland also promote businesses operating in the Croghan Estate.

To the south of the Town Council boundary 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.

There are also a number of single industries on the outskirts of the town, which are significant employers. These include Servier Industries Ltd., on the Gorey Road, which employs 100 and is expected to double the workforce in the next five years. On the Vale Road Honeywell Iropharm Plc. is located, which, like Servier, 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. Roadstone Ltd. operates at Arklow Rock, quarrying and producing road construction materials, most of which are exported by ship.

Irish Fertiliser Industries closed down in 2002 and its site is now for sale.

The port area, which used to be a prime source of employment for the town, is less important in terms of employment numbers today. The port area on the south of the river, however, has retained some employment uses, including Qualceram Shires Plc, with 150 employees, Vitra Tiles, with over 100 employees and Woodfab Ltd. with approximately 50 employees. The port area to the north is in the process of re-development, with the large site of Arklow Gypsum Ltd. redundant and other smaller sites derelict. Arklow Marine Services, Arklow Shipping and Allen & Smyth (Building Materials) are located on the North Quay.

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



Roadstone Ltd. with Arklow Golf Links in the Foreground



IFI Site across the Avoca with Housing along Vale Road in the Foreground



Qualceram Shires Plc and Vitra Tiles at South Quay

electricity needs, with between 20 and 50 permanent maintenance jobs to serve the 200 turbines. 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 and a conference centre. There is also an application before the Council for development of a business and industrial park at Ballynattin and Bogland outside the Town Council boundary.

As part of the national investment programme in high speed internet access to selected towns, Arklow and Wicklow have been chosen and will be provided with optic networks over the next three years in a public-private partnership arrangement.

Port Development



Port Activities at North Quay

The importance of the Arklow port has been dwindling over a number of years and with the recent closure of the IFI, which accounted for the vast amount of revenue for the port, trade has further decreased dramatically. The upgrading of the harbour, which had been priced at £3.5 million, has not yet been started. The decreasing significance of the port is reflected in the fact that the port area on the north of the Avoca River has been zoned in the Arklow Town Development Plan 1999 as MP/C, which allows for primarily marine, commercial and residential use. A substantial apartment development including a marina is currently under construction. In a variation of the Development Plan 1999 a section of the North Quay, located behind Tyrrell Shipping, has been rezoned for the provision of a civic amenity centre.



Harbour Mouth

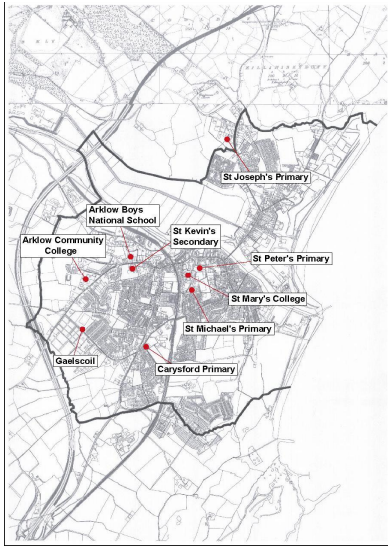


Figure 2.4 Primary and Secondary Schools

Education and Childcare

Existing Schools

Arklow currently has six primary schools and three secondary schools. The primary schools are shown in Table 2.8 below.

Table 2.8 Primary Schools in Arklow

School	Area (hectares)	Capacity	No. of Students (2002)
St Michael's	0.75	540	325
Carysfort	1.0	120	131
St Peter's	0.8	250	87
St Joseph's	0.4	400	482
Arklow Boys NS	1.52	460	218
Gaelscoil	N/a	300 ⁶	98
Totals		2,070	1,371

Source: Department of Education and Science

The three secondary schools, which are all operating under capacity, are shown in Table 2.9 below.

Table 2.9 Secondary Schools in Arklow

School	Area (hectares)	Capacity	No. of Students (2002)
St Mary's College	3.6	650	483
St Kevin's CBS	1.66	300	231
Arklow Community College	3.08	430	392
Totals		1,380	1,106

Source: Department of Education and Science

Besides a number of privately run crèches, a community childcare service/playgroup has been set up recently. This service does not offer full-time places.

⁶ The Gaelscoil is currently at capacity with the existing pupil numbers. However, as the school is relatively new (opened in 1998), they are expanding each year until it achieves the desired capacity of 300 pupils.

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

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 Scenario⁷, which is considered as the most likely future scenario. The CSO projected that school going population for the State in 2011 would be as follows:

- Primary school going age group (5-12): 11.3 per cent of total population
- Secondary school going age group (13-18): 7.85 per cent of total population

Primary School Provision

Population 2002 (Arklow & Environs): 10,400

Population 2011 (Arklow & Environs): 17,000

Existing Primary School Capacity: 2,070

If a percentage of 11.3 per cent is assumed as a share of persons in the primary school age in 2011, 1,920 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 no need for an additional primary facility by 2011.

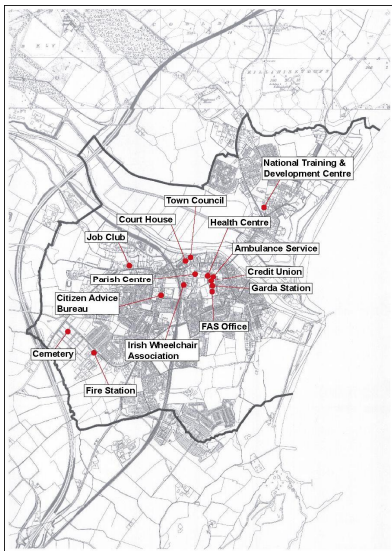


Figure 2.5 Health and Community Facilities

Secondary School Provision

The current capacity in the secondary schools in Arklow is 1,380 pupils. Based on the CSO national population projections, 7.85 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 1,335 persons in the secondary school age categories. Thus, there is no need for additional secondary facilities until 2011.

Health, Community and Social Facilities

There is a range of community facilities existing within the town. A Health Centre is located on the Castle Road, which includes an

⁷ Central Statistical Office, Population and Labour Force Projections 2001-2031, July 1999.

Ambulance Service. A wide range of local doctors and support groups provide additional health and advice facilities for the town.

A FAS 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 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 operates on Parade Ground. A planning application has been lodged in 2001 to redevelop this site with a mixed-use scheme comprising between others a cinema, restaurant, cafes, retail, office and residential units as well as a landscaped public park.

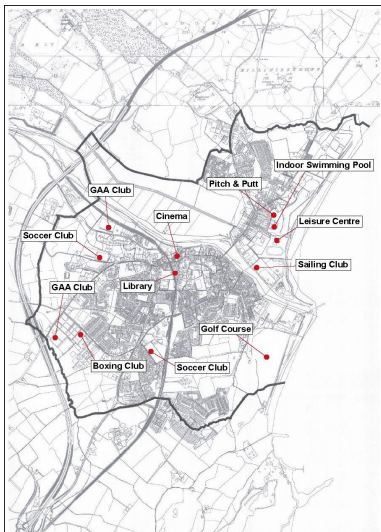


Figure 2.6 Recreational and Social Facilities

Recreational Facilities

There is a range of both active and passive recreational facilities existing within the town. The passive recreational facilities (not including open spaces in housing estates) include the North Beach and South Beach, the river walk, the Lake and Nature Reserve, Abbey Park and Main Street Park. These latter three parks total approximately 14 hectares. The Lake and Nature Reserve is a large, mainly pedestrianised area located adjacent to the coast. The two town parks are both small in size, but are formally laid out with park benches and flower beds. The North and South beaches are also a major quasi-passive recreational facility.

The existing active recreational facilities can be divided into both public and private facilities. The former includes 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 is rich in natural amenity areas most notably the river Avoca, the Marsh and the North and South Beaches.



North Beach

In recent years work has been done in improving and landscaping the river walk close to the town. It was an objective in the previous plan to continue with this work and to encourage landowners of plots on Main Street to redevelop their lands to include new river frontages with shopping facilities and/or tourist orientated facilities. This would substantially increase the amenity value of the river and serve the attractiveness of the town centre in general.

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 storage plain during times of very high flow in the river. It was the objective in the previous plan to maintain the Marsh as a wildlife conservation area and to allow some public access.

The North and South Beaches and adjoining dune systems are a major amenity resource to the town. 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. Further amenity areas include Abbey Park and Main Street Park as well as various open spaces in the residential neighbourhoods.

Heritage and Conservation

Historical Background



Parade Ground

The first evidence of a settlement on the site of present day Arklow dates from the second century. The Vikings settled on the North side of Arklow in the ninth century and gave the town its name, stemming from "Arnkell" a Norse name and "Lo", a low lying meadow near the river. The Irish name of Arklow is Inbhear Mor and translates "The Broad Estuary". In 1169 AD the Normans arrived in Arklow and built a castle, known today as Ormonde Castle, the remains of which are located on Parade Ground. The castle replaced the Viking fortification and was finally destroyed by Cromwellian troops in the 1640s.



"The Nineteen Arches"

The next major event was the Battle of Arklow on 9th June 1798, part of a rebellion of the native Irish people against English rule. The battle of Arklow was the decisive battle between the King's troops and the Irish insurgents where the latter were defeated. Two monuments, one on Parade Ground and one on Coolgreany Road commemorate the battle.

For centuries Castlepark was the spiritual centre of the town with its Dominican Abbey of the Holy Cross, which was finally demolished in 1796. The site of the graveyard is maintained as a park today. The

townland name Abbeylands stems from the former occupier of the lands. The small elevated Main Street Park was formerly an enclosed graveyard, its long history explaining the elevated soil level. In 1759 the bridge over the Avoca was built, known as "The Nineteen Arches". It is the longest stone arched bridge in Ireland. In Main Street some historic buildings have been preserved, adding substantially to the character of the town.

Of prime economical importance for the town in the past was the sea, in the form of fishing, boat building and trading with other ports. The port was not developed until the 1830s and was mainly motivated by the exploitation of the mines at Avoca. Tyrell's was the most famous boat builders company in the town, opening in 1864 and operating until the 1990s. The first RNLI lifeboat station was built in Arklow in 1826. The Maritime Museum on St. Mary's Road commemorates the strong maritime heritage of the town and contains a comprehensive display of artefacts and memorabilia.

Another important industrial family for the town was the Kynoch family, who established a Munitions Works in 1895, which remained open until 1913. Kynoch's supplied commercial explosives to mining companies in Europe, South Africa and Australia and also supplied allies with munitions in World War One.

In 1934 Arklow Pottery was established, which played a major role in the economy of the town until its closure in 1996 as well as gaining symbolic status.

Also of importance is Shelton Abbey outside of the Town Council boundary. It is the ancestral home of the Howard family and is used today as a detention centre by the State.

Of natural value in the town is predominantly the town marsh, a designated Natural Heritage Area. The river periodically floods the marsh, which contains rare species of reed and is a natural habitat for birds. There is also the Lake and Nature Reserve behind the North Beach.

Protected Structures

The Department of the Environment, Heritage and Local Government, is currently preparing a National Inventory of Architectural Heritage (NIAH) Wicklow County Survey of all architecturally important structures in Wicklow.

The NIAH draft list of protected structures for Arklow town is attached as Appendix 1 and illustrated in Map VII.I – VII.III in Appendix 3.

Tourism

Arklow's status as a once popular seaside resort has changed over time. This is mainly due to changing tourism patterns but also to increased industrial development in the town, to water pollution and to the limited attractiveness of the seaside particularly South Beach due to the proximity of the port and the Roadstone quarry. So far, Arklow has not capitalised enough on its location at the river and the sea, e.g. with attractive waterfront development.

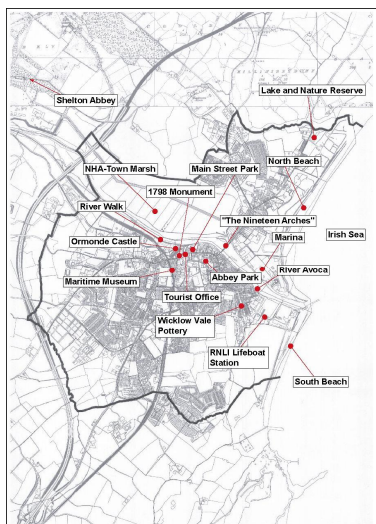


Figure 2.7 Amenity, Heritage and Tourism

Nevertheless, the picturesque town centre and the rich heritage of the town attract a number of visitors, in particular during the annual festivals taking place in Arklow: Arklow Music Festival in March, Seabreeze Festival in July, Maritime Festival in August and the Celtic Challenge (biannual rowing competition). The amenities of Arklow, such as the Marsh, the Beaches and Nature Reserves, as well as the numerous leisure facilities are of tourism value.

Arklow, called the Gateway to the Garden of Ireland, is located close to visitor attractions in the Wicklow Mountains and the Avoca Handweavers. Arts and crafts, in particular pottery, have a long tradition in and around Arklow. The town has an active Art Gallery and the Maritime Museum commemorates the maritime tradition of the town.

There are five Hotels in and around the town centre, including the impressive Glenart Castle just outside the town, and also a large number of Bed & Breakfasts and self-catering accommodation. Arklow Holidays Limited Caravan Park is located behind North Beach on Sea Road. The Tourist Office is situated at Parade Ground.

Arklow is part of the Midlands East Tourism Region. In 2001 the majority of overseas visitors came from Britain, followed by Mainland Europe, North America and other areas. The domestic tourism accounted for just over 50 per cent of all tourist visits, while revenues generated by the domestic tourism were at only 22 per cent of the total revenues generated. The overseas tourism, in contrast, accounted for 76 per cent of the total. Overseas tourist numbers fell since 1999 with the total revenues increasing. This illustrates that overseas tourists spend more money in the region, compensating somewhat for the loss in visitor numbers. Within the region, revenues generated in County Wicklow are the highest after County Kildare. In the context of all seven regions in Ireland, visitor figures to the Midlands East Region ranked on the sixth place, whereas revenue figures ranked on the fourth place in 2002. There is an indication of an overall shift away from inter-regional travel in favour of intra-regional travel amongst neighbouring countries. The majority of visitors to the Midlands East Region stayed in hotels, guesthouses and B&Bs.⁸

⁸ Data provided by Research and Strategic Planning, Board Fáilte, www.bordfailte.ie.

2.4 Infrastructural Context

2.4.1 Technical Infrastructure

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

Waste Water Treatment

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. However, due to legal reasons construction has not yet commenced.

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 unserviced areas including Vale Road, Emoclew Road, Tiknock 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 to expand to its

anticipated population whilst preserving the natural amenities of the town.

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. The Strategic Planning Guidelines for the Greater Dublin Area, however, indicate that the population of the town and its environs will expand to 21,000 by the year 2016. Alternative water sources, therefore, need to be found to provide for the town's future growth.

Due to problems with pollution, at present the Avoca River is an unsuitable water source and the Goldmine River is fully utilised. Recent test holes undertaken in the Arklow region have revealed a potential water source for the town's growing needs. In addition to the existing Ballyduff reservoir, it is predicted that the new source could eventually provide for a p.e. of 21,000 people. It is anticipated that the town's water supply could be increased to a p.e. of 18,000 people during the term of this Development Plan.

The Town Council is continuing to upgrade the old water main network within the town as and when funds become available. It should be noted that since the 1st January 2004 Wicklow County Council has become the Sanitary Authority for the Arklow Town Council area. For the calendar year of 2004 Arklow Town Council has entered into an agreement with the County Council under Section 85 of the Local Government Act 2000 to carry out the sanitary function for the Town.

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. Within Arklow, private operators provide the domestic waste collection service.

Throughout the town, a number of sites exist where certain domestic dry waste can be recycled; these include the Croghan Industrial Estate, and Pettitt's.

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 were as follows:

- Undertake tree trimming and debris removal from the banks of the Avoca River.
- Provide a material depot and sand bagging facilities to provide 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 up stream.

The cost of all the long-term measures is estimated to be of the order of €3.33m. 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 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 beach pier.

2.4.2 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 town 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.



Wexford Road/ Coolgreaney Road Roundabout

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

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.

Car Parking



River Walk Car Park

Currently, within the town centre there is a combination of free on-street and off-street parking. A review of the town centre's existing on-street parking demand has identified a number of problematic areas, these including, Lower Main Street, River Walk, Castle Park Upper and Wexford Roads. These parking problems are largely attributed to an absence of length of stay restrictions, no parking charges and a limited enforcement of no parking zones.

Arklow Town Council has adopted new Parking Bye-laws, which provide for the introduction of pay and display parking with the objective of introducing a greater degree of management of town centre parking. It is expected that the bye-laws will commence mid 2004.

Table 2.10 below reviews the town centre car parks. The assessment indicates that the capacity of some of the town centre car parks is reached and in some cases exceeded.

Table 2.10 Existing Town Centre Off-Street Parking Facilities

Car Park	No. of Available Spaces	No. of Vehicles in Car Park	Utilisation
Castle Park Car Park	92	124	135%
River Walk Car Park	87	96	110%
Tourist Info. Car Park	21	21	100%
Pettitt's Car Park	92	30	33%
Lidl Car Park	100	26	26%
Tesco Car Park	120	84	70%

Source: WSP Survey August 2002

Pedestrianisation / Cycling

Cyclist and pedestrian circulation is based on traditional road layouts with priority given to vehicular traffic. A number of pedestrian crossings exist together with some traffic calming measures such as speed ramps on roads adjacent to schools on the Coolgreaney Road. In addition, the first limited section of cycle lane has been introduced on Wexford Road adjacent to the Knockmore roundabout.

Public Transport

Bus



Bus Stop at Wexford Road

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.

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.

Rail



Railway Station

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 operates 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.

3.0 OVERALL VISION AND STRATEGY

3.1 Strategic Vision for Arklow

The previous section has outlined that:

- The national and regional policy documents identify Arklow as an important hub that requires further sustainable development and investment to enhance its role within the Greater Dublin Area and neighbouring regions.
- Arklow has considerable potential for development of established and new employment sectors supported by a growing population. Substantial investment into infrastructure is vital in this respect.
- The centre of Arklow is the commercial core of the town with the port area emerging as the major area for urban renewal and regeneration.
- Arklow must capitalise on its unique setting and heritage to create a distinctive place in which to live, work and play in order to increase its comparative advantage in the future.

In order to maximise its full potential Arklow has to be attractive for inward investment and as a place to live. Embedded into the legal requirement of proper planning and sustainable development the strategic vision for the town is five-fold:

Develop Arklow into a self-sustaining community with high quality residential, working and recreational environments and sustainable transport patterns while protecting the natural and cultural heritage.

Distinguish Arklow's economic profile by seizing the unique opportunity to develop Arklow as the premier centre for "green energy" in Ireland at the forefront of sustainable development, and thus maximising the spin-off effects of the off-shore windfarm at Arklow Bank.

Consolidate the town centre as the urban core and promote Arklow as an attractive shopping experience.

Reverse the dwindling importance of the port by developing the area into the driver of urban regeneration and consolidation, by allowing a mix of uses and creating a new vibrant part of the town centre.

Capitalise on the marine heritage and resource by utilising the waterfront of river and sea and by encouraging various water sport activities, recreation and tourism opportunities.

3.2 Strategic Development Principles

The strategic development principles are essentially a set of policies that will guide development in the town and help in the achievement of the strategic vision. The principles set out hereunder relate to the overall development of the town.

Under the Planning and Development Act, 2000, each Planning Authority must confine itself to the 'proper planning and sustainable development' of its functional area. All policies and objectives of this Development Plan must therefore be informed by the principles of sustainable development.

In this context, the development of the town will be guided by the following strategic development principles:

- Consolidate growth within the town in order to develop a compact urban form. This will entail encouraging the reuse of under-utilised land and higher densities of development than has traditionally occurred in the town.
- Ensure an adequate supply of zoned and serviced lands to meet anticipated development needs in accordance with the principles of sustainable development.
- Permit a wide range of land uses under each zoning objective (compatible with protecting existing amenities), to help reduce the need to travel and to reduce travel distance and time.
- Ensure a broad mix of zones throughout the town to facilitate a balance of housing, jobs and facilities.
- Support the provision of affordable housing and a wide range of housing types.
- Consolidate commercial and retail development in the existing town centre.
- Facilitate the development of safe pedestrian and cycling linkages and, if appropriate, public transport links, to and within the town centre, employment areas, schools and public transport nodes that will maximise travel by sustainable modes.
- Facilitate the growth of employment opportunities. In this regard it will be a policy of the Council to locate high-density employment opportunities in appropriate locations with respect to the town centre, residential areas and public transport nodes, and to locate low-density employment opportunities adjacent to strategic internal distributor and road links.

- Ensure that construction design is of a high quality and appropriate to the scale and content of its surroundings.
- Create opportunities for cultural, social, community and passive and active leisure activities that maximise the potential of the existing heritage and amenity.
- Conserve existing urban areas, buildings and features of high environmental quality.
- Ensure the protection of all aspects of the man-made and natural heritage in Arklow and the protection and enhancement of biodiversity.
- Minimise the consumption of non-renewable resources such as soils, groundwater and agricultural land.
- Ensure the provision of high quality public water supply and drainage systems.
- Promote waste prevention, waste reduction, waste recycling and waste re-use. Limit waste disposal.
- Promote the involvement of the local community in decision-making and environmental sustainability issues.
- Facilitate greater social inclusion to create more holistic and healthy communities. To achieve this, the Council will work with other statutory bodies and relevant stakeholders to identify, through consultation, the needs of Arklow's most socially excluded groups.
- The Council will have regard to the objectives of "Building for Everyone" published by the National Disability Authority of Ireland to ensure that the needs of people with special needs are taken into consideration in design and construction of buildings and facilities.

4.0 POLICIES AND OBJECTIVES⁹

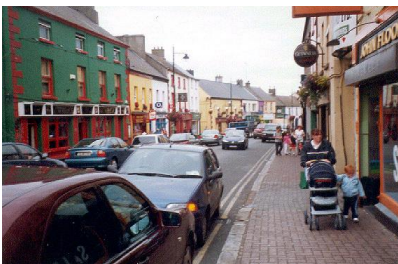
4.1 Strengthen Urban Core

A strong town, which is attractive to residents, investors and visitors, integrates different functions in a compact fashion embedded into a high-quality urban environment. One of the key elements is the balanced mix of different land uses and urban functions, whilst avoiding adverse effects caused by them. A compact urban form promotes, in contrast to conventional forms of development, the efficient use of land and re-use of land, as well as the efficient use of existing infrastructure. It discourages urban sprawl at low densities, which consumes greenfield sites on the edge of the urban area, is expensive to develop due to infrastructure costs and is located away from existing communities and existing infrastructure.

Compact development has also been widely recognised as more supportive of conservation goals, including water quality protection and flood mitigation. Developing new facilities at higher densities will reduce the number of trips necessary within the town and encourages movement by walking and cycling.

The focal point for fully utilising the advantages of compact urban development while creating an attractive, economically viable and socially integrated town is the town centre and sites in immediate neighbourhood to the town centre. Thus, in Arklow, the town centre and the Waterfront Development Zone are identified as key areas for strengthening the urban core.

4.1.1 Town Centre



Main Street

The core of urban activity is the town centre, where residential, commercial and employment functions take place side by side, and generally provides the key focus of identification for residents and visitors alike. Arklow has a vibrant and strong town centre concentrated around Main Street and adjacent streets, which needs to be consolidated and reinforced as the primary commercial and retail core. Concentrating commercial and retail facilities intermixed with residential development in the town centre will contribute to reducing trip numbers within the town.

