

Arklow Town and Environs Development Plan

2011-2017

**REPORT ON PRE-DRAFT
CONSULTATION**

**Forward Planning Section
Wicklow County Council**

January 2010



ARKLOW TOWN COUNCIL AND WICKLOW COUNTY COUNCIL

DRAFT ARKLOW TOWN AND ENVIRONS DEVELOPMENT PLAN 2011-2017

REPORT TO THE MEMBERS OF ARKLOW TOWN COUNCIL AND WICKLOW COUNTY COUNCIL UNDER SECTION 11(4) OF THE PLANNING AND DEVELOPMENT ACTS 2000-2008



MANAGER'S REPORT ON PRE-DRAFT CONSULTATION ON THE ARKLOW TOWN AND ENVIRONS DEVELOPMENT PLAN 2011-2017

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SECTION 1 – LEGISLATIVE BACKGROUND

1.1 Introduction

In accordance with Section 11 of Part II of the Planning and Development Acts 2000-2008, Arklow Town Council in conjunction with Wicklow County Council has commenced this review of the Arklow Town Development Plan 2005-2011 and the Arklow Environs Local Area Plan 2006-2012.

It is intended that these two plans will be amalgamated into one updated and combined plan which will provide an improved framework for the planned, co-ordinated and sustainable development of Arklow and its Environs and for the protection, conservation and enhancement of its natural and built environment. This plan shall be prepared as the 'Arklow Town and Environs Development Plan 2011-2017'.

This report forms part of the statutory procedure for the review of the existing Arklow Town Development Plan and the preparation of a new combined Arklow Town and Environs Development Plan. Its purpose is to report on the outcome of the statutory consultation process and to set out the Manager's response to the issues raised in the submissions received during the statutory public consultation period.

The Manager's Report is required to deal with any submissions or observations received on foot of the notifications and consultations (carried out under Section 11 (2) and (3) of the Act), with, *inter alia*, the public, the Minister and prescribed bodies, service providers, adjoining planning authorities, the regional authority, the County Development Board and the Board.

This report shall also set out the Manager's recommendations for policies and objectives to be included in the Arklow Town and Environs Development Plan 2011-2017.

1.2 LEGISLATIVE BACKGROUND TO THE PREPARATION OF THE MANAGER'S REPORT

The Manager's Report is prepared and submitted in accordance with the requirements of Section 11 of Part II of the Local Government Planning and Development Acts 2000-2008.

The Manager's Report must:

- List the persons or bodies who made submissions or observations, as well as any persons or bodies consulted.

- Summarise the issues raised in the submissions and during the consultations, where appropriate.
- Give the opinion of the Manager on the issues raised. In this regard the Manager's opinion must take into account (a) the proper planning and sustainable development of the area, (b) the statutory obligations of any local authority in the area, and (c) any relevant policies or objectives of the Government or any Minister of the Government.

Finally, the Report must state the Manager's Recommendations on strategies, policies and objectives to be included in the Draft Development Plan. The legislation also requires that all of the foregoing must be considered against the backdrop of national policy, guidelines and standards.

The Manager's Report must then be submitted to the Members of the Planning Authority or a Committee of the Planning Authority for their consideration.

Members may then issue **directions** to the Manager regarding the preparation of the Draft Development Plan (Section 11(4)(d)). Further details relating to the issuing of directions is set out in section 1.5.

1.3 PRE-DRAFT CONSULTATION PROCESS

The Planning and Development Act 2000 superseded previous planning legislation and introduced changes in the Development Plan process. These changes include the provision whereby members of the public, service providers and other organisations and bodies can now make submissions prior to the preparation of Draft Development Plan. This allows public involvement at a much earlier stage in the plan preparation process and is intended to enable everyone to have a sense of ownership of Development Plans.

The pre draft consultation stage commenced on Wednesday the 28th of October 2009 and ran for eight weeks up to the 23rd of December 2009. The aim of the consultation process was to enable the public and interested parties to give their observations on the review of the existing Plan and the preparation of the new Plan, including what planning issues the new Plan should address. The consultation process included the following:

Public Advertisement of Pre-Draft Consultation Process and Notice to the Prescribed Bodies & Non Prescribed State Agencies & Community/Voluntary Groups

A public advertisement was published in order to advertise the commencement of the pre-Draft consultation process and to invite submissions. A copy of the public advertisement is

included in Appendix A. A copy of the Background Issues Paper (as detailed below) was also distributed alongside the notice to Prescribed Bodies and Non Prescribed State Agencies & Community/Voluntary Groups. A list of the bodies consulted is provided in Appendix B.