As the residential population of Arklow and its hinterland grows, commercial and retail provisions have to match this growth. As outlined in Section 2.2.2 Arklow is the only large town in County Wicklow with development potential in the town centre itself. Future development should take place in full appreciation of and respect to the heritage of the town centre and its historic street pattern. While the Waterfront Development Zone provides the opportunity for larger

⁹ The Specific Objectives in this section are illustrated, as far as possible, in Map II and III in Appendix 3.

scale development, additional facilities in the town centre will mainly consist of infill development compatible with the fine grain of the town centre's urban structure.

In the context of increasing the attractiveness of the town centre a re-focus towards the Avoca River is considered as vital, utilizing fully the immense amenity and tourism value of the waterway.

Town Centre Policies

It is the policy of the local authority to:

- | | |
|---------------|---|
| TCP 1 | Encourage a mixture of high density uses to create a vibrant town centre. |
| TCP 2 | Strengthen existing commercial and retail development in the town centre and encourage additional facilities to facilitate the consolidation of the town centre as the primary commercial and retail core. |
| TCP 3 | Ensure a broad mix of uses in the town centre to facilitate a vibrant centre with a balance of retailing, commercial uses, housing, and community facilities. |
| TCP 4 | Encourage tourism related retail and commercial facilities to increase the attractiveness of Arklow for visitors. |
| TCP 5 | Encourage activities that enliven the evening economy, including culture and entertainment uses. |
| TCP 6 | Limit the development of retail facilities outside of the town centre and the Waterfront Development Zone to serve local needs. |
| TCP 7 | Encourage the re-use of under-utilised sites. The Council will utilise the provisions of the Derelict Sites Act, 1990 to encourage the refurbishment of derelict properties. |
| TCP 8 | Encourage the development of properties facing the river for retail, commercial and tourism related uses to maximise the amenity and tourism potential of the Avoca River. |
| TCP 9 | Ensure high quality design and the use of high quality materials for new developments, which respect the existing streetscape but also leaves scope for innovative design approaches. |
| TCP 10 | Ensure a high quality of design of open spaces to create vibrant civic spaces for a wide range of active and passive activities. |
| TCP 11 | Protect and enhance the existing streetscape, in particular Main Street. In general, new or re-developed buildings should respect the height of the existing streetscape. Higher buildings will only be permitted where there is a valid design reason for increased height, for example on a |

corner site where a building would add definition to the streetscape.

TCP 12 Seek to preserve and enhance existing traditional shop-fronts of high quality.

TCP 13 Assist owners of historic properties in their maintenance and repair through advice and grant aid under Building Conservation Grant Scheme operated by the Department of Environment, Heritage and Local Government.

TCP 14 Ensure the appropriate protection of the protected structures listed in Appendix 1.

TCP 15 Protect and enhance the existing amenity areas and open spaces.

TCP 16 Encourage, strengthen and expand the pedestrian and cycle network within the town centre.

TCP 17 Minimise vehicular traffic volumes in the town centre and minimise vehicular access routes.

Town Centre Objectives

It is an objective of the local authority to:

TCO 1 Consider developing the Main Street car park into a high quality park/civic space to provide a link from Main Street to the river and to create a town centre focal point for a wide range of active and passive purposes, formal and informal activities.

TCO 2 Protect and enhance Abbey Park.

TCO 3 Consolidate and enhance Parade Ground as public open space with hard and soft landscaping and high quality street furniture.

TCO 4 Develop comprehensive cycle networks in line with the recommendations of the Arklow IFPLUT Study routes to be provided at the following locations:

- Main Street: Bridge Street T-junction to Castle Park.
- Upper Main Street: Parade Ground to Vale Road Roundabout.
- Castle Park: Abbey Street junction to St Peters Infant School.
- Halls Lane: Back Street to Castle Park.
- Lower Main Street: Back Street to Bridge Street junction.
- Bridge Street: Lower Main Street to South Quay.
- St Mary's Road: Upper Main Street to Railway Station.
- Wexford Road to Railway Station.
- Abbey Street: Wexford Road junction to Castle Park incorporating pedestrian/cycle friendly design of

	<p>railway bridge crossing.</p> <ul style="list-style-type: none"> • Abbey Street to Church View: footpath link parallel to Rory O'Connor Place. • Abbey Street to Abbeyville link. • Harbour Road: South Quay to Back Street.
TCO 5	<p>Provide bicycle parking facilities at the following suitable locations:</p> <ul style="list-style-type: none"> • Adjacent to Town Park. • Outside Town Hall. • Railway Station.
TCO 6	<p>Construct new pedestrian links along the following routes:</p> <ul style="list-style-type: none"> • Railway Station link: Wexford Road to Station Road including the provision of a new Railway line footway/bridge crossing.
TCO 7	<p>Upgrade existing pedestrian links along the following routes.</p> <ul style="list-style-type: none"> • Doyles Lane: Lower Main Street to South Quay. • Coombe Lane: Parade Ground to River Walk. • Upper Main Street to St Mary's Road link. • Bridge Street: Lower Main Street to South Quay. • St Mary's Road: Upper Main Street to Railway Station. • Abbey Street to Church View: Footpath link parallel to Rory O'Connor Place. • Abbey Street to Abbeyville link.
TCO 8	<p>Review vehicular speeds in the following areas to determine the need for traffic calming measures:</p> <ul style="list-style-type: none"> • Upper Main Street; Parade Ground to Vale Road Roundabout. • Castle Park: Abbey Street junction to St Peter's Infant School. • St Mary's Road: Upper Main Street to Railway Station. • Abbey Street: Wexford Road junction to Castle Park. • Ferrybank.
TCO 9	<p>Provide new parking at strategic locations to accommodate predominately short stay, and decommission strategic elements of existing parking supply as follows:</p> <ul style="list-style-type: none"> • Construct new car park on Wexford Road at the existing Tesco site. • Intensified use of existing Castle Park car park to include multi-storey facility. • Construct new car park for rail commuters at Rail Station. • North Quay: potential site for multi storey car park to service the Waterfront Development Zone and the town centre. • Consider decommissioning car park between Main

Street and the river walk.

- Remove of parking outside town hall and convert to landscaped seating area with cycle parking facilities.

TCO 10 Implement traffic circulation changes to optimise traffic flow.

TCO 11 Review town centre pedestrian crossings to ensure that they are mobility- impaired friendly.

TCO 12 Coordinate the town centre on-street parking regulations with the recommendations of the IFPLUT Study in order to optimise the free movement of traffic and to promote safety for road users.

4.1.2 Waterfront Development Zone



River Front at South Quay

Currently, the Waterfront Development Zone contains a mix of manufacturing industries, small businesses, warehouses, redundant sites and buildings particularly along the North Quay. New residential development and a marina have been a recent addition to the North Quay. As outlined in Section 2.2.4 the importance of the port has been dwindling over a number of years. The whole area needs to be restructured in the context of its assigned role of strengthening the urban functions of Arklow. Since the availability of larger development sites in the town centre is limited, the harbour area could become the driver of economic development in the town. Its proximity to the town centre will strengthen the compact nature of Arklow.



North Quay with Marina

As the town centre is and should remain the commercial and retail core of Arklow, development in the harbour area should concentrate on creating a mixed use zone for small-scale enterprises, high-tech industries, high-density residential waterfront development, marine related uses and entertainment and tourist facilities. By building on the marine resources and heritage a re-focus towards the water can be achieved, which will immensely contribute to the attractiveness of Arklow and reshape its image as a seaside town. The substantial need for restructuring offers the opportunity for innovative designs and layouts with high quality open spaces and higher densities.



Redundant Gypsum Ltd Site

Waterfront Development Zone Policies

It is the policy of the local authority to:

WDZP 1 Encourage a mixture of higher densities in the Waterfront Development Zone to create a vibrant extension the town centre.

WDZP 2 Ensure a broad mix of uses in the Waterfront Development Zone, with an emphasis on high density employment, retailing, residential, leisure and

	recreation facilities.
WDZP 3	Support the traditional industries of the harbour area that do not detract from the amenity of the town. The Council will continue to promote the marine assets of the port area. Any new development that may occur in the vicinity of this area must not interfere with this port related use.
WDZP 4	Promote the development and expansion of marine tourism in the port area through the provision of retailing and tourist accommodation.
WDZP 5	Promote the Waterfront Development Zone as location for high-tech industries due to the close proximity to the town centre.
WDZP 6	Support the establishment of industries dependent on the marine resource, such as chartered boats for sea angling, cruise ships etc.
WDZP 7	Ensure a high quality urban design and the use of high quality materials to create attractive places to live, work, shop, play and socialise.
WDZP 8	Ensure a high quality design of open spaces to create vibrant civic spaces for a wide range of active and passive purposes, formal and informal activities.
WDZP 9	Provide safe and high quality pedestrian and cycle links between the town centre and the Waterfront Development Zone.
WDZP 10	Reduce noise and water pollution.
WDZP 11	Provide safe and high quality pedestrian and cycle links within the Waterfront Development Zone.
WDZP 12	Provide new distributor and access routes to service riverside developments.

Waterfront Development Zone Objectives

It is an objective of the local authority to:

WDZO 1	Investigate with the Harbour Commissioners the possibility of the provision of a leisure marina in the south docks area.
WDZO 2	Develop a pedestrian walkway along the South Quay, providing a footbridge across the entrance to the south dock.
WDZO 3	Facilitate the Harbour Commissioners in their role of maintaining the quay walls, and the harbour channels.
WDZO 4	Provide cycle/ pedestrian route along the North Quay

with access into existing and future river front development.

WDZO 5 Examine the potential to construct a pedestrian footbridge across the Avoca River linking the northern Waterfront Development Zone to the town centre.

4.2 Integrating Land Use and Transportation

The Council's policies and objectives outlined within this plan have been informed by the guiding principles and policies within the Arklow Integrated Land Use and Transportation Study. These policies equally apply to this section with the overall aim to increase the quality of life in Arklow.

Land Use and Transportation Policies

It is the policy of the local authority to:

- LUTP 1** Reduce uncontrolled urban expansion.
- LUTP 2** Ensure the efficient use of existing infrastructure.
- LUTP 3** Strengthen sustainable means of transport.
- LUTP 4** In planning for new developments, ensure the proposed land use accords with the provision of the appropriate transport infrastructure as per the ABC location policy (see Policy CIDP 7).

4.3 Residential Strategy and Neighbourhoods



Housing in Abbeylands



Housing in Lamberton

To provide for the future population, projected at 17,000 people for Arklow and its Environs for 2011 (see Section 2.1.1), substantial lands have to be developed for residential use. The lands zoned as "New Residential" in this Development Plan will not be able to accommodate the entire population growth. To minimise residential development outside the urban area of Arklow it is the aim of the Council to locate high-density residential development in walking distance of the town centre and public transport nodes and in particular in the Waterfront Development Zone.

The Council seeks social integration in the town, and to provide for social and affordable housing. Within new residential areas the emphasis will be on high quality design of buildings and open spaces. The Council will encourage the enhancement of existing residential areas by sensitive infill development and upgrading of open and amenity spaces.

The adequate provision of services and infrastructure, as well as the pedestrian and cycle friendly link to existing facilities play a major role in building and improving Arklow's residential neighbourhoods.

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000, Part V and Part II of the Planning and Development (Amendment) Act 2002. This chapter of the Development Plan sets out Wicklow's Housing Strategy for the period 2004 – 2010, which is the lifetime of the Development Plan.

The Housing Strategy must include an analysis of demand and supply for the different sectors of the housing market, forecast future needs and shortfalls, and propose objectives to balance demand with supply in a sustainable manner. The procedures for the preparation of a Housing Strategy are set down in the Act.

In particular, the Act specifies that the Housing Strategy will:-

- Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs.
- Ensure that a mixture of house types and sizes is provided to meet the needs of different categories of households, including the special requirements of elderly persons and persons with disabilities.
- Counteract undue segregation between persons of different social background.
- Provide that as a general policy a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social or affordable housing in the area.

Thus the Housing Strategy encompasses both the role of the Authority as the provider of social and special housing and its broader land use planning responsibilities.

The Council will apply the requirements in the County Housing Strategy relating to Arklow. The County Housing Strategy is attached as Appendix 3 to this Plan.

Residential Policies

It is the policy of the local authority to:

RDP 1 Protect and enhance existing residential areas by encouraging appropriate infill development, the provision of local services and the upgrading of open spaces.

RDP 2 Ensure the sufficient zoning of suitable land for residential purposes within the urban area of Arklow.

- RDP 3** Ensure that a high priority is given to the location of residential development within the existing town centre and the Waterfront Development Zone, utilising brownfield and infill sites.
- RDP 4** Ensure a high standard and encourage innovation in design, layout, provision of open space and landscaping of new residential developments and generally discourage piecemeal and incidental open spaces.
- RDP 5** Encourage variations in housing type and size to create socially integrated neighbourhoods and to respond to the increasing trend towards smaller household sizes.
- RDP 6** Encourage higher residential densities within walking distance of the town centre and public transport nodes.
- RDP 7** Encourage integrated and mixed housing schemes, including the provision of social and affordable housing, having regard to counteracting social segregation.
- RDP 8** Require a 20 per cent quota of social/affordable housing to be provided from each housing development within Arklow, on zoned lands for residential use or mixture of residential and other uses. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less.
- RDP 9** Increase the Local Authority housing stock to accommodate for the continued demand of social and affordable housing.
- RDP 10** Facilitate the voluntary sector in the provision of social housing.
- RDP 11** Provide a range of accommodation types to meet the identified needs of the Traveller community.
- RDP 12** Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of the residents.
- RDP 13** 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.
- RDP 14** Provide facilities for waste management in the design of housing schemes.
- RDP 15** Ensure the sufficient provision within residential areas of attractive and high quality recreational facilities and amenity areas matching the needs of the residents.
- RDP 16** Protect and enhance existing recreational and amenity facilities to accommodate modern standards and high quality of design.

- RDP 17** Promote the planting of native trees and hedgerow species as part of landscape designs for new housing schemes.
- RDP 18** Ensure that all new developments are properly landscaped on completion to match the surrounding area.
- RDP 19** Encourage the provision of landscaped pedestrian and bicycle links between and within estates and between residential areas and the town centre.
- RDP 20** Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.
- RDP 21** Promote the development of neighbourhood centres within new residential areas to serve the needs of residential areas with basic facilities, such as local convenience shopping, community facilities, childcare facilities, playgrounds, etc.
- RDP 22** Provide high quality residential development road layout, which will facilitate pedestrian movement and control vehicular traffic, incorporating appropriate elements of the "Home Zone" concept. ("Home Zone" being a term for a street, where people and vehicles share the whole of the road space safely and on equal terms; and where quality of life takes precedence over ease of traffic movement).
- RDP 23** Co-operate with Wicklow County Council and developers to ensure appropriate estate management, and make all possible efforts to employ an estate manager for the Arklow Town Council area.

Residential Objectives

It is an objective of the local authority to:

- RDO 1** Adopt a Development Contribution Scheme to provide funding towards the cost of projected community and recreational needs
- RDO 2** Introduce innovative Design Guidelines to improve housing design, encourage higher densities, mixed schemes, reduced maintenance, good access, high quality open space and the reduction of noise pollution.
- RDO 3** Encourage the use of landscaping strategies for open space use.
- RDO 4** Construct Council housing within the next five years to meet the housing needs of the town and to discharge its statutory objectives under the Housing Acts.
- RDO 5** As a priority, co-operate in providing housing by means of

	private sites and joint venture schemes as the need arises.
RDO 6	Provide for the construction of halting sites or provision of accommodation for travelling families as necessary.
RDO 7	Protect and enhance the neighbourhood centre at Inbhear Mor Park.
RDO 8	Promote and facilitate additional neighbourhood facilities in Ferrybank.
RDO 9	Provide a neighbourhood centre, an area of active recreational open space of not less than 2.4 hectares (5.8 acres) and a site of up to 3.2 hectares (8 acres) for the provision of a Gaelscoil and Gael Coláiste at Action Area Plan 1 (AAP 1) in accordance with the proper planning and sustainable development of the area.

4.4 Commercial and Industrial Development

As outlined in Section 2.2 the profile of the existing industries and enterprises in Arklow has changed in recent years with the closure of important employers like Irish Fertiliser Industries, Noritake, Armitage Shanks and Gypsum Limited and the expansion of the chemical and pharmaceutical sector. It is the aim of the Council to assist the provision of a sufficient number of additional jobs as outlined in Section 2.1.2 to match the increasing population. Thus, commuting to other centres, in particular to Dublin and Wicklow, can be minimised, which not only reduces trips by car but also contributes to the vitality of the town.

The Council will protect and further support existing businesses while seeking to diversify the economic profile of the town. It is also the aim of the Council to establish the town as a location for the chemical and pharmaceutical industries and to build upon the renewable energy/sustainable industries sector, initiated by the Wind Park on Arklow Bank. The Council will endeavour to enhance the provision of modern information and communication technology, now within reach as part of a national investment programme, as well as to support alternative employment forms such as home-based economic activities. The Council also seeks to support and expand retail warehousing and the tourism industry.

Commercial and Industrial Development Policies

It is the policy of the local authority to:

CIDP 1	Ensure sufficient zoning of suitable land for the development of commercial and industrial development within the urban area of Arklow to match the growing population.
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- CIDP 2** Ensure the continued support and promotion of existing industries.
- CIDP 3** Diversify the existing employment base of the town by promoting the establishment of new industries. The Council will promote opportunities for a range of employment-creating businesses, including small, medium and large-scale enterprises.
- CIDP 4** Actively promote the town as a centre for commercial employment in cooperation with Wicklow County Council, Enterprise Ireland and the IDA.
- CIDP 5** Promote the development of a knowledge economy in the town through the facilitation of telecommunication infrastructure including broadband connections and other technology.
- CIDP 6** Promote home-based economic activity where by virtue of the nature and scale they can be accommodated without eroding the amenity of residential areas.
- CIDP 7** 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.
- CIDP 8** Promote Arklow as a location for retail warehousing in County Wicklow.
- CIDP 9** Promote a good quality working environment with access to essential services such as open spaces, local shops and leisure facilities within walking distance.
- CIDP 10** Maximise the use of available land, including the reuse of existing zoned land and buildings.
- CIDP 11** Continue the promotion Arklow as a location for the chemical and pharmaceutical industry.
- CIDP 12** 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.
- CIDP 13** 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 of the town through the various conservation measures outlined elsewhere in the Plan.
- CIDP 14** Consult with the Health and Safety Authority with regard

to all development proposals within the Consultation Distances around all existing designated sites containing hazardous substances i.e. all sites designated under the Control of Major Accident Hazards involving Dangerous Substances Directive (commonly known as Seveso II).

CIDP 15 In assessing potential new establishments, the Council will have regard to:

- The Control of Major Accident Hazards involving Dangerous Substances Directive (Seveso II)
- Potential adverse impacts on public safety.
- The need to maintain an appropriate safe distance between residential areas, areas of public use and areas of natural sensitivity.

CIDP 16 Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of businesses and their employees.

Commercial and Industrial Development Objectives

It is an objective of the local authority to:

CIDO 1 Assist Wicklow County Council in the promotion of a suitable re-use for the Irish Fertilisers Industries landholding.

CIDO 2 Facilitate the development of industrial land at Tinahask Upper.

CIDO 3 Co-operate with the County Council in the development of Ro-Ro container Port at Roadstone Jetty.



Traffic in Main Street



Traffic Calming at Yellow Lane

4.5 Transportation

The sustainable transportation policies and objectives outlined below emanate primarily from the recommendations as set out within the Arklow IFPLUT Study. The guiding principles and policies detailed therein outline the integration of the town's transportation with the future land use policies. The overarching aim is the strengthening of sustainable means of transport.

Sustainable transportation policies and specific objectives are also incorporated within other policy sections throughout the plan.

Transportation Policies

It is the policy of the local authority to:

- TP 1** Facilitate the use of public transport for travel within the town and to external destinations.
- TP 2** Enhance the permeability of the town through the identification and promotion of opportunities for safe pedestrian and cycling linkages to and within the town centre, employment areas, schools and public transport nodes that will maximise travel by sustainable modes.
- TP 3** Develop a roads hierarchy to distribute vehicular traffic on appropriate distributor routes whilst minimising the number of car trips through the town centre.
- TP 4** Introduce traffic calming measures within the town centre and residential areas to reduce vehicular speeds and improve road safety.
- TP 5** Alleviate town centre congestion through the adoption of car parking standards that reduce on-street parking in favour of off-street car parking in strategic locations throughout the town.
- TP 6** Improve accessibility and facilities for people with mobility impairments and/or disabilities.

Transportation Objectives

It is an objective of the local authority to:

- TO 1** Investigate the potential to develop a local bus service and bus stops within the town as identified within the Arklow IFPLUT Study.
- TO 2** Improve the access to public transport through the provision of:
 - Bus Stops.
 - Park and Ride Facilities.
- TO 3** Provide vehicular and pedestrian access to the rail station from Abbey Street.
- TO 4** Consider the pedestrianisation of Main Street between Bridge Street and Castle Park in line with the recommendations of the Arklow IFPLUT Study.
- TO 5** Provide bus access through the pedestrianised sections of Main Street.
- TO 6** Develop comprehensive cycle networks in line with the recommendations of the Arklow IFPLUT Study routes, along the following routes (where space is available):

- Cemetery Road to Vale Road Roundabout.
- Emoclew Road and Cemetery Road.
- Coolgreaney Road.
- Wexford Road to Knockmore Roundabout.
- Vale Road: Wexford Road junction to Sports Ground.
- Dublin Road: Ferrybank /Sea Road junction to town limits.
- South Quay: Avoca Bridge to Harbour Road.
- Sea Road: Ferrybank/ Sea Road junction to Caravan Park.
- Cycle crossing of Avoca Bridge.
- Port Access Route.
- Examine potential for footway/cycle path linking John Paul Avenue to Arklow CBS and St Kevin's school.

TO 7 Construct new pedestrian links along the following route:

- Missing sections of Coolgreaney Road.

TO 8 Upgrade existing pedestrian links along the following routes:

- Housing estates bounded by Coolgreaney Road, Wexford Road, Wexford Road, Emoclew Road and Cemetery Road.

TO 9 Review vehicular speeds and volumes in the following areas to determine the need for traffic management measures:

- Wexford Road: Knockmore Roundabout to Vale Road Roundabout.
- Coolgreaney Road to Vale Road Roundabout.
- Housing Estates bounded by Coolgreaney Road, Wexford Road, Emoclew Road and Cemetery Road.
- Vale Road: Wexford Road junction to Sports Ground.
- Dublin Road.
- Sea View Avenue.
- Harbour Road: South Quay to Back Street.
- Housing Estates to the North and South of Abbey Street.

TO 10 Implement traffic circulation changes and traffic restrictions to optimise traffic flow.

- One-way system at South Quay.
- Bridge Street converted to one-way street north bound for non-bus traffic on completion of the pedestrianisation of Main Street.
- HGV restrictions on Abbey Street, Back Street and Yellow Lane junction on completion of the Port Access Route.
- Hudson Square to Abbey Ville/ Abbey Street junction one-way South bound on completion of Laffins Lane link.
- Lower Main Street converted to one way between Laffins Lane and bridge on completion of Main Street pedestrianisation.

TO 11 Adopt, as outlined within the Arklow IDFPLUT Study, a roads hierarchy designation to define the functional use and form of the road network.

District Distributor:

- Cemetery Road.
- Emoclew Road.
- Wexford Road South of Yellow Lane junction.
- Proposed Port Access Route.
- Bridge Street.
- Dublin Road.
- South Quay.

Local Collector:

- Vale Road.
- Main Street: Upper/Lower.
- Sea Road.
- Wexford Road north of Yellow Lane junction.
- Coolgreaney Road.
- Castle Park.
- Abbey Street.
- Back Street.
- New access road to AAP 1 lands through Mercury site.

TO 12 Construct the following new road links to ensure that appropriate vehicular traffic is on appropriate distributor routes:

- Examine potential for a new road link from railway station to Abbey Street.
- Construction of a Port Access Road linking Wexford Road to the employment sites of Mercury, Roadstone Quarry and the Waterfront Development Zone, incorporating a link to form 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 the subject of full consultation with Arklow Golf Club. No land will be acquired from the Golf Club to facilitate this road.
- 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.
- Provide a connection road from the Wexford Road to the Croghan Industrial Estate in consultation with the owners and developers of the lands, whilst ensuring that such investigations do not delay the provision of social and affordable housing in this area.
- Construct road from end of Laffins Lane to Castle Park, in order to provide a link from Lower Main Street to Castle Park.

- TO 13** The Council will consider, during the lifetime of the plan, the provision of a western distributor route incorporating a new river crossing and linking to a new interchange onto the N11, in order to alleviate future traffic congestion in the town.
- TO 14** Provide additional safe road crossings in line with the recommendations as set out with the Arklow IFPLUT Study.
- TO 15** Re-design existing junctions to provide safe access for cyclists and pedestrians and improve vehicular flows at the following locations:
- Vale Road roundabout.
 - Wexford Road / Yellow Lane junction.
 - Main Street / Bridge Street.
 - Dublin Road / Sea Road.
 - South Quay / Bridge Street.
 - Coolgreany/Ballyduff and Emoclew Road.
- TO 16** Review the parking provision along district distributor and local collector routes in order to optimise traffic flow and the provision of pedestrian footpath and cycle ways. Routes that will be reviewed are listed in TO 8 and 9.
- TO 17** Review on street parking/set-down facilities in vicinity of existing schools in conjunction with school travel plans.
- TO 18** Provide parking spaces for people with disabilities in key town centre locations.

4.6 Service Infrastructure

The following policies relate to the provision of a potable water supply, adequate wastewater treatment facilities to cater for the projected demand, and the provision of waste management infrastructure.

It should be noted that as of January 1st 2004, Wicklow County Council became the Sanitary Authority for the Arklow Town Council area. Arklow Town Council will facilitate Wicklow County Council in its role as the Sanitary Authority, and in the implementation of the following policies and objectives.

Service Infrastructure Policies

It is the policy of the local authority to:

- SIP 1** Improve the standard of water in the rivers, streams and ground water in accordance with the E.U. Water Framework Directive.
- SIP 2** Implement a residential and industrial pilot scheme for

	water conservation.
SIP 3	Implement a programme for upgrading water supply mains so as to provide adequate standards of water quality, pressure and storage.
SIP 4	Provide sufficient potable water to serve all lands zoned for development.
SIP 5	Collect foul water sewerage from within the town and its environs and discharge it after treatment in a safe and sustainable manner.
SIP 6	Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.
SIP 7	Ensure that all new developments provide separate on-site foul and surface water drainage systems.
SIP 8	Encourage the implementation of Sustainable Urban Drainage Systems (SUDS) in all new developments.
SIP 9	Adhere to the requirements of Section 38(1) of the 1996 Waste Management Act, and the Wicklow Waste Management Plan 2000-2004 and subsequent revisions. Provide for integrated waste management infrastructure, with an emphasis on reduction, reuse and recycling of the town's waste to meet the needs of projected waste arising during the period of the plan.
SIP 10	Provide, where feasible, for the use of recycled or reused construction materials as part of all new development proposals.
SIP 11	Encourage best practice in waste segregation and management on construction sites.
SIP 12	Promote composting.
SIP 13	Monitor the production, storage and movement of hazardous materials and co-operate with other agencies in the overseeing of the safe disposal of hazardous waste, with a view to reducing the production of such waste over the Plan period.

Service Infrastructure Objectives

It is an objective of the local authority to:

SIO 1	Improve the water supply system by the development of a new source and treatment works as detailed in Section 2.4.1.
SIO 2	Continue the programme of upgrading the water main network.
SIO 3	Facilitate and improve the sewerage system by facilitating

	Wicklow County Council in the provision of a treatment plant at Seabank with long sea outfall.
SIO 4	Construct new interceptor sewers on the north and south banks of the Avoca River to collect sewage from the existing sewers.
SIO 5	Construct a pumping station at North Quay to discharge the sewage from the interceptors to the treatment plant at Seabank.
SIO 6	Continue to facilitate the provision of "Bring Banks" at suitable locations within the town.
SIO 7	<p>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:</p> <ul style="list-style-type: none"> • Development, which is sensitive to the effects of flooding, will not be permitted in flood prone or marginal areas. • Appropriate 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. (E.g. park areas, sport pitches, certain types of industry, warehousing etc). • Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. E.g.: <ul style="list-style-type: none"> - 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 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: <ul style="list-style-type: none"> - For urban areas or where developments (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 900 mm.
- A flood impact assessment and proposals for the storage or attenuation of runoff/discharges (incl. 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 acre.
- 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 acre or less.

4.7 Recreation and Community



GAA Club at Vale Road

The sufficient provision and appropriate location of recreational and community facilities will contribute to a vibrant town with a high degree of quality of life, social integration and attractiveness for residents and visitors. The Council will continue to support and encourage a wide range of community facilities with a high standard and quality. A particular emphasis will be placed on the continued support for the annual festivals in Arklow, on the promotion of the arts and entertainment facilities and the local provision of sports and leisure facilities in residential neighbourhoods.

Recreation and Community Policies

It is the policy of the local authority to:

- CP 1** Ensure through the use of pre-application discussions and the insertion of appropriate conditions on grants of permission that lands zoned for residential development are properly served by essential services as health, education, sporting, community and cultural facilities.
- CP 2** Encourage flexibility in the design of new facilities in order to allow them to be used for a number of different uses.
- CP 3** Encourage high standards in the design and finish of community facilities.
- CP 4** Include the provision of community facilities (including recreation, cultural and education facilities) in the

	Development Contribution Scheme.
CP 5	Promote social inclusion through the provision of linkages between community facilities and existing and future residential areas.
CP 6	Promote the development of health care and community facilities for the elderly.
CP 7	Facilitate and assist social and community development in the town.
CP 8	Encourage the development of specific bodies and programmes to facilitate the integration of those with special needs.
CP 9	Ensure 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.
CP 10	Provide sufficient educational facilities for the population of Arklow and assist existing facilities in their plans to expand and develop.
CP 11	Encourage and support the development of further educational facilities and training programmes for children and adults with special needs.
CP 12	Provide safe pedestrian and cycling links from residential areas to the schools.
CP 13	Support and increase adult education within the town.
CP 14	Ensure that provisions of the Childcare Facility Guidelines for Planning Authorities, published by the Department of the Environment and Local Government, are adhered to in all new developments.
CP 15	Aid the development of a comprehensive network of full-time, part-time and sessional childcare facilities including childminding facilities, crèches, after-school care etc. in suitable locations in the town.
CP 16	Facilitate the development of playgrounds, and recreational outdoor and indoor facilities within existing and proposed residential developments and in proximity to neighbourhood centres.
CP 17	Protect and enhance existing cultural facilities in the town.
CP 18	Ensure the continued support of street festivals and assist evening entertainment.
CP 19	Protect and enhance existing recreational facilities in the town. The Council will protect all land zoned for recreational purposes from non-recreational related development. The Council will identify, in consultation with various interest groups, suitable lands to provide

- appropriate optional leases for use as recreational and amenity purposes only.
- CP 20** Investigate methods of improving the quality and capacity of existing recreational facilities, including the sourcing of appropriate funding.
 - CP 21** Facilitate the greater use of existing school sporting facilities by the public.
 - CP 22** Encourage local community involvement in the upgrading and improvement of public open spaces.
 - CP 23** Facilitate community and neighbourhood initiatives to create a greater sense of local responsibility and ownership.
 - CP 24** Protect and extend the existing cemetery facilities.
 - CP 25** Co-operate with Wicklow County Council and other town councils in the County in the development and implementation of the County's Play Policy.
 - CP 26** Co-operate with Wicklow County Council in the development and implementation of its Sports and Recreation Policy.
 - CP 27** Facilitate the continued operation of existing youth recreational facilities and encourage the establishment of additional facilities in co-operation with community groups and other stakeholders.

Recreation and Community Objectives

It is an objective of the local authority to:

- CO 1** Upgrade the existing Leisure Centre in Ferrybank.
- CO 2** Encourage the development of a new venue for concerts, exhibitions, community activities etc.
- CO 3** Promote and encourage the establishment of a Maritime Park at the Harbour or adjoining area.
- CO4** Facilitate the continued operation of the existing library facility. Assess in the lifetime of the plan the need for further library facilities in the town and facilitate such.



South Beach with Roadstone Ltd in the Background

4.8 Natural Heritage

Of paramount importance to the natural heritage in Arklow is the Town Marsh, which is under the management jurisdiction of the Department of the Environment, Heritage and Local Government, the North and South Beach and the Lake and Nature Reserve behind North Beach. The Council will protect these areas as important



River Walk

natural heritage areas, whilst endeavouring to provide public access to utilise the amenity aspects of these areas. Restricted public access should be provided to the Town Marsh to take account of its particular sensitivity. As an integral part of the public use of these areas the Council aims to increase the awareness and provide information about their importance and sensitivity by appropriate measures and to minimise noise and waste pollution.

Natural Heritage Policies

It is the policy of the local authority to:

- NHP 1** Protect the Town Marsh as a Natural Heritage Area.
- NHP 2** Develop the Town Marsh in conjunction with Department of the Environment, Heritage and Local Government, into a regional visitors attraction with restricted public access and an interpretation strategy in form of guided tours, interpretative signs etc.
- NHP 3** Protect and enhance the amenity and tourist value of the Avoca river, including the protection of its banks, footpaths and habitats.
- NHP 4** Co-operate with statutory bodies including the Departments of Communications, Marine and Natural Resources, Environment, Heritage and Local Government, and Wicklow County Council, and all other stakeholders to reduce the pollution of the Avoca River and facilitate the Eastern Regional Fisheries Board in implementing the recommendations of the 'Restoring the Avoca River' Report.
- NHP 5** Protect and enhance the North and South Beaches and the Lake and Nature Reserve as major amenity areas for the town.
- NHP 6** Co-operate with statutory bodies and voluntary groups to reduce the littering and pollution of the beaches.
- NHP 7** Provide for the multi-functional use of open space for recreational purposes, wildlife enhancement, shelterbelts and community gardens.
- NHP 8** Create cycle and walking amenity routes along the coast and river frontage.
- NHP 9** Encourage the creation of new habitats through providing parks, planting trees, hedgerows etc.
- NHP 10** Establish strong ecological links (e.g. corridors) between open spaces within the built environment and the natural landscape.
- NHP 11** Encourage wildlife refuges and corridors to protect significant wildlife routes.

- NHP 12** 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.
- NHP 13** Increase the awareness and understanding and of the natural heritage of Arklow.
- NHP 14** Continue to implement the recommendations (both long and short term) of the Arklow Flood Study Report 2002, in order to reduce the possibility of flooding from the Avoca River.
- NHP 15** 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.
- NHP 16** Co-operate with relevant stakeholders in considering the production and implementation of a local bio-diversity plan for Arklow.

Natural Heritage Objectives

It is an objective of the local authority to:

- NHO 1** Co-operate with the relevant statutory bodies to identify all aspects of the natural heritage in Arklow and ensure their protection.
- NHO 2** Co-operate with the Heritage Service in the sustainable development of the proposed Natural Heritage Area.
- NHO 3** Develop secure boardwalks across the Marsh and install interpretative signs.
- NHO 4** Further develop the footpath along the Avoca River in conjunction with the relevant statutory bodies and voluntary groups.
- NHO 5** Provide a promenade along the protective embankment from the North Pier to the town boundary.
- NHO 6** Carry out and facilitate coastal protection works at North and South beaches in order to maintain existing rock embankments and existing beaches.
- NHO 7** Improve public access to the North Beach.
- NHO 8** Carry out flood prevention works in order to reduce the possibility of flooding from the Avoca River.
- NHO 9** Ensure that all large-scale development proposals contain a landscape plan that integrates the development into the traditional landscape of South Wicklow.
- NHO 10** Consider tree preservation orders, subject to detailed site

surveys (at the planning application stage).

NHO 11 Provide amenity walks along the following routes:

- Vale Road to "Chateaudin Promenade": River Walk.
- North Quay to South Quay: potential new pedestrian bridge.
- North coast leisure route: Lake and Nature Reserve to North Quay.
- Seaview Avenue: Ferrybank to Lake and Nature Reserve and leisure centre.
- Kilbride to River Walk: consisting of a boardwalk across the Town Marsh and a pedestrian bridge across the Avoca River.

NHO 12 Ensure that all future development keeps a distance of 3 metres from the Knockenrahan Upper stream.

4.9 Cultural Heritage

Arklow is rich in history and heritage as detailed in Section 2.2.9. Its archaeological heritage is highlighted by the designation of a Zone of Archaeological Potential in the town centre, and the related policies and objectives in this section. By listing architecturally important buildings and monuments in Arklow it is intended to safeguard their conservation. Within the town centre particular emphasis is given to preserving the historic street pattern around Main Street. The Council aims to raise awareness of the cultural heritage of Arklow and to provide public access to historic monuments, buildings and parks.

Cultural Heritage Policies

It is the policy of the local authority to:

- CHP 1** Protect the architectural heritage of Arklow by means of aiding the maintenance and repair of historic buildings.
- CHP 2** Assist the continuous use of historic buildings by supporting careful alterations to accommodate for modern needs.
- CHP 3** Ensure the protection of all buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, as listed in Appendix 1.
- CHP 4** Preserve and maintain existing monuments.
- CHP 5** Respect and retain the historic street pattern.
- CHP 6** Have regard to the Areas of Archaeological Potential or Significance when dealing with planning applications for development. Where permission is granted, the Council will require the developer to have the site works supervised by a competent archaeologist.

- CHP 7** Ensure that the archaeological and architectural heritage of Arklow is accessible to the public.
- CHP 8** The Council will seek to increase awareness, appreciation and enjoyment of the archaeological heritage, through the provision of information to the community in co-operation with statutory and other partners.
- CHP 9** Support the commemoration of Arklow's fishing and ship building heritage.
- CHP 10** Implement Part IV of the Planning and Development Act 2000 relating to Protected Structures, in accordance with Government policy and Guidelines, will keep a register of Protected Structures and will make additions/deletions to this register as appropriate, in consultation with the National Inventory of Architectural Heritage (NIAH).
- CHP 11** Ensure that alteration to, or extension of, Protected Structures will only be permitted if the proposal is in keeping with the character of the structure or building, and preserves the architectural and historic features of the structure or building. Planning permission will be needed for any alterations that affect the architectural, historic (or other) features of the structure or building, or for any proposals to demolish a Protected Structure.
- CHP 12** Have no objection to the change of use of Protected Structures, once it can be shown that the structure, character, appearance and setting will not be adversely affected. It will be an objective of the Council to require sufficient information including full survey drawings, and in some cases, photographs of affected areas to be submitted in order to facilitate a full consideration of potential impacts of proposals.
- CHP 13** Permit re-introduction of limewash or roughcast render on protected structures in areas where these are traditional, and where there is evidence that such finishes previously existed. Likewise, the re-introduction of traditional doors, windows etc. may be considered acceptable by the Council.
- CHP 14** Strongly resist the demolition of any Protected Structure, unless satisfied that exceptional circumstances exist. In cases where the demolition of partial demolition of a listed building is permitted, or where permission is given for the removal of feature(s), the proper recording of the building will be required before any changes are made. In all such cases professional architectural advice will be sought and consultation with the NIAH, DOEHLG.
- CHP 15** Have regard to the Record of Monuments and Places (RMP) in dealing with planning applications for development or threats to items recorded. No development in the vicinity of a recorded feature will be permitted, where it seriously

detracts from the setting of a feature or which is seriously injurious to its cultural or educational value. In all such cases the Council shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DOEHLG).

CHP 16 Seek advice from the National Monuments and Architectural Protection Division of the Department regarding all developments in the vicinity of known sites or sites of potential. The Council will ensure that provision is made through the planning control process, for the protection and/or excavation of previously unknown archaeological sites and features where they are discovered during development works. In all such cases the Council will consult with the National Monuments and Architectural Protection Division of the Department.

Cultural Heritage Objectives

It is an objective of the local authority to:

CHO 1 Co-operate with the relevant statutory bodies to identify all aspects of the man-made heritage in Arklow and ensure their protection.

CHO 2 Protect Main Street Park as the site of the medieval parish church of St Mary.

CHO 3 Protect Abbey Park as the site of the Dominican Friary of the Holy Cross.

CHO 4 Protect the remains of Ormonde Castle.

CHO 5 Implement a heritage interpretation strategy to enhance access to the local heritage and improve it as a tourist resource.

CHO 6 Implement a heritage interpretation strategy to raise awareness and understanding of the local heritage.

CHO 7 Improve visual amenity by placing overhead electricity and telephone cables underground.

CHO 8 Consider establishing Architectural Conservation Areas in Arklow during the lifetime of this Plan in order to preserve and enhance the unique character of the townscape.

4.10 Sustainable Resource Use

The sustainable use of natural resources such as water, air, soil, fuel, flora and fauna is an important principle in the concept of sustainable development. It is an aim of the Council to encourage and facilitate the sustainable use of these natural resources in order to preserve

them for future generations. Of particular relevance for Arklow is the promotion of the renewable energy industry in response to the Arklow Banks Windfarm Project. The increased use of renewable energies such as solar and wind energy reduces the need for depletable fossil fuels, which contribute to the greenhouse effect.

Also of specific importance for Arklow is the protection of the water resource, where pollution and water abstraction are the major threats to natural habitats and the amenity value of the water bodies (see policies and objectives in Section 4.8). Through the promotion of a compact urban form, the increased use of brownfield sites as supposed to the development of greenfield sites and the minimisation of soil pollution the soil resource can be preserved.

Resource Use Policies

It is the policy of the local authority to:

- RUP 1** Enhance the town's image as the host to the largest off-shore windfarm in the world by encouraging all existing and proposed developments to utilise the green energy produced by Arklow Windfarm.
- RUP 2** Discourage the use of fossil fuels and increase public awareness about their scarcity.
- RUP 3** Promote the recycling of construction/demolition waste and other sustainable forms of construction material in new developments.
- RUP 4** Promote the use of building designs that minimise energy consumption.
- RUP 5** Facilitate the re-use of brownfield sites.
- RUP 6** Minimise water abstraction from natural water bodies to minimise the adverse effect on natural habitats.
- RUP 7** Encourage the use of water saving measures in private households.
- RUP 8** Maintain and improve air quality, predominantly by enforcing EU and national regulations on emission control.
- RUP 9** Facilitate the utilisation of renewable energy such as wind and solar energy to reduce the consumption of fossil fuels.
- RUP 10** Support proposals to establish a civic centre for the promotion of sustainable living based on the development of the wind farm on Arklow Bank.

Resource Use Objectives

It is an objective of the local authority to:

- RUO 1** Provide advice and information on low energy building design.
- RUO 2** Provide advice and information for the use of solar panels, and other means of utilising renewable energies.
- RUO 3** Prepare an inventory of brownfield sites in need of re-development.
- RUO 4** Establish a monitoring system to observe water abstraction and water pollution in particular by industrial enterprises.
- RUO 5** Prepare a public awareness strategy to decrease the waste and pollution of natural resources and to encourage the increased use of renewable resources.
- RUO 6** Identify grant schemes and provide advice to increase the use of renewable resources, in particular in the energy sector.
- RUO 7** Investigate the possibility of developing kerb side recycling facilities.

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 Town Council for all lands within its administrative 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 Section 6. 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

There are 11 land-use zones indicated in this Plan, as listed in Table 5.1 below. They 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 3.

The zoning matrix lists the land use activities most commonly encountered in the town and each is defined in Section 5.6 below. They are intended as a general guideline and the uses listed are not exhaustive.

Table 5.1 Development Plan Zoning Objectives

RA	To protect and/or improve residential amenity.
RB	To provide for new residential communities.
TC	To protect and provide for town centre development.
C	To protect and provide for commercial development, including offices and retail.
I	To protect and provide for industrial, light industrial and warehousing development.
LB	To provide for light industrial and business park uses.
WDZ	To promote and provide for mixed-use development.
CF	To protect and provide for community facilities, including institutional and education facilities.
AG	To protect and improve rural amenity and to provide for the development of agriculture.
AM	To protect and improve natural and recreational amenity areas.
OS	To preserve and provide for open space and recreational amenities.

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 on 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 town there are uses that do not conform to the zoning objective for the area. All such uses where 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 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 Development Plan.

5.4 Transitional Zonal Areas

The Development Plan map shows the boundaries between various land use zones. While the zoning objectives and control standards 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" or abutting residential development within mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Table 5.2 Zoning Matrix

Use	RA	RB	TC	C	I	LB	WDZ	CF	AG	AM	OS
Advertisements / Advertising Structures	X	X	P	P	P	P	P	X	X	X	X
Agricultural Buildings	X	X	X	X	X	X	X	X	P	O	O
Betting Shop	O	O	P	P	X	X	O	X	X	X	X
Car Park	X	X	P	P	P	P	P	O	X	X	X
Car Repair	X	X	O	O	P	X	O	X	X	X	X
Church / Religious Building	O	O	P	O	X	X	O	P	X	X	X
Community Facility	P	P	P	P	O	O	P	P	X	X	O
Crèche / Childcare Facility	P	P	P	P	O	P	P	P	X	X	X
Cultural Use	P	P	P	P	O	O	P	P	X	X	O
Doctor/Dentist etc.	P	P	P	P	O	O	P	P	X	X	O
Disco / Nightclub	X	X	P	P	O	O	O	O	X	X	X
Discount Food Store	X	X	P	O	O	O	P	O	X	X	X
Education	P	P	P	P	X	O	P	P	X	X	O
Enterprise Centre	O	O	P	P	P	P	P	P	X	X	X
Funeral Home	O	O	P	P	O	O	P	X	X	X	X
Garden Centre	O	O	P	P	P	P	P	O	X	X	X
Guesthouse	O	O	P	P	X	X	P	X	X	X	X
Health Centre	O	O	P	P	O	O	P	O	X	X	X
Home Based Economic Activities	O	O	P	P	O	O	O	O	X	X	X
Hospital	O	O	P	P	O	O	P	O	X	X	
Hotel / Motel	O	O	P	P	X	X	P	X	X	X	X
Industry (General)	X	X	X	O	P	O	O	X	X	X	X
Industry (Light)	X	X	X	O	P	P	P	X	X	X	X

Use	RA	RB	TC	C	I	LB	WDZ	CF	AG	AM	OS
Motor Sales Outlet	X	X	O	O	P	O	O	X	X	X	X
Office Based Industry	X	X	P	P	P	P	P	X	X	X	X
Offices less than 200m ²	O	O	P	P	P	P	P	O	X	X	X
Offices over 200m ²	X	X	P	P	P	P	P	X	X	X	X
Open Space	P	P	P	P	P	P	P	P	P	P	P
Petrol Station	X	X	O	P	P	P	P	X	X	X	X
Port Related Use and Activity	X	X	O	O	P	P	P	X	X	X	X
Public House	O	O	P	P	P	P	P	O	X	X	X
Public Services	P	P	P	P	P	P	P	P	O	O	O
Recreational Buildings (Commercial)	P	P	P	P	P	P	P	P	O	X	O
Recreational Facility/ Sports Club	P	P	P	P	P	P	P	P	P	O	P
Residential	P	P	P	P	P	P	P	P	X	X	X
Residential Institution	O	O	P	O	X	X	O	O	X	X	X
Restaurant	O	O	P	P	P	P	P	O	X	X	X
Retail Warehouse	X	X	X	O	P	P	X	X	X	X	X
Science & Technology Based Industry	X	X	P	P	P	P	P	X	X	X	X
Shop-Local	P	P	P	P	P	P	P	P	X	X	X
Shops-Major Sales Outlet	X	X	P	O	O	O	O	X	X	X	X
Shop-Neighbourhood	O	O	P	O	O	O	O	X	X	X	X
Take Away	X	X	P	O	O	O	O	X	X	X	X
Travellers Accommodation	O	O	X	O	O	O	O	X	X	X	X
Warehouse	X	X	X	P	P	O	O	X	X	X	X

Key:

P Permitted in Principle
O Open for Consideration
X Not Permitted

5.5 Action Area Plan 1

In the Development Plan, a single Action Area has been identified, which is located in the Tinahask Upper area south of the town centre. These lands have been identified on basis of the evident development pressure and the multiple ownership patterns in the area. While zoned for particular uses the lands must be developed on the basis of a comprehensive development proposal that allows for the sustainable, phased and managed development of the area.