Distribution of 'Arklow Town and Environs Development Plan 2011-2017 Issues Paper'

An 'Issues Paper' was prepared to encourage public input at the start of the Plan-making process. The Issues paper is a consultation document, which sets out a broad overview of the main development issues facing the plan area and aims to stimulate public debate on what broad planning and development matters should be considered in the new Plan. The issues paper was made available at Arklow Town Council offices, Arklow Area Office, Arklow Library and Wicklow County Council offices.

Public Meetings

Following the publication of the Background Issues Paper for the plan a public consultation meeting was held in the offices of Arklow Town Council on Tuesday the 10th of November. Planning Officials were present at this meeting to disseminate relevant information pertaining to the Development Plan review process and to note any comments and observations made by attendees. A total of 30 people participated in this consultation process.

Other consultations

Further consultation was carried out with Airtricity relating electricity transmission infrastructure and the future requirements for the Arklow Area.

The Industrial Development Authority (IDA) was also consulted in regard to the existing employment situation in Arklow and any future plans for the area.

1.4 APPROACH TO CONSIDERATION OF REZONING PROPOSALS

The purpose of this stage of the Development Plan making process is to set out an overall strategy for the development of the Arklow Town and Environs Area and a broad policy structure to be contained in the Draft Plan. The proper planning and sustainable development of the area requires that such a framework be agreed and that the rezoning of land can only be considered in this context.

It would be premature, therefore, at this early stage of the process to make determinations on each individual rezoning proposal. When a proper strategy and set of policies have been drafted, each rezoning proposal will then be considered in this framework.

1.5 STRUCTURE OF THE MANAGERS REPORT

Although it is proposed to amalgamate the existing Arklow Town Development Plan and the Arklow Environs Plan it should be noted that while one plan will apply to the overall area, this area will still be governed by two separate jurisdictions.

Having regard to the fact that the proposed plan area is covered by two planning authorities for convenience purposes the submissions received have been divided into three separate sections. Section A deals directly with submissions that relate to both the Town and Environs Area and therefore are for consideration by both sets of elected members. Section B deals directly with submissions specifically relating to the Arklow Town Council jurisdiction while Section C deals directly with submissions relating to the Arklow Environs Area.

Note* While Section A relates to submissions for consideration in both jurisdictions, Sections B and C are only to be considered by the representatives of the relevant jurisdictions to which they relate i.e. only submissions directly relating to the Arklow Town jurisdiction should be considered by the Arklow Town Council Members (Sections A & B) while members of Wicklow County Council should only consider submissions relating directly to lands within the Arklow Environs Area (Sections A & C).

1.6 MEMBERS CONSIDERATION OF THE MANAGER'S REPORT

This report is submitted to the Members of Arklow Town Council and the Members of Wicklow County Council for their consideration. The Members, following consideration of the report, may issue directions (in accordance with the criteria with section 1.5 above) to the Manager

regarding the preparation of the Draft Development Plan. These directions must be issued not later than 10 weeks after the submission of this report to the elected Members.

Directions might consist of concerns that Members would like to see addressed or policies and/or objectives that Members would like to see incorporated into the Draft Development Plan. The directions must take account of the statutory obligations of the Council, relevant policies or objectives of the Government or of any Minister of the Government. In issuing directions, Section 11 (4)(f) of the Act states that the Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates.

The statutory obligations are, in the first instance, set out in preamble to the Planning & Development Act, 2000. The Act states as a fundamental principle, that it is enacted “ to provide, in the interests of the common good, for proper planning and sustainable development” and that “a development plan shall set out the overall strategy of the proper planning and sustainable development of the area of the development plan”. (Appendix C of this report sets out the requirements of the Act with regard to the content of Development Plans)

The responsibilities conferred by the Planning Acts, with reference to plan preparation and making, consistently refer to the decision making process as having to take account of proper planning and sustainable development. Section 11, sub sections (4) (b) (iii) and (d) clearly state that the Managers report shall take account of “the proper planning and sustainable development of the area” and “any relevant policies or objectives of the Government and any Minister of the Government”. The 2000 Act further clarifies at paragraph (f) of the above Section 11, that in *issuing directions* under paragraph (d) “the members shall be restricted to considering the proper planning and sustainable development of the area to which the plan relates”. Furthermore Section 12, sub section (11) is unambiguous in setting out that “in making the development plan under sub section (6) and (10) the members shall be restricted to considering the proper planning and sustainable development of the area” and “any relevant policies or objectives.... of the Government or any Minister of Government”.