The precise location of each land use zone is illustrative only, and subject to a planning study to ensure the proper planning and sustainable development of the area. In the interest of facilitating sustainable transport patterns all large-scale development proposals will require Local Transport Plans.

5.6 Use Classes Related to Zoning Objectives

5.6.1 Zoning Objective RA – Existing Residential *"To protect and/or improve residential amenity"*

Permitted in Principle

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

Open for Consideration

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

5.6.2 Zoning Objective RB – New Residential *"To provide for new residential communities"*

Permitted in Principle

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

Open for Consideration

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

5.6.3 Zoning Objective TC – Town Centre

"To protect and provide for town centre development"

Permitted in Principle

Advertisements / Advertising Structures, Betting Shop, Car Park, Church / Religious Building, Community Facility, Crèche / Childcare Facility, Cultural Use, Doctor / Dentist etc., Disco / Nightclub, Discount Food Store, Education, Enterprise Centre, Funeral Home, Garden Centre, Guesthouse, Health Centre, Home Based Economic Activities, Hospital, Hotel / Motel, Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Public House, Public Services, Recreational, Recreational Facility / Sports Club, Residential, Residential Institution, Restaurant, Science & Technology Based Industry, Shop-Local, Shops-Major Sales Outlet, Shop-Neighbourhood, Take Away.

Open for Consideration

Car Repair, Motor Sales Outlet, Petrol Station, Port Related Use and Activity.

5.6.4 Zoning Objective C – Commercial

"To protect and provide for commercial development, including offices and retail"

Permitted in Principle

Advertisements / Advertising Structures, Betting Shop, Car Park, Community Facility, Crèche / Childcare Facility, Cultural Use, Doctor / Dentist etc., Disco / Nightclub, Education, Enterprise Centre, Funeral Home, Garden Centre, Guesthouse, Health Centre, Home Based Economic Activities, Hospital, Hotel / Motel, 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, Residential, Restaurant, Science & Technology Based Industry, Shop-Local, Warehouse.

Open for Consideration

Car Repair, Church / Religious Building, Discount Food Store, Industry (General), Industry (Light), Motor Sales Outlet, Port Related Use and Activity, Residential Institution, Retail Warehouse, Shops-Major Sales Outlet, Shop-Neighbourhood, Take Away, Travellers Accommodation.

5.6.5 Zoning Objective I – Industrial

"To protect and provide for industrial, light industrial and warehouse development"

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, Port Related, Use and Activity, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility / Sports Club, Residential, Restaurant, Retail Warehouse, Science & Technology Based Industry, Shop-Local, Warehouse.

Open for Consideration

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

5.6.6 Zoning Objective LB – Light Industrial

"To provide for light industrial and business park uses"

Permitted in Principle

Advertisements / Advertising Structures, Car Park, Crèche / Childcare Facility, Enterprise Centre, Garden Centre, Industry (Light), Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Petrol Station, Port Related Use and Activity, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility / Sports Club, Residential, Restaurant, Retail Warehouse, Science & Technology / Based Industry, Shop-Local.

Open for Consideration

Community Facility, Cultural Use, Doctor / Dentist etc., Disco / Nightclub, Discount Food Store, Education, Funeral Home, Health Centre, Home Based Economic Activities, Hospital, Industry (General), Motor Sales Outlet, Shops-Major Sales Outlet, Shop-Neighbourhood, Take Away, Travellers Accommodation, Warehouse.

5.6.7 Zoning Objective WDZ – Waterfront Development Zone

"To provide for mixed-use development"

Permitted in Principle

Advertisements / Advertising Structures, Car Park, Community Facility, Crèche / Childcare Facility, Cultural Use, Doctor / Dentist etc., Discount Food Store, Education, Enterprise Centre, Funeral Home, Garden Centre, Guesthouse, Health Centre, Hospital, Hotel / Motel, Industry (Light), Office Based Industry, Offices less than 200m², Offices over 200m², Open Space, Petrol Station, Port Related Use and Activity, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility / Sports Club, Residential, Restaurant, Science & Technology Based Industry, Shop-Local.

Open for Consideration

Betting Shop, Car Repair, Church / Religious Building, Disco / Nightclub, Home Based Economic Activities, Industry (General), Motor

Sales Outlet, Residential Institution, Shops-Major Sales Outlet, Shop-Neighbourhood, Take Away, Travellers Accommodation, Warehouse.

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

Permitted in Principle

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, Discount Food Store, Garden Centre, Health Centre, Home Based Economic Activities, Hospital, Offices less than 200m², Public House, Residential Institution, Restaurant.

5.6.9 Zoning Objective AG – Agriculture
"To protect and improve rural amenity and to provide for the development of agriculture"

Permitted in Principle

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

Open for Consideration

Public Services, Recreational Buildings (Commercial).

5.6.10 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.

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

Permitted in Principle

Open Space, Recreational Facility / Sports Club.

Open for Consideration

Agricultural Buildings, Community Facility, Cultural Use, Doctor / Dentist etc., Education, Public Services, Recreational Buildings (Commercial).

5.7 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.

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.

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.

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.

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.

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 Development Plan, and the proper planning and sustainable development of the area.

Standards are set out in this section which new development will generally be required to meet. The standards are intended to give an indication of the criteria that the Council will take into account in considering applications for planning permission for new developments. Guidelines as to the Council's requirements regarding particular aspects of the design of development are also given. These standards and guidelines are complimentary to the overall strategy and individual objectives of the Development Plan as set out in Sections 3.0 and 4.0.

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.

An applicant for permission must have sufficient estate or interest in the relevant land to enable him to carry out the proposed development.

Conditional to the granting of planning permission, development work shall not be commenced on the site until security has been given for the satisfactory completion and maintenance of the following services: roads, paths, verges, open spaces, car parks, sewers, drains and water mains, and public lighting. Security shall be given by way of cash deposit only and shall not be refunded in full until such time as the Planning Authority is satisfied of completion of the services to be provided. The amount of the security bond will be related to the estimated cost of the development works and services.

6.2 New Residential Development

All new residential development will be assessed against the qualitative and quantitative criteria set out below.

6.2.1 Design Guidance

There is a need to improve the quality of residential development both in terms of the layout and the architectural design, if sustainability is to be achieved. All new residential developments should be informed by the following principles:

- Contribute to the character of Arklow town.
- The creation of new residential communities with a distinctive sense of place, and a legible spatial hierarchy.
- The creation of sustainable residential communities that allow ease of access to local facilities and services by walking and cycling, and public transportation where appropriate.
- The incorporation of the concept of conservation including energy efficiency and the re-use of on-site material and features.
- The incorporation of a hierarchy of open spaces that are accessible and secure.

The following features will be taking into account by the Planning Authority in assessing residential proposals:

- **Proximity to Town Centre Facilities and to Public Transport Nodes**
Such locations should be appropriate for the provision of higher densities.
- **Quality of Proposed Layout and Elevational Design**
The quality of the residential environment will be paramount in proposed residential schemes. Layouts should take account of energy demand. As many dwellings as possible should have access to sunlight.
- **Mix of Dwelling Types**
All schemes on sites in excess of 1.0 hectare (approximately 2.47 acres) should have a variety of dwelling types.
- **Ancillary Facilities**
All schemes should include provision of, or ready access to, an appropriate scaled range of social and community facilities, including shopping, education, health and childcare.
- **Quality of Proposed Open Space and General Landscaping**
Detailed landscape proposals, including specifications, should be submitted with all planning applications. The detail of these proposals will form an integral part of the assessment of the quality of the proposed layout.

- **Quality of Pedestrian and Cycling Linkages between Open Spaces and to and from Local Facilities**

The provision of safe pedestrian and cycle links to enable safe access as far as possible to open spaces and local facilities will be required. Narrow, potentially unfrequented or unsupervised routes should not be permitted.

- **Levels of Privacy and Amenity**

Privacy is an essential part of the quality of the residential environment. The relationship of buildings to one another, potential overlooking, sunlight/daylight standards and the use of screening devices and landscape elements will form the basis of assessment.

- **Traffic Safety**

The quality of the layout and the manner in which it addresses traffic safety is vital. Long straight roads will be discouraged and a layout with good provision for pedestrian safety will be sought. Proposals for traffic calming should form part of the layout proposals at planning application stage.

- **Children and the Elderly**

The needs of children, the elderly and the disabled, especially their safety, will also be taken into account. For example open spaces should be accessible to family and units and should be overlooked by dwellings in order to allow for passive surveillance.

6.2.2 Residential Layouts

A high quality layout is essential in all residential (housing and apartments) schemes in order to protect and enhance the existing character of Arklow. In this regard the following requirements must be adhered to in future planning applications:

- Layouts should subdivide residential schemes into groups of dwellings, each with their own sense of spatial enclosure.
- Avoid unnecessary proliferation of Cul-de-Sacs, so as to increase permeability.
- Safe pedestrian and cycle movement and linkages should be incorporated into layouts. Safe, dedicated, non-vehicular access to open spaces and local facilities must be provided.
- The orientation of dwellings should be a key element in the design of the layout. Dwellings should be oriented to maximise access to sunlight and existing views, and minimise overlooking and overshadowing, thereby protecting privacy.

- Each individual house should be set out to achieve a minimum distance of 1.2 metres between the building and its boundary on either side.
- Through traffic should be separated from local traffic. Road widths should reflect the number of dwellings being served. Each layout should incorporate acceptable traffic calming measures. Changes in surface colour, texture of the road layout, shorter streets and T-junctions as opposed to ramps and special bumps will be encouraged as this tends to discourage speeding and promote pedestrian priority.
- The scale and character of development shall respect the character of local vernacular architecture, in terms of window and doors openings, roof design and external materials and finishes.
- Public open space should be a usable and integral part of the layout. Open space that is the focus, or centrepiece, of proposed residential development will generally be encouraged. Such a design will also have the advantage of increasing passive surveillance, and thus, reducing the potential for anti-social behaviour.
- All development should maximise the advantages of the site's characteristics, including for example the natural topography, existing hedgerows, significant tree groups, streams, archaeological features and existing views to and from the site. The topography of the site will need to be carefully incorporated in the design in order to avoid the potential of visual intrusion into the surrounding areas.
- On-street car parking should be avoided. Grouped car parking areas will be encouraged.
- In apartment schemes, concealed refuse storage and bicycle parking facilities should be provided that are accessible to all units.
- The layout and each building should provide for access to the disabled.
- The minimum road widths required for residential areas shall be in accordance with the 'Recommendations for Site Development Works for Housing Areas' prepared by the Department of the Environment and Local Government (1998).
- In recognition of the high number of pedestrian movements in residential areas, housing schemes should be designed with road layouts, which eliminate through traffic and reduce undue vehicular speeds. Long sections of straight road

should be avoided and traffic-calming methods employed where necessary. In addition, new housing estate layouts should provide a high level of permeability for pedestrians and cyclists with convenient, direct and safe walking routes.

- A road width of between 5.5 metres and 7.3 metres will normally be required for all local access roads in housing developments. Two metres wide footpaths must be provided on each side of the road.
- Shared surfaces in residential developments may be provided where it can be demonstrated that design features will reduce vehicular speeds to near walking pace. Design features such as tight curves, pinch points and planting may be used to control vehicular speeds and help create a safe and attractive environment for all road users. (IHIE, Home Zone Design Guidelines, June 2002)
- In residential developments, parking should be provided off street, preferably within the house curtilage or in grouped parking areas for visitors.
- The material widening of a means of access from a public road requires planning permission, provided the road pavement width is 4 metres or more.

6.2.3 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, DoELG, 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 the following minimum densities (see Map IV in Appendix 3):

Lands within 600 metres of Main Street and the train station:	50 units per hectare
All other lands:	35 units per hectare

The density of development will also be governed by the plot ratio and site coverage standards outlined in Section 6.8 below and public open space and private open space provisions as stated in Sections 6.2.4 and 6.2.5.

6.2.4 Public Open Space

The council will have regard to both qualitative and quantitative standards in assessing public open space in residential developments.

Qualitative Standards

- Open space should be visually as well as functionally accessible to the maximum number of dwellings within the residential scheme. It should be overlooked and accessible.
- Existing natural features should be retained within open spaces.
- Open spaces should be suitably proportioned and narrow tracts, that are difficult to manage, will not be acceptable.
- Suitable and safe pedestrian and cycling linkages to and between open spaces should be provided.
- Public open spaces should be suitably landscaped. Both soft (trees, shrubs etc.) and hard (paving, seating etc.) landscaping should be incorporated.

Quantitative Standards

Generally in all residential developments public open space should be provided at a minimum rate of 10 per cent of the total site area. A relaxation of this requirement will be considered where residential developments are close to the town centres or in proximity to the coast. Where the standard is relaxed the Council will seek a financial contribution towards the provision of public open space or recreational facilities in the town. In calculating the area of open space, roundabouts, footpaths, grass margins and other areas of incidental open space shall not qualify for open space assessment.

6.2.5 Private Open Space

Privacy is seen as the critical element in the provision of private open space. It should not be overlooked by other buildings or by public areas, such as roads. The provision of screening devices and landscaped features will be key in creating and maintaining privacy.

The Council will seek the following minimum requirements for private open space:

Apartments:

- 1 bedroom: 10 sq m
- 2-3 bedrooms: 15-20 sq m

Houses:

- 1-2 bedrooms: 48 sq m
- 3-5 bedrooms: 60-75 sq m

The requirements for houses located in or near the town centre may be relaxed, particularly in innovative housing layouts where private open space may occur, for example, as a combination of private and semi-private spaces such as in courtyard layouts etc.

In apartments, private open space can be provided in the form of balconies, terraces, indoor amenity spaces, shared internal courtyards and roof gardens.

6.2.6 Building Line

In general, a minimum setback from the public footpath of approximately 7.5 metres in order to allow adequate space for on-curtilage car parking in front gardens will be required for residential layouts that have on-curtilage car parking.

In the context of more innovative layouts, incorporating grouped car parking or parking courts etc., a more flexible attitude to this standard will be adopted. Variations in building lines will be permitted, provided that there is an overall coherence to the design and some provision, where appropriate, for a privacy zone to the front of each dwelling.

6.3 Existing Residential Development

6.3.1 Extensions & Alterations to Dwellings

The following criteria will apply when considering extensions or alterations to existing dwellings:

- The pattern of the existing building should be respected as much as possible.
- Similar finishes, materials and window arrangements, as the existing building should be incorporated.
- Elevational detailing should match that of the host structure.
- A minimum gap of 1 metre should be retained between a side-extension and the property boundary so as to prevent dwellings that were intended to be detached from becoming a terrace.
- All domestic extensions should have a pitched roof, particularly when visible from the public road.
- Dormer extensions should not break the ridge or eaves lines of the roof. Box dormers should be avoided. Front dormers should normally be set back at least three-tile courses from

the eaves line and should be clad in a material matching the existing roof.

- Proposed side extensions must retain side access to the rear of the property where possible.
- Extension must not overshadow windows, yards or gardens, or have windows in flank walls that would reduce a neighbour's privacy.

6.3.2 Home Based Economic Activity

The Council will take the following considerations into account when assessing applications for home-based economic activities:

- The nature and extent of the work.
- The impact on adjoining properties, particularly in terms of hours of operation, noise, parking and general disturbance.
- Traffic generated by employees, visitors and deliveries.
- The generation, storage and collection of waste.

Permissions will be restricted to the applicant only and may be for a temporary period to allow the Council to monitor potential impacts.

6.4 Retail Development

In considering applications for retail developments not located in the town centre, and consisting of more than one retail unit, the Council will have regard to the Council's Retail Strategy and to the following:

- High design standard.
- Adequate off-street parking and loading space.
- Proper provision for pedestrian access to the development and circulation within the development site.
- Provision for street furniture (phones, litter boxes, seats etc.).
- Provision of public facilities (toilets, crèche, clinic etc.).
- Satisfactory tenant mix.
- Some residential and residential service trades (e.g. doctor, dentist, shoemaker).
- Properly sited services area (e.g. refuse collection).
- Properly sited utilities areas (ESB transformer stations).

- Hard and soft landscaping including the retention of existing trees.
- Provision for bicycle parking.
- Provision for taxi set down and if relevant for bus set down facilities.

6.4.1 Shopfronts

The Planning Authority shall encourage good shopfront design in new shopfronts and shall actively pursue the replacement of existing poor quality shopfronts. Recent trends in shopfront design have shown a preference for the traditional timber shopfront and the Planning Authority shall continue to encourage such types of development. Good modern design shopfronts will also be encouraged where appropriate. The following criteria will be taken into account by the Planning Authority when assessing planning applications for retail units and / or shopfronts:

- The design of a new shopfront should relate to the architectural characteristics of the building of which it forms part. Such features as existing arches, stringcourses, plaster detailing or existing fascias and brackets should be considered in the new design and new internal alterations or proposed advertising must not interfere with such details.
- If aluminium is used it should be anodised or treated in an appropriate colour. The use of plastic is generally discouraged.
- New shopfront design must respect the scale and proportioning of the streetscape by maintaining the existing scale of development along the street and respecting the appropriate plot width. Large expanses of undivided glass will generally not be permitted. Elevational modelling and vertical proportioning should break up long runs of horizontal facades. The uses of fascias, pilasters and stall risers are means to achieve this.
- Fascia panels should be provided as an integral part of the shopfront and should be of a depth appropriate to the size of the building and the proportion and the length of the shopfront. The construction of fascias linking two or more buildings, which have different architectural identities, is generally unacceptable. The construction of fascias extending above the level of the first floor windowsills and the obscuring and defacing of windows or other architectural details such as string course, friezes and cornices, shall not be permitted.

- It is desirable to provide a stall riser on shopfronts of at least 300 – 600mm in height for visual reasons. This should be executed in a durable material. The use of the public footpath for security stanchions or roller shutter fittings shall not be permitted.
- Corporate image shopfronts will not necessarily be acceptable as compatibility with individual buildings and streetscape is considered more important than company demands for uniformity.
- The use of plastic canopies over windows shall be discouraged, except where shading of a window is required. In this case the traditional rectangular awning shall be considered suitable.
- The installation of security shutters can visually destroy and deaden the shopping street at night and thereby detract from the environment of the environs. It is a policy of the Council to discourage the use of such shutters and to ensure the removal of unauthorised ones. Where security shutters are considered to be essential, the Council may permit them provided they are of the open grill type, they match the shopfront colour scheme, and they are located together with their associated housing behind the window display or behind the glazing. The use of alternative security measures such as traditional panel timber shutters and toughened glass will also be sympathetically assessed.
- Painting over natural stone or brick finishes is not permitted.

6.5 Town Centre and Commercial Development

The policies in relation to commercial and town centre development are set out in Sections 3.0 and 4.0. In assessing planning applications for this type of development, the following considerations will be taken into account by the Council:

- The mix of uses proposed together with surrounding existing uses will be a major consideration, particularly in the town centre, where development proposals should be attempting to create a vibrant urban environment.
- A high quality design will be required that protects and enhances the architectural character of the town. Building height, scale and density of development, elevational treatment, materials and visual compatibility with surrounding uses will be key considerations.
- The impact of traffic (visitor, employee and delivery traffic).

- The provision for pedestrian and cycle access.
- The amount of parking provided and the desirability thereof. Large-scale developments should be accompanied by a mobility management plan.
- The impact of the proposal on the amenities of surrounding properties and uses.
- The availability of services (potable water, surface water and drainage) and utilities.
- The energy efficiency and overall sustainability of the development including servicing, deliveries, and waste management.
- The Council will encourage the option of living over commercial or retail developments, particularly in central areas.

6.6 Industrial / Warehousing Development

The guiding principles for industrial / warehousing development are set out in Section 4.0, particularly in relation to the location of the different types of employment. The criteria for assessing planning applications for this type of development is as follows:

- The design of structures shall be of a high standard and compatible with the design of adjacent structures in terms of building line, heights, roof design, proportions, window design, materials etc.
- Planning applications should include full details of the nature of and processes involved in industrial activities together with the means of dealing effectively with effluents, noise, solid waste and gas emissions if relevant.
- The site layout will be a key consideration. Sufficient space shall be reserved within the curtilage of the sites for parking of all employees, visitor cars and for the loading and unloading of vehicles. It is intended that such developments should leave one-third of the site free from buildings and that adequate rear access to business premises be made.
- A detailed landscaping plan shall accompany all planning applications that should include provision for adequately screening the site and all on-site storage.
- All uses should be compatible with existing adjoining uses.

- The traffic implications and access arrangements for all vehicles should be detailed. Large-scale developments should be accompanied by a mobility management plan.
- The energy efficiency and overall sustainability of the development will be a consideration.

Major Accident Directive (Seveso II)

The Major Accidents Directive (Seveso II) currently applies to one site in Arklow. The policies in relation to this site and potential future Seveso II industries are outlined in Section 4.0.

The Honeywell Iropharm Plc, Vale Road has a consultation distance or radius of 1000 metres from its site boundaries. The Planning Authority is obliged to seek technical advice from the Health and Safety Authority for all proposed developments within this area. Such advice will be taken into account by the Council in the assessment of all future planning applications within this area.

6.7 Development in the Waterfront Development Zone

The Waterfront Development Zone is focussed on the area zoned for port-related activities in the Development Plan. It is a relatively 'open' zoning with a wide range of permissible activities and uses. It is intended that the development control standards will also encourage a wide range of uses in this area.

There are a significant number of potential development sites within the Waterfront Development Zone and it is a priority to ensure that they are sensitively redeveloped in order to reinstate a coherent and properly defined urban form. In considering redevelopment proposals, building solutions will be sought that will enhance the physical quality of the area. In this regard, all development proposals will be assessed against a range of criteria that have been developed to ensure a high quality of design and the provision of a high quality environment. These criteria will be applied in addition to the normal development control standards of this Development Plan.

- New buildings and extensions should be designed to the highest architectural quality. All development proposals will be evaluated against their streetscape potential and overall environmental impact.
- The bulk, scale and massing of buildings should be sufficient to accommodate a rich mix of uses, but should also respect the width and scale of the adjoining street(s) and site.
- In general, large sites should be broken down into smaller and more fine grained developments, avoiding the use of substantial and over-scaled commercial blocks.

- Buildings should generally be between three and four storeys in height, depending on their location and context. High buildings will be encouraged on sites overlooking the Avoca and the coast. Corner elements of buildings or important gateway sites may incorporate additional height to reflect the importance of street junctions and entry points to the area. High buildings will be permitted subject to demonstrating that they contribute to the architectural definition of the area and do not cause overshadowing / overlooking or detract from the general massing of the structure.
- Private internal amenity space in the form of landscaped courtyards, raised decks or gardens will be required to serve all mixed use developments. Careful consideration should be given to the location, orientation, scale and layout of these private spaces to ensure that they receive good light and sunlight throughout the day and provide a high level of amenity. These spaces should be so designed to ensure that all residential units have direct physical access to these spaces and that the majority of the residential units directly overlook this amenity space.
- In order to contribute to and enhance the quality of the public domain, vistas should be created in an appropriate manner through to these internal spaces from the public street.
- In order to accommodate a wide variety of uses and increase the level of activity onto public streets and spaces, multiple access points should be provided to each development from the street(s) frontage.
- The ground floor of buildings should be provided with a higher floor to ceiling height than the floors above and should be constructed of high quality and durable materials. The minimum internal floor to ceiling height should be 4-4.5 metres and the architectural design should be sufficiently open and transparent to allow the ground floor use to illuminate and enliven the street. Ventilation ducting should be incorporated into the design and construction of building to allow for the use of ground and first floor units as cafes and restaurants.
- All residential units should be carefully designed so that they receive adequate daylight and sunlight, in particular into their main rooms. In this regard, dual-aspect apartments will generally be favoured over single aspect apartments and floor to ceiling heights should generally be above the minimum height required.
- Consideration should be given at the design and constructions stages to the incorporation of community facilities including laundries, communal meeting room and gym facilities into all

new developments to meet the needs of both the residents of the proposed development and the wider community.

- Buildings should incorporate a variety of materials and building techniques that are of good quality and durable, complement or counterpoint their surroundings and provide for visual interest. They should adhere to the principles of sustainability, expressed through the use of durable and renewable materials, energy efficient systems and minimisation of waste.
- Provision of access for and safe passage of pedestrians and cyclists.
- Developments should allow for vehicular and delivery access with the minimisation of car park provision.

6.8 Plot Ratio and Site Coverage Standards

6.8.1 Plot Ratio

Plot ratio expresses the total amount of floor space in relation (proportionally) to the site area, and is obtained by dividing the gross floor area of the building by the gross site area.

Residential Development

The Council adheres to the recommendations of the Residential Density Guidelines, which suggest the following range of indicative plot ratios (see Map V in Appendix 3):

- Town Centre/'Brownfield' - plot ratio: 1.0 - 2.5
- Inner Suburban - plot ratio: 0.5 - 1.0
- Outer Suburban
 - In close proximity to public transport - plot ratio: 0.35 - 0.5
 - Remote from public transport - plot ratio: 0.25 - 0.35

These indicative plot ratios should provide a mix of dwelling sizes in each case and the number of dwellings per hectare may vary significantly depending on the mix.

Apart from plot ratio other factors to be applied when assessing residential developments will include:

- Height,
- Public open space provision,
- Private open space provision,
- The standards applied to estate roads, and
- Off-street car parking provision.

Non-Residential Development

All non-residential development will be governed by the plot ratio standards set out in Table 6.1.

Table 6.1 Plot Ratio Standards for Non-Residential Development

Use	Ratio
Town Centre / Commercial	1.0 – 2.5
Waterfront Development Zone	1.0 - 2.5
Industrial	1.25
Warehousing	1.25

6.8.2 Site Coverage

Site coverage is a measure to control overdevelopment, thereby safeguarding sunlight and daylight within or adjoining proposed layouts or buildings.

The site coverage is determined by dividing the total area of ground covered by buildings by the total ground area within the curtilage of the site.

All development will be governed by the site coverage standards set out in Table 6.2:

Table 6.2 Site Coverage Standards

Use	Maximum Site Coverage	Minimum Site Coverage
Residential	80% ¹⁰	40%
Town Centre / Commercial	80%	60%
Waterfront Development Zone	80%	60%
Industrial	60%	30%
Warehousing	60%	30%
Retail Warehousing	50%	30%

¹⁰ This site coverage is only applicable to residential development in the Town Centre and Waterfront Development Zones.

6.9 Conservation and Archaeology

The policies in relation to the built heritage of Arklow are set out in Section 4.0. In assessing planning applications for protected structures, or for proposed developments that may have an impact on protected structures, the Council will have regard to:

- Draft Architectural Heritage Protection - Guidelines for Planning Authorities.
- Part IV of the Planning and Development Act, 2000.
- National Monuments Acts 1930-1994.
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999.

The following information should be submitted with any planning application in relation to a protected structure or other building of significant heritage:

- An Architectural Assessment Report as per the Draft Architectural Heritage Protection - Guidelines for Planning Authorities.
- A comprehensive schedule of proposed work as outlined in the Draft Architectural Heritage Protection - Guidelines for Planning Authorities.

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. There is one SMR entry in the functional area of Arklow Town Council, which is focussed on the central area of the town. Recorded items include three church and graveyards, a castle, a togher and a tumulus.

This area is designated as a Zone of Archaeological Potential. Applicants are encouraged to submit an archaeological assessment and method for construction procedures for all planning applications involving earth movement in this Zone. The Planning Authority will insert archaeological monitoring and investigation conditions on all grants of planning permission in this Zone.

6.10 Advertising

Applications for advertising and signage will be assessed under the following criteria:

- Signs on freestanding hoarding will not be permitted.
- Size and scale of signs shall not be in conflict with those on existing structures in the vicinity.

- Signs should not interfere with windows or other features of the façade, they should not project above the skyline or outside the general bulk of the building.
- Advertising signs erected parallel to a road or street are preferable to those projecting at angles thereto.
- Signs that compete with road signs or otherwise cause traffic hazard shall not be permitted.
- Flashing, reflecting or glitter-type signs will not be permitted.
- Solid block or painted lettering is encouraged. Hollow internally illuminated plastic or neon type signs will not be permitted.
- A plethora of advertising signs that cause visual clutter on buildings or streetscape will be discouraged.
- Commercial interests and especially multiple outlets groups to adjust the use and scale of their corporate image-advertising logo to respect the scale and design of adjacent properties and streetscapes.
- Advertisements in residential areas, on or in proximity to protected structures, in open spaces and amenity areas, near the river and coast will not be permitted.

6.11 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.

6.11.1 Car Parking

The parking standards set out in Table 6.3 below apply to all new developments, be it new constructions, additions or a change of use. The following standards reflect the government and regional planning authorities' sustainable policies, which seeks to reduce traffic congestion and dependency on the private car. In contrast to the policies of previous development plans, maximum levels of parking have been classified instead of minimum parking standards.

Table 6.3 Car and Cycle Parking Standards

Use Class	Maximum Parking Spaces Required		Minimum Cycle Spaces Required	* Further Assessment
	Town Centre Cell ¹¹	Suburbs		
Auditorium, Theatre, Cinema, Stadium	1 per 5 seats	1 per 3 seats	1 per 5 seats	TIA will be required
Church	1 per 5 seats	1 per 3 seats	1 per 5 seats	TIA may be required
Nursing Homes	1 per staff +1 per 3 beds	1 per staff +1 per 3 beds	1 per staff	TIA may be required
Third Level Colleges	1 per 2 staff	1 per 2 staff +1 per 3 students	1 per 3 students	TIA and Travel Plan will be required
Hotel (excluding Function Room)	1 per rm + 1 coach space per 100 rms	1.5 per rm +1coach space per 100 rms	1 per 3 staff + 1 per 10 bedrooms	TIA will be required for Hotels with 50 Bedrooms or more.
School (primary)	1 per classroom + waiting facilities.	1.5 per classroom + waiting facilities.	1 per 4 children	TIA and Travel Plan are required, including Safer Routes to School.
School (Secondary)	1 per classroom + waiting facilities.	1.5 per classroom + waiting facilities.	1 per 2 children	TIA and Travel Plan are required, including Safer Routes to School.
Hospital	1 per 4 staff +1 per 3 daily visitors	1 per 4 staff +1 per 3 daily visitors	1 per 4 staff + 1 per 10 beds	TIA and Travel Plan may be required for a hospital over 2500 m ² .
Clinic & Group Medical Practices	1 per consultant + 1 per public room	1 per consultant + 2-3 per public room	1 per 4 staff + 1 per public room	Assessment threshold to be determined by planning Officer.
Dwelling/ Apartment	1.5 per unit + 1 visitor per 4 units	1.5 per unit + 1 visitor per 4 units	1 per unit (Flat developments only)	TIA may be required for a residential development over 200 dwellings
Boarding Houses	1 per bedroom	1.5 per bedroom	1 per 2 bedrooms	Assessment threshold to be determined by planning Officer.
Warehousing	1 per 200 m ² . + 1 lorry space /400m ² .	1 per 100 m ² . + 1 lorry space/400m ² .	1 per 200 m ² .	TIA may be required a warehousing unit over 10,000 m ² .
Retail Warehousing	3 per 100 m ² .	5 per 100 m ² .	3 per 100 m ² .	TIA may be required a retail warehousing over 5,000 m ² .
Library	2 per 100 m ² .	3 per 100 m ²	1 per 4staff+1 per 100m ² .	Not required
Manufacturing	2 per 100 m ² .	3 per 100 m ²	2 per 100 m ² .	TIA may be required for manufacturing site over 5,000 m ² .
Offices	3 per 100 m ² .	4 per 100 m ²	2 per 100 m ² .	TIA may be required for an office development over 2,500 m ² .
Take-away	4 per 100 m ²	6 per 100 m ²	1 per 4 staff 4 per 100 m ²	Not required
Retailing	5 per 100 m ² . + 1 lorry space / 500m ² .	6 per 100 m ² . + 1 lorry space / 500m ² .	4 per 100 m ² .	TIA may be required a retail warehousing over 1,000 m ² .
Individual Shop	4 per 100 m ² .	4 per 100 m ²	4 per 100 m ² .	TIA may be required a retail warehousing over 1,000 m ² .
Bank or Financial Institution	3 per 100 m ² .	5 per 100 m ² .	2 per 100 m ² .	Assessment threshold to be determined by Planning Officer.
Restaurant Dining Room	8 per 100 m ² .	10 per 100 m ² .	1 per 4 staff + 4 per 100 m ² .	Assessment threshold to be determined by Planning Officer.

¹¹ See Map VI in Appendix 3.

Ballroom, Private Dance Clubs	2 per 100 m ² .	5 per 100 m ²	1 per 4 staff + 4 per 100 m ²	Assessment threshold to be determined by Planning Officer.
Bar, Lounges, Function Rooms	8 per 100 m ² .	12 per 100 m ²	1 per 4 staff + 4 per 100 m ²	Assessment threshold to be determined by Planning Officer.
Bowling Alley	2 per lane	4 per lane	1 per 4 staff + 2 per lane	Assessment threshold to be determined by Planning Officer.
Playing Fields	10 per pitch	15 per pitch	10 per pitch	Not required
Marina	1 per berth	1 per berth	1 per 2 berths	Not required
Showrooms	2 per 100 m ² .	2 per 100 m ² .	2 per 100 m ² .	Assessment threshold to be determined by Planning Officer.
Amuse/Entertain/Museum	2 per 100 m ²	4 per 100 m ² .	1 per 4 staff + 4 per 100m ² .	Assessment threshold to be determined by Planning Officer.
Garages	2 per 100 m ²	4 per 100 m ² .	1 per 4 staff + 4 per 100 m ² .	Assessment threshold to be determined by Planning Officer.
Rail Stations	-	-	5/10 per peak period service	-
Bus Stations	-	-	4 per bus bay	-
Bus Stops	-	-	4 per stop	-

* Generally developments are subject to a Transport Impact Assessment where traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists or the location is sensitive

Reduced parking provision has been specified for the town centre, to help restrain traffic growth within the centre and encourage travel by non-car modes. Within the central area, the planning authority may adopt a flexible approach to the parking standards, where a proposed development is considered to be of a desirable benefit to the town. Where the provision of on-site car parking is not possible, Arklow Town Council will require a financial contribution towards the provision of car parking facilitating the development in accordance with the powers contained in the Local Government (Planning and Development) Act, 2000.

Where a development incorporates two or more land uses, where shared use of parking can be achieved without conflict, (i.e. where the developments operate at different times of the day/week e.g. offices and theatre) the resulting reduction of the parking standard requirements will apply.

When considering applications for developments that are not classified in Table 6.3, the location and function of the development will be taken into consideration in determining the standards that should apply.

Transport Impact Assessments (TIA) may be required where proposed developments will create a significant demand for travel. In general terms the requirement and scoping for a TIA will be based on the standards as set out in Traffic Management Guidelines issued by

the Department of the Environment, Heritage and Local Government/Department of Transport/Dublin Transportation Office.

The Council reserve the right, however, to request a TIA for any application and requirements for same should be discussed with the Council prior to submission of an application. Developments which create a large number of employment trips e.g. offices, hospitals etc will be expected to adopt Green Travel Plans (also known as Mobility Management Plans). In preparing such plans guidance should be sought from the 'The Route to Sustainable Commuting – An Employers Guide to Mobility Management Plans issued by the Dublin Transportation Office. Guidance on whether further transport assessments are required is given in Table 6.3, although the planning authority may adapt these standards when reviewing the development proposals.

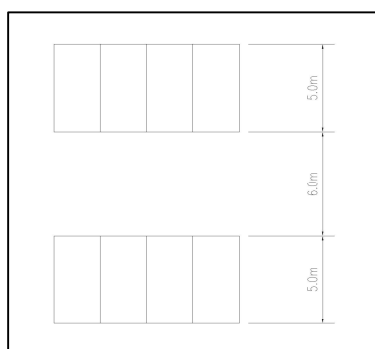


Figure 6.1 Square Parking

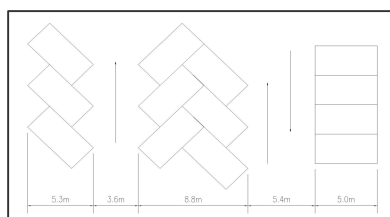


Figure 6.2 Mixed Square and 45 Degree Parking

6.11.2 Car Parking Layout

Where parking is permitted in sight of the general public, adequate landscaping must be provided to soften the appearance of the site. In commercial areas provision of parking at the rear of the development is desirable where preservation of the streetscape determines it.

The minimum width of end-on parking bays is: 5m by 2.5m

The minimum width of parallel parking bays is: 6m by 2.5m

Detailed left are minimum aisle widths to be applied to parking stalls varying in angle.

6.11.3 Loading Bays

All new developments for office, commercial or industrial use must include within the curtilage loading and unloading facilities sufficient to meet the demand of such development. Off street loading facilities shall conform to the following requirements:

- Each loading bay must be no less than 6m long and 3m wide and must not obstruct the circular path of turning vehicles.

There shall be appropriate means of access to a street and sufficient space for performing manoeuvring on site.

6.11.4 Access for People with Disabilities

Access requirements for people with disabilities must be incorporated into the design of all buildings, public spaces and facilities that are to be used by the general public. The criteria in designing for people

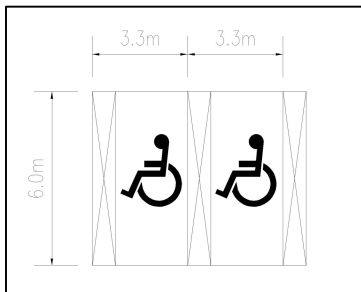


Figure 6.3 Disabled Parking

with disabilities are set out in the Building Regulations/Technical Guidance and the 2002 NDA Manual "Building for Everyone".

A minimum of 5 per cent of the total parking provision shall be allocated to disabled users for car parks with a capacity of 200 vehicles or less and 3 per cent should be provided for car parks with a capacity greater than 200 vehicles. Disabled parking spaces should be at least 3.3m wide and 6m long to allow drivers and passengers to get out of the vehicle safely and access the rear of the vehicle for wheel chair storage. Parking bays for disabled users should be located close to the entrances of premises as possible.

6.11.5 Cycle Facilities

Provision should be made for secured cycle parking facilities for new and extended development proposals based on the standards set out alongside the car parking standards in Table 6.3. The provision of safe parking facilities in close proximity to a destination is fundamental to attracting a modal shift from the private car and therefore the cycling standards are represented as a minimum. Bicycle racks should be provided within 25 metres of a destination for short-term parking e.g. shops, and within 50 metres for long-term parking e.g. offices and schools. All long-term (more than 3 hours) cycle racks must be covered and shielded from the weather. In addition to the provision of secure parking, developers of large-scale sites maybe required to demonstrate that they have considered other needs of the cyclists including lockers and changing areas. In exceptional cases, where the developer is unable to provide cycle parking facilities on site or in close proximity, the developer will be required to pay a contribution in lieu of the provision of cycle parking.

6.11.6 Set-Back from the N11

Arklow Town Council will apply the same criteria used by Wicklow County Council in its functional area in relation to set-back from the N11.

6.12 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 apply with zoning objectives. The introduction of drainage of 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 in regard to the availability of services, particularly in areas where there is some doubt to provide 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 drain where possible. Sewers shall preferably be laid along roads and through open spaces.

6.13 Development in Flood Prone Areas

Prior to development reference should be made to the Arklow Flood Study Report and in particular the maps therein. Where development is deemed appropriate, consideration must be given, at the planning stage, to avoiding or minimising flood risk to the new development and also to assessing the cumulative impact the development may have on other sites within the flood plain. 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.

6.14 Septic Tanks

In exceptional circumstances, where no piped public sewage facilities is available, or are unlikely to be available within a reasonable time, the Planning Authority may permit the use of septic tanks or other treatment works provided the development is of a suitable character and density to be so serviced without creating a health hazard or nuisance. In deciding such applications the Planning Authority will have regard to the advice of the Eastern Health Board.

Septic tank installations, where permitted, shall generally conform with the advice of the Eastern Health Board and the requirements of SR6: "Recommendations for Septic Tank Drainage Systems" published in 1991 by Eolas.

Invariably consents would be conditional on the applicant connecting, at his own sole expense, to the public main drainage system whenever it is extended to the site. Consents will also be subject to a financial contribution towards the cost of further public sewerage facilities, which will facilitate the development, notwithstanding the use of septic tanks, or other drainage in the interim.

Industrial Effluents

In the case of industrial effluents, developers and property owners will be required to ensure that effluent discharged has a Biochemical Oxygen Demand (B.O.D.) not in excess of that of domestic sewage and that the Solids in Suspension (S.S.) do not exceed 400 parts per million. Attention is drawn to the Local Government (Water Pollution) Acts 1977 – 1990 and in particular the licensing provisions contained therein.

7.0 STRATEGIC ENVIRONMENTAL ASSESSMENT

7.1 Introduction

Section 10(5)(a) of the Planning and Development Act 2000 requires that,

"A development plan shall contain information on the likely significant effects on the environment of implementing the plan".

Strategic Environmental Assessment evolved out of the practice Environmental Impact Assessment. It has been found that by the time project-level environmental assessment occurs, that:

- The important strategic decisions have already been made with regard to locational policy.
- EIA does not take the cumulative impact of several developments into account.
- EIA has been found lacking in relation to mitigation.

Strategic Environmental Assessment was first referenced in an Irish context in the 1997 document *Sustainable Development: A Strategy for Ireland*.

7.2 Approach

The Planning Act allows the Minister to make regulations concerning the manner in which the "information" is to be presented in development plans. No regulations have been made thus far and the anticipated E.U. Strategic Environmental Assessment Directive has not yet been formulated.

The approach therefore to be adopted in this plan is based on the established methodology of Heritage Appraisals, SEA and Sustainability Appraisals carried out to date in Ireland.

The assessment is based on proofing the policies of the plan with regard to their adherence to the following criteria:

- Sustainable Transportation.
- Minimisation of Waste.
- Conservation and Enhancement of Biodiversity.
- Conservation and Enhancement of the Built Heritage.
- Minimisation of Pollution.
- Energy Efficiency.

The assessment of the Plan is detailed in Appendix 2 below.

7.3 Definition of SEA

Strategic Environmental Assessment (SEA) attempts to ensure that environmental considerations are integrated into the policy making process. SEA identifies potential problems, provides alternative and/or mitigating measures and highlights positive policies that are of key importance.

7.4 Overall Findings of the SEA

It was found that the plan is broadly sustainable in terms of environmental protection. The plan is particularly strong in the area of sustainable transport and heritage protection and conservation. The plan has several policies that are indirectly beneficial towards reducing pollution and energy consumption. These policies were mainly linked to the various transportation policies.

The urban policies are strong in relation to promoting consolidation of the existing urban fabric and promoting integrated land use and transportation. Policies relating to the Waterfront Development Zone appear contradictory in that mixed-use development is promoted whilst retaining its core function as a port. A clear policy stance is required if this zone is to be efficiently and sustainably developed.

Policies relating to promoting the chemical and pharmaceutical industry should be tempered with strong environmental protection policies, as should promotional policies for commercial and industrial development.

Innovative policies such as the uptake of renewable energy; the promotion of recycling construction and demolition waste; the promotion of sustainable urban drainage systems; and the application of the 'home zone' concept in residential planning, should all be actively pursued.

Overall, the environment of Arklow UDC will be enhanced through the implementation of several policies, particularly policies relating to urban consolidation, natural heritage protection and enhancement and sustainable transportation.

Table 7.1 Key to Symbols

✓ = Positive	Indicates a positive impact on the environment
X = Negative	Indicates a negative impact on the environment
? = Uncertain	Indicates uncertainty in relation to environmental impact
○ = Neutral	Indicates neither a positive or negative impact on the environment
↘✓ = Indirectly Positive	Indicates an indirect positive impact on the environment
↘X = Indirectly Negative	Indicates an indirect negative impact on the environment

Appendix 1 Record of Protected Structures

As outlined in Policy CHP 3, the Council will ensure the appropriate protection of all the structures listed in this Appendix. All development proposals that may impact any of the protected structures listed hereunder should refer to Section 6.9, which outlines the Council's development control policy in relation to protected structures.

REF-NO	NAME	TOWNLAND	STREET
1	Bank of Ireland	Arklow	1 Main Street
2	Boland's	Arklow	22 Main Street
3	Gallagher's	Arklow	27 Main Street
4	AIB	Arklow	23/24 Main Street
5	Murphy's	Arklow	49 Main Street
6	Liam de Paor	Arklow	4 Lower Main Street
7	Hibernian Insurance	Arklow	1 Bridge Street
8	Arklow Pharmacy	Arklow	17 Upper Main Street

Appendix 2 Strategic Environmental Assessment

REF	POLICY TOPIC	Sustainable Transportation	Minimisation of Waste	Conservation & Enhancement of Biodiversity	Conservation & Enhancement of the Built Heritage	Minimisation of Pollution	Energy Efficiency	COMMENTS
4.1	Strengthen Urban Functions							
4.1.1	Town Centre							
TCP 1	Encourage a mixture of high density uses to create a vibrant town centre.	ü	ü	ü	?	ü	ü	Implementation of this policy should link with urban design considerations.
TCP 2	Strengthen existing commercial and retail development in the town centre and encourage additional facilities to facilitate the consolidation of the town centre as the primary commercial and retail core.	ü	ü	ü	?	i	ü	Implementation of this policy should link with urban design considerations.
TCP 3	Ensure a broad mix of uses in the town centre to facilitate a vibrant centre with a balance of retailing, commercial uses, housing, and community facilities.	ü	ü	ü	?	i	ü	Implementation of this policy should link with urban design considerations.
TCP 4	Encourage tourism related retail and commercial facilities to increase the attractiveness of Arklow for visitors.	ü	i	i	?	ü	ü	Implementation of this policy should be linked with the promotion of use of public transport by tourists.
TCP 5	Encourage activities that enliven the evening economy, including culture and entertainment uses.	i	i	i	i	i	i	
TCP 6	Limit the development of retail facilities outside of the town centre and the Waterfront Development Zone to serve local needs.	ü	ü	ü	i	i	ü	Positive policy that limits greenfield land take.
TCP 7	Encourage the re-use of under-utilised sites. The Council will utilise the provisions of the Derelict Sites Act, 1990 to encourage the refurbishment of derelict properties.	ü	ü	ü	ü	i	i	Important urban strengthening policy.

TCP 8	Encourage the development of properties facing the river for retail, commercial and tourism related uses to maximise the amenity and tourism potential of the Avoca River.	i	i	ü	i	î ü	i	Focusing on the amenity potential of the river should have the effect of protecting the resource.
TCP 9	Ensure high quality design and the use of high quality materials for new developments which respect the existing streetscape but also leaves scope for innovative design approaches.	i	ü	i	ü	ü	ü	Important to emphasise energy efficient design and maximum use of renewable materials.
TCP 10	Ensure a high quality of design of open spaces to create vibrant civic spaces for a wide range of active and passive activities.	i	i	î ü	ü	i	î ü	
TCP 11	Protect and enhance the existing streetscape, in particular Main Street. In general, new or re-developed buildings should respect the height of the existing streetscape. Higher buildings will only be permitted where there is a valid design reason for increased height, for example on a corner site where a building would add definition to the streetscape.	i	i	i	ü	i	i	
TCP 12	Seek to preserve and enhance existing traditional shop-fronts of high quality.	i	i	i	ü	i	i	
TCP 13	Assist owners of historic properties in their maintenance and repair through advice and grant aid under Building Conservation Grant Scheme operated by the Department of Environment, Heritage and Local Government.		i	i	ü	i	i	
TCP 14	Ensure the appropriate protection of the protected structures listed in Appendix 1.	i	i	i	ü	i	i	

TCP 15	Protect and enhance the existing amenity areas and open spaces.	i	i	î ü	i	i	i	
TCP 16	Encourage, strengthen and expand the pedestrian and cycle network within the town centre.	ü	i	î ü	î ü	ü	ü	Highly sustainable policy. Promotion of walking and cycling will have positive environmental and social benefits, inc. enhancing quality of life for town centre residents.
TCP 17	Minimise vehicular traffic volumes in the town centre and minimise vehicular access routes.	ü	i	î ü	î ü	ü	ü	This policy will serve to enhance air quality and environmental quality in the town centre.
4.1.2	Waterfront Development Zone							
WDZP 1	Encourage a mixture of higher densities in the Waterfront Development Zone to create a vibrant extension to the town centre.	ü	ü	ü	ü	i	ü	Policy seeks to concentrate development within the town, thus reducing pressure on greenfield sites and demand for car travel.
WDZP 2	Ensure a broad mix of uses in the Waterfront Development Zone, with an emphasis on high density employment, retailing, residential, leisure and recreation facilities.	ü	ü	i	ü	i	ü	Important policy in promoting sustainable land use patterns.
WDZP 3	Support the traditional industries of the harbour area that do not detract from the amenity of the town. The Council will continue to promote the marine assets of the port area. Any new development that may occur in the vicinity of this area must not interfere with this port related use.	?	?	?	i	?	?	Unclear if this policy will facilitate most efficient use of the port area in land use terms.
WDZP 4	Promote the development and expansion of marine tourism in the port area through the provision of retailing and tourist accommodation.	i	i	î ü	ü	i	i	
WDZP 5	Promote the Waterfront Development Zone as location for high-tech industries due to the close proximity to the town centre.	ü	ü	î ü	î ü	î ü	î ü	Policy promotes the efficient use of brownfield land.

WDZP 6	Support the establishment of industries dependent on the marine resource, such as chartered boats for sea angling, cruise ships etc.	i	i	î ü	i	î ü	?	Focusing on the use of the marine resource should have the effect of protecting the resource.
WDZP 7	Ensure a high quality urban design and the use of high quality materials to create attractive places to live, work, shop, play and socialise.	i	î ü	î ü	ü	ü	ü	Urban design should take ecological principles into account and provision should be made to foster and enhance natural heritage within all new developments.
WDZP 8	Ensure a high quality design of open spaces to create vibrant civic spaces for a wide range of active and passive purposes and to accommodate higher densities.	ü	ü	î ü	ü	i	i	
WDZP 9	Provide safe and high quality pedestrian and cycle links between the town centre and the Waterfront Development Zone.	ü	i	î ü	i	ü	ü	Reduction in car traffic eases local pollution sources, thereby enhancing environmental quality.
WDZP 10	Reduce noise and water pollution.	i	i	ü	î ü	ü	i	
WDZP 11	Provide safe and high quality pedestrian and cycle links within the waterfront development zone.	ü	i	î ü	î ü	ü	ü	This policy should get priority in the strategic planning of this key development zone.
WDZP 12	Provide new distributor and access routes to service riverside developments.	?	i	?	?	?	?	Opening up access to riverside developments will have a positive impact on the amenity and use of the town centre, however, pedestrian and cycle links should take priority.
4.2	Linking Land Use and Transportation							
LUTP 1	Reduce uncontrolled urban expansion.	ü	ü	ü	?	?	ü	This is a sustainable land use principle that should inform all decisions on spatial growth. Implementation of this policy should be linked to the protection of the town's built heritage together with urban design policies.
LUTP 2	Ensure the efficient use of existing transport infrastructure.	î ü	ü	î ü	î ü	ü	ü	
LUTP 3	Strengthen sustainable means of transport.	ü	î ü	î ü	î ü	ü	ü	Key transportation policy.

LUTP 4	In planning for new developments, ensure the proposed land use accords with the provision of the appropriate transport infrastructure as per the ABC location policy (see policy CIDP 7).	ü	ü	î ü	î ü	î ü	ü	
4.3	Residential Development							
RDP 1	Protect and enhance existing residential areas by infill development, the provision of local services and the upgrading of open spaces.	ü	i	î ü	i	i	i	
RDP 2	Ensure the sufficient suitable zoning of land for residential purposes within the urban area of Arklow.	?	i	?	i	i	i	Policy will require cross-linkage with service infrastructure provision and phasing.
RDP 3	Ensure that a high priority is given to the location of residential development within the existing town centre and the Waterfront Development Zone, utilising brownfield and infill sites.	ü	ü	ü	ü	i	ü	The utilisation of brownfield sites close to transportation nodes and services is a highly sustainable policy with several environmental benefits.
RDP 4	Ensure a high standard and encourage innovation in design, layout, provision of open space and landscaping of new residential developments and generally discourage piecemeal and incidental open spaces.	i	i	ü	ü	i	i	
RDP 5	Encourage variations in housing type and size to create socially integrated neighbourhoods and to respond to the increasing trend towards smaller household sizes.	i	ü	i	i	ü	ü	
RDP 6	Encourage higher residential densities within walking distance of the town centre and public transport nodes.	ü	ü	î ü	?	î ü	ü	Higher densities could lead to a reduction in the need for car transport and minimise land take. Policy should be linked to strong urban design guidelines.

RDP 7	Encourage integrated and mixed housing schemes, including the provision of social and affordable housing, having regard to counteracting social segregation.	i	i	i	i	i	i	
RDP 8	Require a 20 per cent quota of social/affordable housing to be provided from each housing development within Arklow, on zoned lands for residential use or mixture of residential and other uses. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less.	i	i	i	i	i	i	
RDP 9	Increase the Local Authority housing stock to accommodate for the continued demand of social and affordable housing.	i	i	?	?	i	?	Location of housing will be important particularly with regard to accessibility.
RDP 10	Facilitate the voluntary sector in the provision of social housing.	i	i	i	i	i	i	
RDP 11	Provide a range of accommodation types to meet the identified needs of the Traveller community.	i	i	i	i	i	i	
RDP 12	Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of the residents.	î ü	i	i	i	î ü	î ü	Provision of public transportation infrastructure, waste infrastructure and community facilities as part of the phasing of development is essential for sustainable development.
RDP 13	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.	ü	i	î ü	î ü	î ü	î ü	Positive policy that aims to reduce car travel, thus reducing pressure on local air quality.
RDP 14	Provide facilities for waste management in the design of housing schemes.	i	ü	i	i	î ü	i	Aim to facilitate the easy separation of waste.

RDP 15	Ensure the sufficient provision within residential areas of attractive and high quality recreational facilities and amenity areas matching the needs of the residents.	i	i	?	i	i	i	Amenity area policies should include reference to the natural heritage and how they can be used to enhance biodiversity.
RDP 16	Protect and enhance existing recreational and amenity facilities to accommodate modern standards and high quality of design.	i	i	?	i	i	i	
RDP 17	Promote the planting of native trees and hedgerow species as part of landscape designs for new housing schemes.	i	i	ü	i	i	i	
RDP 18	Ensure that all new developments are properly landscaped on completion to match the surrounding area.	i	i	ü	i	i	i	
RDP 19	Encourage the provision of landscaped pedestrian and bicycle links between and within estates and between residential areas and the town centre.	ü	i	î ü	i	i	i	Such links could be used to act as ecological corridors between recreational areas.
RDP 20	Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.	ü	i	î ü	î ü	î ü	î ü	
RDP 21	Promote the development of neighbourhood centres within new residential areas to serve the needs of residential areas with basic facilities.	ü	ü	i	i	ü	ü	Locating community facilities in close proximity to residential areas will serve to reduce reliance on the private car, make more efficient use of serviced land and aid in quality of life enhancement.
RDP 22	Provide high quality residential development road layout, which will facilitate pedestrian movement and control vehicular traffic incorporating appropriate elements of the 'Home Zone' concept.	ü	ü	ü	ü	ü	ü	Key design policy. The application of the Home Zone concept is highly sustainable and innovative.

RDP 23	Co-operate with Wicklow County Council and developers to ensure appropriate estate management.	i	î ü	i	ü	i	i	
4.4	Commercial & Industrial Development							
CIDP 1	Ensure sufficient suitable zoning of land for the development of commercial and industrial development within the urban area of Arklow to match the growing population.	?	?	?	?	?	?	Care should be taken in the selection of zones to enhance sustainable modes of transport and to avoid sensitive ecosystems.
CIDP 2	Ensure the continued support and promotion of existing industries.	i	i	i	i	i	i	
CIDP 3	Diversify the existing employment base of the town by promoting the establishment of new industries. The Council will promote opportunities for a range of employment-creating businesses, including small, medium and large-scale enterprises.	i	i	i	i	i	i	
CIDP 4	Actively promote the town as a centre for commercial employment in cooperation with Wicklow County Council, Forbait and the IDA.	ü	ü	ü	?	i	ü	Policy will help maintain the rural hinterland of the county.
CIDP 5	Promote the development of a knowledge economy in the town through the facilitation of telecommunication infrastructure including broadband connections and other technology.	ü	i	î ü	i	?	?	Should reduce the need to travel, thus easing pressure on land, however could lead to increased energy usage.
CIDP 6	Promote home-based economic activity where by virtue of the nature and scale they can be accommodated without eroding the amenity of residential areas.	ü	i	i	i	i	î ü	Should reduce the need to travel, thus easing pressure on land, however could lead to increased energy usage.

CIDP 7	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.	ü	ü	î ü	î ü	î ü	î ü	Important policy in promoting sustainable land use patterns.
CIDP 8	Promote Arklow as a location for retail warehousing in County Wicklow.	X	?	?	?	?	?	Policy must be cross-referenced to environmental protection policies.
CIDP 9	Promote a good quality-working environment with access to essential services such as open spaces, local shops and leisure facilities within walking distance.	ü	i	î ü	î ü	î ü	î ü	
CIDP 10	Maximise the use of available land, including the reuse of existing zoned land and buildings.	ü	ü	î ü	ü	i	i	Reuse of existing buildings reduces the demand for natural resources and thus reduces quantity of waste generated from the extraction and use of natural resources.
CIDP 11	Continue the promotion of Arklow as a location for the chemical and pharmaceutical industry.	?	?	?	i	?	i	Implementation of this policy will require strict compliance with national waste management targets and environmental quality controls.
CIDP 12	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.	i	î ü	ü	i	ü	ü	Policy positively provides for a new industrial base for the town based on sustainable development.

CIDP 13	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 of the town through the various conservation measures outlined elsewhere in the Plan.	i	i	ü	ü	i	i	Linking heritage conservation to economic development provides an economic rationale for conservation. Good integrated policy.
CIDP 14	Consult with the Health and Safety Authority with regard to all development proposals within the Consultation Distances around all existing designated sites containing hazardous substances i.e. all sites designated under the Control of Major Accident Hazards involving Dangerous Substances Directive (commonly known as Seveso II).	i	i	i	i	ü	i	
CIDP 15	In assessing potential new establishments, the Council will have regard to: <ul style="list-style-type: none"> • The Control of Major Accident Hazards involving Dangerous Substances Directive (Seveso II) • Potential adverse impacts on public safety. • The need to maintain an appropriate safe distance between residential areas, areas of public use and areas of natural sensitivity. 	i	i	i	i	ü	i	
CIDP 16	Promote the orderly phasing of development to ensure essential infrastructure is in place to meet the needs of businesses and their employees.	î ü	î ü	i	i	î ü	î ü	Provision of public transportation infrastructure and waste infrastructure as part of the phasing of development is essential for sustainable development.
4.5	Transport							
TP 1	Facilitate the use of public transport for travel within the town and to external destinations.	ü	i	î ü	î ü	ü	ü	

TP 2	Enhance the permeability of the town through the identification and promotion of opportunities for safe pedestrian and cycling linkages.	ü	î ü	î ü	î ü	ü	ü	Underutilised areas could be identified for use as movement linkage zones.
TP 3	Develop a roads hierarchy to distribute vehicular traffic on appropriate distributor routes whilst minimising the number of car trips through the town centre.	?	î ü	?	î ü	?	?	The distribution of car based traffic will benefit the town centre's environmental quality and amenity. It will be important to implement this policy in tandem with sustainable transportation policies.
TP 4	Introduce traffic calming measures with the town centre and residential areas to reduce vehicular speeds and improve road safety.	i	i	i	i	î ü	?	Traffic calming measures may aid in reducing car based journeys.
TP 5	Alleviate town centre congestion through the adoption of car parking standards that reduce on-street parking in favour of off-street car parking in strategic locations throughout the town.	î ü	i	i	î ü	?	?	This policy may free up town centre road space for cycle lanes etc. but may also encourage car journeys with enhanced parking facilities. Monitoring of this policy will be necessary.
TP 6	Improve accessibility and facilities for people with mobility impairments and/or disabilities.	i	i	i	i	i	i	
4.6	Service Infrastructure							
SIP 1	Improve the standard of water in the rivers, streams and ground water in accordance with the E.U. Water Framework Directive.	i	i	ü	i	ü	i	
SIP 2	Implement a residential and industrial pilot scheme for water conservation.	i	ü	ü	i	ü	i	
SIP 3	Implement a programme for upgrading water supply mains so as to provide adequate standards of water quality, pressure and storage.	i	ü	i	i	i	i	
SIP 4	Provide sufficient potable water to serve all lands zoned for development.	i	?	?	i	i	?	Care must be taken to ensure that water abstraction must not compromise the surface and ground water resources of the town.
SIP 5	Collect foul water sewerage from within the town and its environs and discharge it after treatment in a safe and sustainable manner.	i	i	ü	i	ü	?	

SIP 6	Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks.	i	i	ü	i	ü	?	
SIP 7	Ensure that all new developments provide separate on-site foul and surface water drainage systems.	i	?	ü	i	ü	?	Link the implementation of this policy to policy SIP 9 re. SUDS.
SIP 8	Encourage the implementation of Sustainable Urban Drainage Systems (SUDS) in all new developments.	i	ü	ü	i	ü	ü	Innovative and environmentally-enhancing policy.
SIP 9	Adhere to the requirements of Section 38(1) of the 1996 Waste Management Act, and the Wicklow Waste Management Plan 200-2004 and subsequent revisions. Provide for integrated waste management infrastructure, with an emphasis on reduction, re-use and recycling of the town's waste to meet the needs of projected waste arising during the period of the Plan.	i	ü	î ü	i	ü	?	Policy must strive to ensure maximum recovery and minimum disposal.
SIP 10	Provide, where feasible, for the use of recycled or reused construction materials as part of all new development proposals.	i	ü	î ü	i	ü	ü	
SIP 11	Encourage best practice in waste segregation and management on construction sites.	i	ü	î ü	i	ü	ü	
SIP 12	Promote composting via the provision of community composting facilities.	i	ü	î ü	i	ü	i	
SIP 13	Monitor the production, storage and movement of hazardous materials and co-operate with other agencies in the overseeing of the safe disposal of hazardous waste, with a view to reducing the production of such waste over the Plan period.	i	ü	î ü	i	ü	i	

4.7	Recreation and Community							
CP 1	Ensure that lands zoned for residential development are properly served by essential services as health, education, sporting, community and cultural facilities.	ü	i	i	i	i	i	Reduces need to travel.
CP 2	Encourage flexibility in the design of new facilities in order to allow them to be used for a number of different uses.	i	î ü	î ü	î ü	î ü	i	Flexibility in design extends useful lifespan of the buildings, thus reducing pressure on greenfield sites.
CP 3	Encourage high standards in the design and finish of community facilities.	i	i	i	ü	i	i	Take regard to Cultural Heritage Policies.
CP 4	Include the provision of community facilities (including recreation, cultural and education facilities) in the Development Contribution Scheme.	i	i	i	i	i	i	
CP 5	Promote social inclusion through the provision of linkages between community facilities and existing and future residential areas.	i	i	i	i	i	i	
CP 6	Promote the development of health care and community facilities for the elderly.	i	i	i	i	i	i	
CP 7	Facilitate and assist social and community development in the town.	i	i	i	i	i	i	
CP 8	Encourage the development of specific bodies and programmes to facilitate the integration of those with special needs.	i	i	i	i	i	i	
CP 9	Ensure 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.	ü	i	î ü	î ü	î ü	î ü	Reduces need to travel.

CP 10	Provide sufficient educational facilities for the population of Arklow and assist existing facilities in their plans to expand and develop.	i	i	i	i	i	i	
CP 11	Encourage and support the development of further educational facilities and training programmes for children and adults with special needs.	i	i	i	i	i	i	
CP 12	Provide safe pedestrian and cycling links from residential areas to the schools.	ü	i	ü	ü	ü	ü	
CP 13	Support and increase adult education within the town.	i	i	i	i	i	i	Policy should make specific reference to environmental education specifically in the areas of waste and energy. CHP 7 and NHP 8 provide for increased awareness of heritage. These two policies could be linked to the implementation of this policy.
CP 14	Ensure that provisions of the Childcare Facility Guidelines for Planning Authorities, published by the Department of the Environment and Local Government, are adhered to in all new developments.	ü	i	i	i	i	i	
CP 15	Aid the development of a comprehensive network of full-time, part-time and sessional childcare facilities including childminding facilities, crèches, after-school care etc in suitable locations in the town.	i	i	i	i	i	i	
CP 16	Facilitate the development of playgrounds, and recreational outdoor and indoor facilities within existing and proposed residential developments and in proximity to neighbourhood centres.	ü	i	i	i	i	i	Locating playgrounds in close proximity to neighbourhood centres with serve to reduce car-dependant trips.
CP 17	Protect and enhance existing cultural facilities in the town.	i	i	i	ü	i	i	Links could be made between buildings of heritage significance and cultural facilities. Where possible cultural facilities could be located within buildings of heritage significance.

CP 18	Ensure the continued support of street festivals and assist evening entertainment.	i	i	i	i	i	i	
CP 19	Protect and enhance existing recreational facilities in the town. The Council will protect all land zoned for recreational purposes from non-recreational related development. The Council will identify, in consultation with various interest groups, suitable lands to provide appropriate optional leases for use as recreational and amenity purposes only.	i	i	î ü	i	i	i	
CP 20	Investigate methods of improving the quality and capacity of existing recreational facilities, including the sourcing of appropriate funding.	i	i	i	i	i	i	
CP 21	Facilitate the greater use of existing school sporting facilities by the public.	i	ü	i	i	i	i	Promoting the efficient use of existing facilities minimises duplication of services and land-take.
CP 22	Encourage local community involvement in the upgrading and improvement of public open spaces.	i	i	î ü	i	i	i	Potential to create enthusiasm for the creation of local community gardens.
CP 23	Facilitate community and neighbourhood initiatives to create a greater sense of local responsibility and ownership.	î ü	î ü	î ü	î ü	î ü	î ü	Policy has the potential to positively address the environmental criteria.
CP 24	Protect and extend the existing cemetery facilities.	i	i	i	?	i	i	Due care should be given to any features of heritage significance. Cemeteries are often wildlife refuges. The Council should examine the heritage value of any cemeteries in the town and examine ways of conserving and promoting biodiversity within town cemeteries.
CP 25	Co-operate with Wicklow County Council and other town councils in the County in the development and implementation of the County's Play Policy.	i	i	i	i	i	i	
CP 26	Co-operate with Wicklow County Council in the development and implementation of its Sports and Recreation Policy.	i	i	i	i	i	i	

CP 27	Facilitate the continued operation of existing youth recreational facilities and encourage the establishment of additional facilities in co-operation with community groups and other stakeholders.	i	i	i	i ü	i	i	
4.8	Natural Heritage							
NHP 1	Protect the Town Marsh as a Natural Heritage Area.	i	i	ü	i	i	i	
NHP 2	Develop the Town Marsh in conjunction with Department of the Environment, Heritage and Local Government, into a regional visitor attraction with restricted public access and an interpretation strategy in the form of guided tours, interpretative signs etc.	i	i	ü	i	i	i	Care should be taken that the marsh is not overexploited. The Heritage Officer will have a key role to play here.
NHP 3	Protect and enhance the amenity and tourist value of the Avoca river, including the protection of its banks, footpaths and habitats.	i	i	ü	i	i	i	
NHP 4	Co-operate with statutory bodies including the Departments of Communications, Marine and Natural Resources, Environment, Heritage and Local Government, and Wicklow County Council, and all other stakeholders to reduce the pollution of the Avoca River and facilitate the Eastern Regional Fisheries Board in implementing the recommendations of the 'Restoring the Avoca River' Report.	i	i	ü	i	ü	i	
NHP 5	Protect and enhance the North and South Beaches and the Lake and Nature Reserve as major amenity areas for the town.	i	i	ü	i	i ü	i	
NHP 6	Co-operate with statutory bodies and voluntary groups to reduce the littering and pollution of the beaches.	i	ü	ü	i	ü	i	Policy could be linked with a wider policy of a waste awareness campaign in the town.

NHP 7	Provide for the multi-functional use of open space for recreational purposes, wildlife enhancement, shelterbelts and community gardens.	i	i	ü	i	i	i	Positive policy, facilitating the inclusive use of natural areas.
NHP 8	Create cycle and walking amenity routes along the coast and river frontage.	ü	i	ü	î ü	î ü	î ü	Amenity routes have the capacity to heightened awareness and appreciation of the natural environment.
NHP 9	Encourage the creation of new habitats through providing parks, planting trees, hedgerows etc.	i	i	ü	î ü	î ü	i	Habitat creation is an important aspect of urban planning.
NHP 10	Establish strong ecological links (e.g. corridors) between open spaces within the built environment and the natural landscape.	i	i	ü	î ü	î ü	i	
NHP 11	Encourage wildlife refuges and corridors to protect significant wildlife routes.	i	i	ü	i	i	i	This policy should be applied in the assessment of planning applications.
NHP 12	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 the planning of future developments.	i	i	ü	i	i	i	Very positive policy. The generation of guidelines in this regard, perhaps as part of the Local Heritage Plan, would be most useful.
NHP 13	Increase the awareness and understanding and of the natural heritage of Arklow.	i	i	ü	i	i	i	This is a key policy of The Heritage Council.
NHP 14	Continue to implement the recommendations (both long and short term) of the Arklow Flood Study Report 2002, in order to reduce the possibility of flooding from the Avoca River.	i	i	ü	i	i	i	
NHP 15	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.	i	i	ü	i	i	i	

NHP 16	Co-operate with relevant stakeholders in considering the production and implementation of a local bio-diversity plan for Arklow.	i	i	ü	i	i	i	
4.9	Cultural Heritage							
CHP 1	Protect the architectural heritage of Arklow by means of aiding the maintenance and repair of historic buildings.	i	î ü	i	ü	i	i	
CHP 2	Assist the continuous use of historic buildings by supporting careful alterations to accommodate for modern needs.	i	î ü	i	ü	i	i	
CHP 3	Ensure the protection of all buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, as listed in Appendix 1.	i	i	i	ü	i	i	
CHP 4	Protect and preserve existing monuments.	i	i	i	ü	i	i	
CHP 5	Respect and retain the historic street pattern.	i	i	i	ü	i	i	
CHP 6	Have regard to the Areas of Archaeological Potential or Significance when dealing with planning applications for development. Where permission is granted, the Council will require the developer to have the site works supervised by a competent archaeologist.	i	i	i	ü	i	i	
CHP 7	Ensure that the archaeological and architectural heritage of Arklow is accessible to the public.	i	i	i	ü	i	i	
CHP 8	Seek to increase awareness, appreciation and enjoyment of the archaeological heritage, through the provision of information to the community in co-operation with statutory and other partners.	i	i	i	ü	i	i	
CHP 9	Support the commemoration of Arklow's fishing and ship building heritage.	i	i	i	ü	i	i	

CHP 10	Implement Part IV of the Planning and Development Act 2000 relating to Protected Structures, in accordance with Government policy and Guidelines, will keep a register of Protected Structures and will make additions/deletions to this register as appropriate, in consultation with the National Inventory of Architectural Heritage (NIAH).	i	i	i	ü	i	i	
CHP 11	Ensure that alteration to, or extension of, Protected Structures will only be permitted if the proposal is in keeping with the character of the structure or building, and preserves the architectural and historic features of the structure or building. Planning permission will be needed for any alterations that affect the architectural, historic (or other) features of the structure or building, or for any proposals to demolish a Protected Structure.	i	i	i	ü	i	i	
CHP 12	Have no objection to the change of use of Protected Structures, once it can be shown that the structure, character, appearance and setting will not be adversely affected. It will be an objective of the Council to require sufficient information including full survey drawings, and in some cases, photographs of affected areas to be submitted in order to facilitate a full consideration of potential impacts of proposals.	i	i	i	ü	i	i	
CHP 13	Permit re-introduction of limewash or roughcast render on protected structures in areas where these are traditional, and where there is evidence that such finishes previously existed. Likewise, the re-introduction of traditional doors, windows etc. may be considered acceptable by the Council.	i	i	i	ü	i	i	

CHP 14	Strongly resist the demolition of any Protected Structure, unless satisfied that exceptional circumstances exist. In cases where the demolition of partial demolition of a listed building is permitted, or where permission is given for the removal of feature(s), the proper recording of the building will be required before any changes are made. In all such cases professional architectural advice will be sought and consultation with the NIAH, DOEHLG.	i	i	i	ü	i	i	
CHP 15	Have regard to the Record of Monuments and Places (RMP) in dealing with planning applications for development or threats to items recorded. No development in the vicinity of a recorded feature will be permitted, where it seriously detracts from the setting of a feature or which is seriously injurious to its cultural or educational value. In all such cases the Council shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DOEHLG).	i	i	i	ü	i	i	
CHP 16	Seek advice from the National Monuments and Architectural Protection Division of the Department regarding all developments in the vicinity of known sites or sites of potential. The Council will ensure that provision is made through the planning control process, for the protection and/or excavation of previously unknown archaeological sites and features where they are discovered during development works. In all such cases the Council will consult with the National Monuments and Architectural Protection Division of the Department.	i	i	i	ü	i	i	
4.10	Resource Use							
RUP 1	Enhance the town's image as the host to the largest off-shore windfarm in the world by encouraging all existing and proposed developments to utilise the green energy produced by Arklow Windfarm.	i	î ü	î ü	i	ü	ü	Extremely important policy in the context of the development vision of Arklow. The town has the capacity to become the premier 'green energy' town in Ireland and beyond.

RUP 2	Discourage the use of fossil fuels and increase public awareness about their scarcity.	î ü	î ü	î ü	i	ü	ü	
RUP 3	Promote the recycling of construction/demolition waste and other forms of construction material in new developments.	i	ü	î ü	i	ü	ü	This is an important policy in relation to realising waste management targets and reducing environmental impact of construction.
RUP 4	Promote the use of building designs that minimise energy consumption.	i	î ü	î ü	î ü	î ü	ü	Use of passive solar energy should be explored in all development applications. Guidance from SEI can be sought with regard to promoting energy efficiency.
RUP 5	Facilitate the re-use of brownfield sites.	î ü	ü	i	î ü	î ü	ü	Policy supports sustainable land use principle.
RUP 6	Minimise water abstraction from natural water bodies to minimise the adverse effect on natural habitats.	i	î ü	ü	i	ü	i	Enforcement of strict abstraction rates is vital for the continued protection of the town's water resource.
RUP 7	Encourage the use of water saving measures in private households.	i	ü	ü	i	i	i	
RUP 8	Maintain and improve air quality, predominantly by enforcing EU and national regulations on emission control.	i	i	ü	i	ü	i	Embracing renewable energy will place Arklow at the forefront of sustainable development.
RUP 9	Facilitate the utilisation of renewable energy such as wind and solar energy to reduce the consumption of fossil fuels.	i	î ü	î ü	i	ü	ü	
RUP 10	Support proposals to establish a civic centre for the promotion of sustainable living based on the development of the wind farm on Arklow Bank.	î ü	î ü	î ü	i	î ü	î ü	

Appendix 3 Wicklow County Housing Strategy

The following constitutes an extract from the County Development Plan. References to specific chapters and policies relate to chapters and policies in the County Development Plan.

General requirements and policies in the County Housing Strategy also apply to Arklow.

1. Introduction

This chapter sets out the strategies and policies which the Council* intends to follow over the period of this Development Plan, in order to realise the vision and corporate aims of the Council in the area of housing provision and to fulfil its statutory obligations.

The Chapter firstly establishes the context of housing in Wicklow, in terms of:

- The Council's established Corporate Housing Plan, which determines its own housing activities;
- The broader land use settlement and zoning strategies which have been set out in Chapter 3; and;
- Linking these two, the framework for the County Housing Strategy.

Secondly, the Chapter summarises calculations of housing demand and supply, including the supply of serviced zoned land, which have been made in a detailed Working Paper which supports this Plan. The overall requirement for social and affordable housing is presented.

Thirdly, strategies to ensure the supply of adequate land for housing and necessary construction of social and affordable housing, are set out.

Finally, policies which the Council will apply in pursuit of this strategy and other relevant housing aims, are stated.

This Chapter, together with supporting documents, forms The Council's Housing Strategy under Section V of the Planning and Development Act 2000, for the period 2004-2010, and replaces the existing Strategy adopted for the period 2001-2005. The statutory Housing Strategy under Part V of the Planning and Development Act, 2000, shall be adopted by all Local Authorities within the County of Wicklow, and must form part of their Development Plan. The strategies and policies set out in this Chapter therefore effectively relate to the functional areas of all Local Authorities within the County of Wicklow.

2. Vision

To ensure that, insofar as the resources and the remit of the Council permit, suitable accommodation is available for each household within the County, in an appropriate location and at a price or rent that they can afford; and to promote the development of stable and sustainable communities through policies relating to the location, scale, character and tenure of dwellings built.

- In accordance with Section 94 (1) of the Act, this Housing Strategy has been prepared as a joint strategy between Wicklow County Council, Wicklow Town Council, Arklow Town Council and Bray Town Council. Reference to "The Council" throughout this Chapter should be read as reference to the four Planning Authorities in the County unless otherwise stated.

3. Context

3.1 – CORPORATE PLAN FOR HOUSING

In accordance with its statutory requirements, the Council will endeavour to meet the needs of those requiring accommodation through its own house building programme and a range of social housing options. The general strategy for realising the overall objective is that those who can afford to do so should provide housing for themselves, through the range of options available to them, and that those unable to do so would have access to social housing provided by the Local Authority.

In order to meet this challenge, strategies have been identified and enshrined in the Council's Corporate Plan which effectively charts the direction the programme will take. These strategies are to:

1. Implement the Housing Strategy formulated under Part V of the Planning and Development Act 2000.
2. Promote Social Housing Options
3. Promote the role of the voluntary Housing Sector
4. Maintain all Council housing stock
5. Regulate the private rented accommodation sector
6. Adopt and implement the Action Plan for Homelessness
7. Implement the Traveller Accommodation Plan
8. Promote Good Estate Management Practices.

Further details of these are set out in the Corporate Plan and are referenced where relevant in this Chapter. Strategies and policies adopted in this Chapter are consistent with the provisions of the Corporate Plan for Housing.

3.2 – COUNTY SETTLEMENT STRATEGY

The overall pattern of growth in the number of persons resident in the County of Wicklow and its constituent authorities, has been set out in Chapter 3, which also provides a projection of the likely population in 2010. Chapter 3 also sets out the settlement strategy for the County, within the parameters of the Strategic Planning Guidelines for the Greater Dublin Area, and the National Spatial Strategy.

Housing strategy and policy will undergird the vision and strategies presented in Chapter 3, aiming in particular to ensure that sufficient land and houses are available to facilitate the integrated expansion of Development Centres, that these settlements are balanced in their social composition and that they are grown in accordance with available infrastructure.

3.3 – COUNTY HOUSING STRATEGY

Statutory Requirements: The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000, Part V and Part II of the Planning and Development (Amendment) Act 2002. This chapter of the Development Plan sets out Wicklow's Housing Strategy for the period 2004 – 2010, which is the lifetime of the Development Plan.

The Housing Strategy must include an analysis of demand and supply for the different sectors of the housing market, forecast future needs and shortfalls, and propose objectives to balance demand with supply in a sustainable manner. The procedures for the preparation of a Housing Strategy are set down in the Act.

In particular, the Act specifies that the Housing Strategy will:-

- Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs.
- Ensure that a mixture of house types and sizes is provided to meet the needs of different categories of households, including the special requirements of elderly persons and persons with disabilities.
- Counteract undue segregation between persons of different social background.
- Provide that as a general policy a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social or affordable housing in the area.

Thus the Housing Strategy encompasses both the role of the Authority as the provider of social and special housing and its broader land use planning responsibilities.

The Council adopted its present Housing Strategy in 2001. The Planning and Development Act 2000 requires that a report on progress achieved be given to the Council two years after the making of the housing strategy and:

"Where the report indicates that new or revised housing needs have been identified, the Manager may recommend that the housing strategy be varied accordingly".

This Housing Strategy replaces the existing strategy which was prepared for the period 2001 to 2005 and its provisions have been framed in the light of the review of the previous Strategy, which is summarised below.

REVIEW OF THE 2001-2005 HOUSING STRATEGY AND PROPOSED AMENDMENTS

Elements of the 2001 Strategy: The 2001 Strategy set out the quantum of housing to be provided in County Wicklow, taking into consideration the population and household size projections of the Strategic Planning Guidelines for the Greater Dublin Area.

- It estimated that 1371 units per annum would be required in the period to 2005.
- If required private developers, with certain exceptions, to set aside 20 per cent of sites for social/affordable housing.
- It proposed a programme of social housing by which the housing authorities would facilitate the provision of a total of 1,238 dwellings directly over the period 2001 to 2005. The voluntary and co-operative sector would provide a further 268 dwellings.
- It further provided that all social housing provided under Part V of the Planning & Development Act 2000 in accordance with this strategy should be allocated to persons on the Waiting List for that allocation area in accordance with the Council's Scheme of Letting Priorities.

- Moreover, it provided that affordable housing provided under Part V of the Act in accordance with the terms of The Housing Strategy all should be allocated in accordance with a Scheme of Priorities for affordable housing as adopted by the Council.

PROGRESS TO DATE

- House completions in the County have averaged nearly 2,000 units per annum since the adoption of the 2001 Strategy.
- The programme of social housing has provided 309 new units per annum to the end of March 2003. There have been 70 acquisitions. There are 150 Local Authority and 30 voluntary and co-operative sector dwellings in progress.
- Seventeen social and six affordable houses have so far been agreed in principle under Part V. While this number might seem small it is attributable to a large extent, to the lead in time required between development inception and built.

VARIATIONS PROPOSED: SUMMARY

In the light of the above, and using updated analysis of requirements, the Housing Strategy 2004-2010:

- Increases the required overall level of housing delivery for the period to 2005 and beyond.
- Varies the mechanisms for affordable housing delivery in accordance with the Planning and Development (Amendment) Act 2002
- Maintains the 20% rule for affordable housing within new housing developments, based on the calculations contained in the Housing Working Paper which supports this Plan.

4. Housing Demand and Supply

In framing a Housing Strategy, the Authority is required to establish both the level of social housing need which exists at the commencement of the strategy period and the overall and particular housing requirements which are likely to arise during the currency of the Strategy.

4.1 – ACCUMULATED SOCIAL HOUSING NEED

Table 4.1 sets out the assessed overall social housing need within the County in 2002, as measured by housing waiting lists. This need may arise from: inability to pay for alternative accommodation, unfitness of the existing dwelling; overcrowding; involuntary sharing; homelessness; and other special needs (including the needs of the elderly, disabled and persons with learning disability), as well as homelessness and housing needs of the Traveller community.

Table 4.1: Social Housing need by type, 2002

Category of applicant	Authority				County Total	% breakdown
	Wicklow Co Co	Arklow	Bray	Wicklow		
Grounds of application						
• Cannot meet costs of suitable accommodation	332	187	196	49	764	46%
• Overcrowded/unfit accommodation or involuntary sharing	189	32	205	38	464	28%
• Special needs	64	22	119	153	358	22%
• Travellers	25	1	6	9	41	2%
• Homeless	6	-	32	-	38	2%
Household Composition						
• Single parent and children	227	92	253	18	590	35%
• Two person families with children	169	17	98	147	431	26%
• Single person households	126	106	166	11	409	25%
• Two person families without children	94	27	41	73	235	14%
Total	616	242	558	249	1,665	100%
Source: Wicklow Housing Authorities' Returns to the DoEHLG, March 2002						

Grounds of application:

- The largest single category of need arises from inability to pay for alternative accommodation – 46 per cent of the total in the County as a whole, but 54 per cent in the functional area of Wicklow County Council. About a quarter of all needs relate to dwelling fitness and occupancy issues and another quarter from special needs – though this amounts to just 10 per cent in the functional area of Wicklow County Council.

Household Composition

- In terms of household composition, approximately a third of all applicants are single parents and two person families with children. Single persons each account for a quarter.
- Measured social housing need in the County now therefore relates to a major extent to inability to pay and/or single parenthood
- Thirty-nine per cent of need involves households without children (one person or two person households)
- Special needs account for approaching a quarter of all need, (including 16 per cent medical and compassionate grounds and 4 per cent elderly persons)

4.2 – HOUSING REQUIREMENTS IN THE PERIOD 2004-2010

Housing need over the period 2004 to 2010 will arise from:

- Increase in the number of households ³
- Obsolescence of the existing stock (including existing habitable dwellings that become second homes)
- Additional houses required to facilitate movement of persons within the stock of housing ⁴

Of these, the first is the most significant in Wicklow, where the number of households is rising rapidly. Population projections are set out elsewhere in Chapter 3. The expected increase in the number of persons in the County will give rise to changes in the numbers of households as indicated in Tables 4.2 and 4.3.

In addition, calculations for the period 1996 to 2002, for the County of Wicklow, show that there were, on average, some 440 houses completed each year, whose construction could not be related directly to the growth in the number of households. If these houses were accounted for entirely by obsolescence of the existing stock of housing, it would indicate an annual attrition to the housing stock of about 1.3 per cent. This is a high figure, given the vintage of the stock, and indicates that, in fact, a significant proportion of this figure of 440 houses is accounted for, not by structural or locational obsolescence, road widening and other demolitions, but conversion of existing habitable dwellings to second and holiday homes and the construction of new such homes. Up to half of the total figure may be accounted for in this way.

Table 4.2: Projected population and households 2002 to 2010: Low Growth Scenario (Projected County Population of 134,095 in 2010)

Year	Population	Household Numbers	Average Household Size
2002	114,676	36,975	3.10
2003	117,103	38,046	3.08
2004	119,531	39,116	3.06
2005	121,958	40,187	3.03
2006	124,386	41,257	3.01
2007	126,813	42,328	3.00
2008	129,240	43,515	2.97
2009	131,668	44,633	2.95
2010	134,095	45,766	2.93

Source: Wicklow County Council

*ratio of total population to private households

³ This embraces the overlapping concepts of housing need and housing demand

⁴ This refers to houses that are between occupiers at a given point in time, typically for a short period of time.

Table 4.3: Projected population and households 2002 to 2010: High Growth Scenario (Projected County Population of 146,202 in 2010)

Year	Population	Household Numbers	Average Household Size
* ratio of total population to private households			
2002	114,676	36,975	3.10
2003	118,617	38,498	3.08
2004	122,558	40,022	3.06
2005	126,498	41,545	3.04
2006	130,439	43,069	3.03
2007	134,380	44,592	3.01
2008	138,321	46,573	2.97
2009	142,261	48,224	2.95
2010	146,202	49,898	2.93

Sources: Wicklow County Council

Additional dwellings to facilitate movement within the stock (see 4.4.2 above), may be factored into the overall requirement by adding between 3 and 5 per cent to the growth in the number of households

4.3 – LAND AND HOUSING SUPPLY

Housing Supply: The extent of housing requirements set out above, may be compared to the pattern of housing delivery observed in the recent past (Table 4.4).

Table 4.4: Housing completions, County Wicklow					
1996	1997	1998	1999	2000	2001
1,168	1,147	1,335	1,294	1,484	1,914
2002	2,002				

Sources: DoEHLG: Quarterly Bulletin of Housing Statistics

Housing completions in the County as a whole have averaged in the region of 1,500 over the last five years and 1,800 over the last three.

Assuming that obsolescence and second home construction remain at prevailing levels, and allowing for the required increase in dwellings to facilitate movement within the stock, it may be expected that a continuation of the present housing delivery performance would provide for an annual increase in the net number of households of between 1,000 and 1,250 – sufficient for the low, but not the high, growth scenario for the County.

Land Availability: Table 4.5 summarises the land availability position within the County as at September 2003. Detailed tabulations of land availability by settlement are contained in the working paper prepared in support of the Housing Strategy.

Table 4.5: Capacity of Housing Lands in County Wicklow

Type of Settlement	Hectares	Assumed average density	Housing capacity
Major Growth Centres			
Zoned lands to be serviced			
in plan period	828.2	24.7	20,383
Other zoned lands	50.0	2.5	125
Secondary Growth Centres			
Zoned lands to be serviced			
in plan period	189.7	20.0	3,794
Other zoned lands	41.7	20.0	834
Land in villages	129.0	2.5	323
Total	1,238.6	20.5	25,458

Sources: Wicklow County Council Planning Section

Detailed tabulations of land availability, when compared with anticipated population growth in each settlement (Chapter 3) show that there is sufficient land zoned and serviced (or planned to be serviced) in all major growth centres with the exception of *Bray, Blessington and Balinglass.

Local Area Plans will be prepared for these towns in order to zone required lands and make provision for servicing. A plan will also be prepared for Rathdrum. There are also small shortfalls in the secondary centres of Aughrim, Avoca, Newcastle and Shillelagh. In Aughrim, the water supply scheme is at the design stage and wastewater was recently upgraded.

Shillelagh is served by Tineahy Regional Water Supply Scheme and wastewater treatment has now been upgraded. It should be noted that the 2010 populations for the towns are indicative populations; it is not expected that all the towns will reach these indicative populations. Also the density assumption that has been made is a modest one – 30 in Bray and Arklow, 25 in Wicklow and Greystones, and 20 elsewhere.

4.4 – HOUSING MARKET TRENDS

Nationally the market for housing remains buoyant, with the ESRI⁶ projecting required annual house completions nationally at 49,000 to 2006 and 42,000 thereafter. However, new house prices relative to personal disposable income, peaked in the year 2000. The ESRI suggest that new house prices are likely to fall moderately in real terms over the period of the Strategy.

Nevertheless, there are special factors which are likely to impact on the County. Chief amongst these is the demand arising from the growth of the Dublin region and the associated growth centres within the County. A further factor is the growth of second homes.

For the purpose of this Strategy, therefore, a survey was conducted of house price change expectations amongst auctioneers in County Wicklow, in order to supplement data on anticipated national house price changes.

Taken together, national and local data indicate that a moderation of price increases is expected, with annual rates of increase in the County taken as a whole falling to 4 per cent by 2007.

The background working paper uses these data, together with locally adjusted data on projected national per capita income changes, to calculate

housing affordability for Wicklow residents in each year to year 2010.

The following section summarises the results of these calculations and sets out the implications for the provision of social and affordable housing within the County.

4.5 – SOCIAL AND AFFORDABLE HOUSING REQUIREMENTS

Table 4.6 below summarises the position with regard to the annual rate of household formation and the numbers of households from these new formations who will meet the affordability criteria set out in Section 93(1) of the Planning and Development Act 2000, based on projections of changes in house prices and personal incomes.

Table 4.6: Summary of Anticipated Social & Affordable Housing Need

Measure	2004	2005	2006	2007	2008	2009	2010
LOW							
Household formations (1)	1070	1071	1070	1071	1187	1118	1133
Number of households meeting affordability criteria							
S 93(1) (2)	477	479	473	459	491	450	441
(2) as a % of (1)	44%	44%	44%	43%	41%	40%	39%
HIGH							
Household formations (1)	1524	1523	1524	1523	1981	1651	1674
Number of households meeting affordability criteria							
S 93(1) (2)	679	682	675	654	823	663	652
(2) as a % of (1)	44%	44%	44%	42%	41%	40%	38%

Sources: Wicklow County Council

Requirement for social and affordable housing in private developments

In order to calculate the total requirement for social and affordable housing, the data presented in Table 4.6 must be adjusted and supplemented in ways which are set out below.

Firstly, the absolute numeric target for provision of social and affordable housing by private developers, is derived as follows:

ADD

- Number of new households requiring affordable or social housing (Table 4.6)
- Special needs cases not included in the social housing register⁶
- All other cases being catered for by the voluntary sector

DEDUCT

- Affordable housing freed-up by waiting list clearance⁷
- Surplus (if any) of programme of direct social and affordable housing provision by housing authorities, over accumulated need measured by the waiting list, available to meet prospective social housing need (see section 4.3.1)

⁶ Beglin et Al. Medium Term Review 2003-2010, ESRI, July, 2003

⁷ Given the shortfall in available land within the confines of Bray TC of A Local Area Plan will be prepared for the Environs of Bray to accommodate the needs of the settlement

⁸ It should be noted that the accumulated social housing need which will not be dealt with by the voluntary sector is excluded from the overall calculation of need, since it is assumed to be dealt with by the Local Authority on sites already acquired, through its own building or acquisition programme.

5.1 – PROVISION OF ZONED AND SERVICED LAND IN DEVELOPMENT CENTRES

The overall settlement strategy for the County has been set out in Chapter 3 of the Plan.

- Policy SS1 states that within the Metropolitan area of the County, the Council will encourage housing, industry and other development to locate on suitably zoned lands or in existing towns and villages that have a basic social, community and physical infrastructure.
- Policy SS2 states that in the Hinterland area, the Council will concentrate development in the designated Primary Development Centre of Wicklow Town & Environs and the Secondary Development Centre of Arklow & Environs.

In Chapter 9 of this Plan, the Council commits itself to encourage and facilitate the provision of necessary infrastructure to fully accommodate this population and achieve a balanced economy, social and sustained environment. In particular, the Plan aims to deliver and promote a high quality and efficient water supply, drainage and waste management facilities during the Plan period, which will ensure the long term environmental, social and economic development of the County.

- Policy W1 states that the Council will provide public water supply to towns, villages and rural areas in accordance with the Council's "Water Services Investment Programme" and those identified in Table 9.1 in Chapter 9.
- Policy WS1 states that the Council will provide satisfactory wastewater treatment and ancillary works to all towns and villages in the county to serve existing and future populations in accordance with the Wicklow Settlement Strategy and Hierarchy, in accordance with the Water Framework Directive 2000, Water Services Investment Programme and those identified in Table 9.2 in Chapter 9.
- Section 6.2.2 of Chapter 9 indicates that the Council will require developments to connect to public piped infrastructure where public infrastructure services are adequate or where they will be improved in the future, but that where public treatment capacity is currently not adequate and where upgraded capacity is proposed, the Council will consider the provision of suitable wastewater treatment plants for housing developments prior to the upgrade.

Calculations made in the Housing Working Paper indicates that the existing zoned serviced land, proposed zoning provisions and associated servicing commitments of the Council are sufficient to cater for housing requirements in each of the designated settlement centres with the exceptions of in particular Balinglass, Blessington, Bray (environs) where Local Area Plans will be prepared to remedy the position.

- Provision of subsidised sites by the Housing Authority to facilitate single affordable housing

Next, in order to fix the percentage allocation on each private sector site, the net amount derived above is DIVIDED BY:

ADD

- Total number of new households to be formed over the period (including those requiring social and affordable housing)
- Housing association projected completions – total

LESS (optional)

- All houses constructed on unzoned lands or on sites which fall below the threshold set by the Act

This equation may be established on a year-to-year basis, but for the purposes of this strategy, an average has been derived for the whole period of the Plan and is to be applied in every year of the Plan.

The calculations are set out in the Working Paper prepared in support of this Strategy.

Two options are used to calculate the relevant percentage to be applied⁷. The average requirements over the life of the strategy under each of the options are set out below.

Table 4.7 Percentage Requirement for Social Affordable Housing

Option Used	Population growth assumption	
	Low	High
Option 1	44.2	43.6
Option 2	53.1	52.2

5. The Housing Strategy

The housing strategy to be employed by the Council over the period of this Plan comprises three elements:

1. To ensure that sufficient zoned and serviced land is available in designated development centres and other settlements within the County to accommodate the estimated housing requirements of such settlements during the currency of the Plan.
2. To further provide for social and affordable housing through Part V of the Planning and Development Act 2000.
3. To provide directly for social and affordable housing solutions through its own house building programme, assistance to other agencies and individuals, acquisition of dwellings and other special programmes.

5.2 – DIRECT PROVISION OF SOCIAL HOUSING INCLUDING SPECIAL NEEDS

It is recognised that there will continue to be a need for social and affordable housing irrespective of the level of overall housing output. Wicklow Housing Authorities will continue to endeavour to meet the needs of households through a range of social housing options, including its own direct house building programme and assistance to other agencies.

The Council's Strategic Statement identified the following in relation to its housing responsibility:

"To provide and assist in the provision of suitable, quality and cost-effective accommodation to satisfy the needs of people who are unable to provide housing accommodation for themselves".

The challenge is to ensure delivery of this programme and achievement of the maximum amount of social and affordable housing, thereby providing a quicker and more affordable access to housing for people on limited means. Achieving this will require the Local Authorities to play a wider promotional role, which will also necessitate an enhanced contribution from the voluntary sector.

The Council is committed to promoting and facilitating the use of the full range of social housing options, as set out below.

Provision of New Social Housing by Wicklow Housing Authorities In the absence of a rolling multi-annual housing programme, and given the dependence of the Local Authority on central government funding for housing provision, it is not feasible to set out with confidence the future programme of social housing within Wicklow. There are currently 150 Local Authority dwellings in progress, and 30 being provided by the voluntary and co-operative sector. Starts for 2004 are projected to be 520. Completions are assumed to average 130 dwellings, annually, over the period of the Plan. Within the functional area of the County Council, housing schemes have recently been completed or are in progress in Aughrim, Avoca, Ballinaclesh, Balinglass, Barnardrig, Blessington, Carnew, Dunlavin, Killoole, Newtownmountkennedy, Rathnew, Rathnew, Roundwood, Stratford and Tinahely.

The land bank for social housing comprises some 52 hectares. Based on the likely number of starts in the period 2005 to 2008, additional lands may be sought to accommodate social housing development in North, East and West Wicklow.

Housing Acquisition Programme: Each year as part of its Housing Programme, and where it proves economical to do so, the Council acquires dwellings at various locations throughout the County. To date only former Council houses have been acquired. Acquisitions are expected to be capped at 10 per annum over the duration of the Plan.

⁷ Privately rented housing relinquished by those taking up social housing may be available for social housing purposes

⁸ Option 1 is the basic calculation as set out in the text. In Option 2, the figures are amended to take account of construction on non-zoned land and sites below the threshold. These are deducted from the denominator, since they reduce the base to which the number of affordable houses must be added. At the same time, the number of local authority free or subsidised sites provided at such locations is deducted from the numerator, since this is a reduction in the required affordable housing solutions provided at such locations is deducted from the numerator, since this is a reduction in the required affordable housing provision.

Private Sites Programme: To meet the growing demand and to supplement the traditional housing construction programme, the Wicklow Housing Authorities have continued to operate a scheme for the provision of subsidised sites. Bray Town Council has provided sites at Ballywaltrim. Wicklow Town Council has provided sites on Greenhill Road. Wicklow County Council has provided sites at Ashford, Aughrim, Dunlavin, Enniskerry, Greystones, Kilcoole, Kilmacanogue, Rathdrum, Shillelagh and Tinahely. It is now Council policy to provide private sites only in the south and west of the county, having regard to the cost and availability of lands, most economical and sustainable use of lands and the current housing list. It is anticipated that the annual number of dwellings assisted by this scheme will average 50 over the lifetime of this Plan (in all the housing authorities together). In areas other than the south and west, the Council will continue to provide a mix of social and affordable housing to ensure the best use of lands available while at the same time promoting and encouraging social integration.

Affordable Housing Schemes*: One such vehicle for the achievement of this aim is the Council's own affordable housing schemes.

Within the County Council area, under this scheme the Council provides new houses, at cost price and low interest rates, on land owned by them, to persons qualifying under the terms of the scheme. Some 147 such houses were provided in 2003 and a further 61 are being developed. Schemes completed or currently being developed are at Aughrim/Avoca; Ballinacash; Ballyhaz; Balinglass; Blessington; Kilcoole; Rathnew and Tinahely. Wicklow Town Council presently has proposals to develop a scheme for social and affordable housing for up to 202 units at Ballyguile on the western edge of the town. Arklow Town Council also has proposals for three affordable housing schemes in their area. Bray is unlikely to develop much affordable housing because of the extremely high price of land in the town. This often renders the provision of affordable housing too expensive for those in housing need.

Wicklow County Council will also continue to advance its house acquisitions from new private developments as part of the policy objective of this Plan that 20% of proposed residential units on unzoned land are dedicated as social/affordable housing. Houses acquired by the Council under this objective are sold to eligible applicants using the criteria of the Affordable Housing Scheme. Site subsidies are sought from the Department of the Environment and Local Government in order to make the sale price of the dwelling more affordable. Ten such dwellings have been acquired to date.

It is anticipated that an annual average of 50 dwellings will be provided under these schemes between 2004 and 2010 (all Authorities combined).

Policy H11: To ensure that 20% of any land developed for residential use, or for a mixture of residential and other uses, shall be made available for the provision of social/affordable housing on unzoned lands.

Other Social Housing Options: A number of other schemes are available to eligible candidates, including:

- Shared Ownership Scheme
- Traditional housing loans
- Mortgage Allowance Scheme.
- Extensions to council houses
- Essential Repairs Grants
- Improvement Works in Lieu of Local Authority Housing
- Tenant Purchase Scheme

A contribution to the stock of available social housing is also made through returns to stock, where a vacancy has arisen because the previous occupant is now housed in a dwelling obtained on the open purchase or rental market.

An annual contribution of 20 is estimated for all Authorities combined over the lifetime of the plan, covering the net returns to stock as defined above as well as the budgetary impact of tenant purchase.

The Role of the Voluntary Housing and Co-operative Sector: There are nine groups currently active in the Voluntary Housing Sector in Wicklow: Bray Womens Refuge, Sunbeam House Service, St. Vincent de Paul, Ardee, Cheshire Homes, Peacehaven Trust, Newgrove Housing Association, Kare, Suaimhneas and Respond. There are various schemes at different stages from planning to consideration, to Department of Environment & Local Government approval received, to under-construction.

The role of the voluntary housing sector (voluntary housing associations, co-operative associations, and community associations) will be actively promoted by the Council and is expected to feature strongly over the course of the Development Plan. This Housing Strategy has been based on the expectation that through the implementation of Part V of the Planning and Development Act, 2000, Planning Authorities can work more closely with the voluntary housing sector to expand significantly their contribution to construction capacity across the country. This expectation of an enhanced role for the voluntary housing sector is in turn based on a belief that the sector has remained somewhat under-developed to date.

Specifically, voluntary housing bodies are assisted under the Capital Assistance Scheme with non repayment capital funding and Rental Subsidy Scheme to provide accommodation to meet the special housing needs such as those of the elderly, people with disabilities, homeless persons or small families. Wicklow Local Authorities recognise the potential role of the voluntary sector in the provision of housing for the special needs categories. Wicklow County Council will continue to play a key "enabling" and administrative role in the operation of the Capital Funding Schemes in order to assist approved Voluntary Housing Bodies.

Completions are anticipated to average 30 units per annum over the duration of the Plan. This figure is included as part of the 20 per cent Part V target.

Revitalisation of existing areas of social housing:

- Housing Estate Management. To date 15 Residents Associations have been established or re-organised through the office of the Council's Estate Development Officer.
- The R.A.P.I.D. Programme (Revitalise Areas by Planning Investment & Development) has been in operation since late 2001 and 45 areas nationally have been designated under this programme. Wicklow County Council have responsibility for the implementation of the RAPID Programme and have employed a local Co-ordinator. Bray is the only town in County Wicklow that has been designated under this programme. In Bray five local authority housing estates have been included in the RAPID Programme, they include the following, Fassaroe, Oldcourt, Ballywaltrim Heights, Kibride Grove and Ard Na Greine/Heatherwood/White Oaks/Deerpark/Cois Sleibhe. An Area Implementation Team (AIT) was established, it draws its membership from statutory agencies, community representatives and community organisations. The AIT has responsibility to implement the RAPID strategy at local level. The AIT has produced the Bray RAPID Programme Baseline Action Plan which was submitted to central Government in December 2001

Special needs Accommodation: This includes the needs of the elderly, the physically disabled and persons with learning disabilities.

Purpose built dwellings will continue to be provided for these persons in accordance with need, either as part of the local authority housing programme or through the voluntary and co-operative sector. This objective will also be pursued in respect of private house developments.

Homeless Persons: The most recent data indicate 29 homeless persons in need of housing in County Wicklow. These figures are based on the homeless that have presented themselves to the Council. The true figure is higher, but unknown. The hidden homeless include those sleeping rough or accommodated in hostels or hospitals.

The needs of homeless persons are wide ranging. Services required include initial accommodation, but also settlement and outreach services, health, education and training and social welfare services.

A Wicklow Homeless Strategy has been adopted. Under it, the local authority is responsible for the accommodation needs of the homeless, and the Health Board is responsible for care and welfare needs of these people.

The role of the Homeless Forum, established as part of the strategy, is to oversee the implementation of the Action Plan in the County. This Forum reports to the Housing and Corporate Estate Strategic Policy Committee.

Traveller Accommodation: The Traveller Accommodation Act, 1998 requires housing authorities in consultation with Travellers and the general public to prepare and adopt a five year construction programme to meet the existing and projected accommodation needs of Travellers in their area. The Council is committed to implementing the above programme.

Wicklow County Council adopted the Traveller Accommodation Programme 2000 – 2004 in February 2000. This was reviewed in 2002. The Programme

* The affordable housing scheme should not be confused with the term 'affordable housing' as used in Part V of the Planning and Development Act 2000.

addresses the accommodation needs of existing roadside families and prospective needs over a five-year period.

In order to deal adequately with illegal camping throughout the County, the Council will have an ongoing programme of providing suitable accommodation for Travellers through the following measures:

- **Standard Housing:** A number of travelling families presently camped on the roadside are suitable for standard type housing. This option has to date provided the most units of accommodation for Travellers throughout the County.
- **Single-Site House/Halt:** While it may not be feasible to provide a single site house at a particular location it may be possible to provide a single halt. The Single-site House/Halt is the preferred option of most roadside families in the County. Many of them look upon this as the ideal type of accommodation but it is difficult to find and is an expensive option. Single-Site Housing/Halt is better suited to families who have spent a long time on the roadside and who would find it difficult to make the transition to standard housing.
- **Permanent Halting Sites:** There are two permanent halting sites in the County at Silverbridge and Ballintreskin. Silverbridge can accommodate five families while Ballintreskin can accommodate eight. There are no vacancies in either halting site at present. Halting site accommodation is considered to be transitional accommodation by most families with group housing or standard housing their ultimate ambition.
- **Transient Halting Sites:** There are currently no transient sites in County Wicklow. As a result many families of a semi-indigenous nature, some of whom are related to County Wicklow indigenous families, move into the County temporarily. Such families generally end up parking illegally on public or private property and due to the unsuitable location and lack of sanitary facilities; traffic and health hazards are created. The Council will continue to seek a suitable site for such a facility.
- **Group Housing Schemes:** This is a housing scheme of two or more housing units built together for Traveller families. Work has been completed on a Group Housing Scheme for Travellers in Killoole. This comprises six units as part of an overall housing development on a site adjacent to the temporary halting site. A four-unit scheme has also been completed at Rathnew.
- **Loan Scheme for Purchase of Caravans:** Some twenty families have been assisted under this scheme since 2001 and the Council will continue to make payments available to suitable applicants.

In total, the 2002 review identified a current need for 54 units of accommodation with a projected future need of over 20 over the remaining lifetime of the Plan.

A building programme with an initial target of 20 units per year will be embarked upon and will be subject to annual review in light of progress made in the preceding year.

Asylum Seekers: The Local Authority has facilitated the provision of emergency accommodation for asylum seekers as part of the process of reception, dispersal and direct provision for asylum seekers in Ireland. There are currently three properties in which asylum seekers are housed – in Wicklow, Balinglass and Rathdrum. Expenditure under this heading is 100% recoupable from the Department of the Environment and Local Government

5.3 – PROVISION OF SOCIAL AND AFFORDABLE HOUSING THROUGH PART V OF THE PLANNING AND DEVELOPMENT ACT 2000

In addition to the direct provision of social and affordable housing, and assistance to voluntary housing agencies for such direct provision, the Council proposes vigorously to pursue the provisions of Part V of the Planning and Development Act, 2000, in order to facilitate the provision of such housing alongside private sector developments throughout the County. The policy for implementation of the Part V provisions is set out in Section 4.6.1 below.

6. Housing Policy

In pursuit of its Housing Strategy, Wicklow County Council will, in the execution of its own programmes as well as in considering the planning applications and programmes of other agencies, developers and individuals, apply the policies and guidelines set out in this section.

6.1 – PLANNING PERMISSIONS AND PART V OF THE PLANNING AND DEVELOPMENT ACT, 2000

Section 96 of the Planning and Development Act 2000 provides that the objectives of the Housing Strategy in relation to social and affordable housing shall be implemented by means of conditions attached to planning permissions for residential development.

Policy H2: The Council will require a 20% quota of social/affordable housing to be provided from each housing development within the County, on zoned lands for residential use or mixture of residential and other uses. This requirement will be included as a condition of development, with the exception of an application for development of 4 or less houses, or for housing on land of 0.1 hectares or less.

The Council will operate Part V of the Act in a way that encourages and facilitates a level of supply which will meet the demands of all sectors of the market. It would frustrate the objectives of the Housing Strategy if its implementation were to result in any undue slow-down, interruption of housing supply or disruption of the housing market.

Conditions attached to planning permissions for residential development to which the 20% social/affordable quota applies will

require developers to enter into an agreement with the Council to transfer to the Council either:

- a) Twenty per cent of the land of the site, or
- b) Twenty per cent of the floor area of the housing units, or
- c) A number of fully or partially serviced housing sites to the Council at an agreed cost, or
- d) The provision of (a), (b) or (c) above at another area within Wicklow

The ratio of social to affordable houses to be provided, shall be assessed on a case by case basis, having regard to local housing needs, but at all times the 20 per cent requirement shall be met.

In so far as it is known at the time of the agreement, the Council will indicate to the developer its intentions in relation to the provision of social/affordable housing, including a description of the proposed houses, on the land or sites to be transferred, where such lands form part or parts of the lands which are subject to the application for permission as is, or are specified by the agreement as being parts required to be reserved for the provision of housing.

The Council, in making such agreements, will have regard to:

1. The Development Plan and any relevant local area plan
2. The need to ensure the overall coherence of the development to which the planning application relates
3. The views of the developer in relation to the impact of the agreement on the proposed development, and
4. The need for social integration.

The Council's Planning & Housing Sections will encourage housing developers to whom the 20% quota will apply to discuss the likely terms of the Part V agreements at such consultations. Both the Council and the developer shall thus have a common understanding of the nature of the likely agreement before a decision to grant planning permission is made.

It will be the Council's objective to finalise the agreement within two months at the latest of the grant of permission, in order to avoid delaying the start of Housing Development. All social housing provided under Part V of the Planning & Development Act 2000 in accordance with this strategy shall be allocated to persons on the Waiting List for that allocation area in accordance with the Council's Scheme of Letting Priorities. All Affordable housing provided under Part V of the Act in accordance with the terms of this Housing Strategy shall be allocated in accordance with a Scheme of Priorities for affordable housing as adopted by the Council.

6.2 – MEETING THE NEEDS OF PERSONS WITH SPECIAL REQUIREMENTS

In implementing the strategies for meeting special housing need set out in section 4.5.1, the following policies and guidelines will be applied:

Housing Provision for the Elderly: The main emphasis in the Council's housing policy for the elderly should be to enable elderly people to choose between adapting their homes for the increasing disabilities of old age or to move to accommodation more suited to their needs.

Policy H3: Priority will be given to improving the accommodation of the elderly who lack the basic amenities of indoor sanitary facilities and to provide for increasing disability.

Policy H4: Special attention will be given to the elderly on low incomes in substandard, privately rented accommodation when planning and allocating accommodation for the elderly.

Policy H5: Wherever possible, elderly people will be housed in the vicinity of their own area. Where this is not practicable dependent elderly people in isolated rural areas shall be housed in more suitable accommodation in nearby villages and towns.

The Council will examine the possibility of introducing a scheme that would facilitate elderly people transferring their homes to the Council in exchange for more suitable accommodation.

The Housing Needs of People with Disabilities: Social and affordable housing, for people with disabilities, is required with respect to appropriate crisis units, sheltered and supported housing, and independent living options. A range of housing options are required to facilitate this category of need. Such housing should not be segregated from the general population; rather it should be integrated within housing estates and between estates and in towns and villages.

Importantly, where possible, such housing should meet the following requirements:

- Location – be accessible to public transport
- Access – pedestrian safety and ease of access should be catered for by ensuring that pavements are dished and best access practice is adhered to.
- Accessible design – should suit the requirements of individual tenants and therefore requires direct and on-going consultation with the prospective tenant (with respect to size, design and accessories).

Policy H6: An annual review of social housing waiting lists and consultation with local disability groups and organisations will be undertaken to determine the percentage of such housing required, and in order to research individual housing requirements.

With regards to private housing, at present, the Council has a Disabled Persons Grant in place to assist private homeowners and enable any necessary/reasonable adaptations to a house to accommodate the specific

6.4 – PROMOTING THE ROLE OF HOUSING AGENCIES

The voluntary housing sector represents a potentially valuable resource within the County.

Policy H10: Wicklow County Council will consult comprehensively with the voluntary housing sector through the life of their Development Plans in order to identify and agree opportunities for their participation in the construction of social and affordable houses. This consultation will initially focus on the voluntary housing associations that are currently working in Wicklow or which have expressed an interest in working in the area.

6.5 – HOUSING ESTATE DESIGN, HOUSING MIX & HOUSING TYPES

The nature of social housing has changed considerably in recent years. This has occurred in a context of rapid economic, social and demographic change. The pattern of need has become more diverse and is characterised by different household types with specific housing requirements. These include not only the traditional family unit but lone parents, homeless persons, elderly persons, travellers, and the Disabled. It is therefore felt that the design of social/affordable housing is paramount and specific design features, requirements and standards have been highlighted in Section 7.5 of Chapter 5 of this Plan.

needs and requirements of a disabled person resident.

Policy H7: The Council will seek ways to streamline the processing of all Disabled Persons Grants in partnership with the relevant Health Authority.

Elderly Persons: It is estimated that the number of people over the age of 65 will increase from the current 11.1% of the national population to 18.2% by 2016. This reflects the ageing population of the State, which is also a worldwide phenomenon.

Key housing issues that should be taken into consideration in the provision of housing for older persons are:

- Location – accessible to local retail facilities and public transport, and not be located on steep gradients.
- Accessible design – should meet the requirements of both the disabled elderly and the non-disabled elderly i.e. single storey and double storey housing appropriate on a case-by-case basis. Part M of the Building Regulations, 2001 provides mandatory instructions that all new housing (private, affordable and social) greater than 45m² must be designed to enable adaptable/lifelong housing at a later date if necessary. The ground floor of all homes must contain a bathroom and be designed such that it is adaptable to accommodate a person with a physical disability.

Such measures will result in older persons being able to adapt their home if required and avoid the disruption of a move.

Refugees: Persons who have been granted refugee status have automatic rights to apply and be assessed for local authority housing.

Policy H8: Consideration will be given, in the provision of housing for refugees, to household size and structure and the need for access to social supports in terms of language, education, employment.

6.3 – COUNTERING SOCIAL SEGREGATION

Section 94 of the Planning and Development Act, 2000 states that a Housing Strategy shall take into account the need, inter alia, to counteract undue segregation in housing between persons of different social backgrounds.

Policy H9: It will be the Council's policy to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion.

Specific policies in this regard are set out in section 4.6.5 below.

Appendix 4 Maps

Map I Zoning Map

Map II Specific Objectives

Map III Town Centre Specific Objectives

Map IV Residential Densities

Map V Plot Ratio Zones

Map VI Town Centre Cell

Map VII Area Prone to Flooding