Section 27(1) states that “A planning authority shall have regard to any regional planning guidelines in force for its area when making and adopting a development plan” while Section 28 (2) states that “The Minister may, at any time, issue guidelines to planning authorities regarding their functions under the Act and planning authorities shall have regard to those guidelines in the performance of their duties”.

The Development Plan Guidelines for Planning Authorities issued by the DoEHLG in 2007 directs that “planning authorities *must* have regard to any Regional Planning Guidelines in force for their areas when making and adopting a development plan”.

1.7 THE NEXT STAGE OF THE DEVELOPMENT PLAN REVIEW

Appendix D includes an indicative timetable for the preparation of the new County Development Plan. Following the consideration of this Manager’s Report by the Elected Members and the issuing of directions regarding the preparation of the Draft Development Plan (which must be issued within **10 weeks** of the date of this report), a twelve-week period is allotted by the Acts for the preparation of the Draft Arklow Town and Environs Development Plan 2011-2017.

This means that the Draft Plan will be due for submission to the members on 5th of May 2010. Members of both jurisdictions will then consider the Draft Plan and have 8 weeks to amend it before it goes on public display on the 23rd June 2010.

1.8 STRATEGIC ENVIRONMENTAL ASSESSMENT

What is a SEA?

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Why is it needed?

The SEA is being carried out in order to comply with the provisions of the SEA Regulations and in order to improve planning and environmental management within the Arklow Town and Environs Area. The output of the process will be an Environmental Report, which should be read in conjunction with the Draft County Development Plan.

How does it work?

All of the main environmental issues in the town and environs area are assembled and presented to the team who are preparing the new plan. This helps them to devise a plan that protects whatever is sensitive in the environment. It also helps to identify wherever there are environmental problems within the area- so that these won't get any worse - and ideally the plan tries to improve these.

To decide how best to make a plan that protects the environment as much as possible the planners examine alternative versions of the plan. This helps to highlight the type of plans that are least likely to harm the environment.

What is included in the Environmental Report, which accompanies the Draft Plan?

The Environmental Report contains the following information:

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Plan;
- An assessment of Plan policies and objectives; and,
- Mitigation measures which will aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will avoid/reduce the environmental effects of implementing the Plan.

What happens at the end of the process?

When the Draft Plan is adopted a document must be made public, referred to as the SEA Statement.

The SEA Statement must include information on how environmental considerations have been integrated into the Plan and why the preferred alternative was chosen for the Plan in light of the other alternatives - this introduces accountability, credibility and transparency into the Plan-making process.

Consultation

The Planning & Development (SEA) Regulations 2004 require consultation with the three 'environmental' authorities i.e. the Environmental Protection Agency, the Department of the Environment, Heritage & Local Government and the Department of the Communications, Energy & Natural Resources. The initial consultation involves determining the scope of the SEA and identifying the main environmental issues in the plan area. The three authorities were initially requested in October 2009 to provide their opinion as to the scope and level of detail of the SEA. While an overall submission to the Arklow Town and Environs Development Plan review was made by the DoEHLG, a more direct response on SEA procedure was received from the EPA. The DCENR stated that they had no comment to make on the scope of the scope of the SEA at this stage.

Note * The first stage 'Scoping' is currently ongoing at present and will be completed over the coming weeks. Once the Scoping exercise has been completed the information obtained shall be used to inform the Environmental Report.

Furthermore, the general public was also invited to comment on the SEA as part of the general public consultation process for the County Development Plan review. There were no submissions received relating directly to the preparation of the Strategic Environmental Assessment.

The submissions from the environmental authorities (and any other prescribed bodies with an 'environmental' remit) and the public will be considered in the drafting of the Environmental Report.

SECTION 2 LIST OF THOSE WHO MADE SUBMISSIONS

No.	Name	Agent/representative	Page	Area Jurisdiction
Prescribed bodies				
1	Department of Communications, Energy & Natural Resources (CENR)	Seana McGreaty	12	ATC & WCC
2	Department of Education & Science	Shirley Kearney	12	ATC & WCC
3	Department of Environment, Heritage & Local Government	Teresa Halloran	13	ATC & WCC
4	Eastern Regional Fisheries Board	Pat Doherty	14	ATC & WCC
5	Environmental Protection Agency	Cian O' Mahony	15	ATC & WCC
6	Geological Survey of Ireland	Sarah Gatley	15	ATC & WCC
7	Health and Safety Authority	Alice Doherty	16	ATC & WCC
9	National Roads Authority	Michael McCormack	17	ATC & WCC
10	National Transport Authority	Owen Shinkwin	20	ATC & WCC
Elected Representatives Submissions				
8	Local Area Councillors		49	WCC
Public Submissions				
11	Wicklow VEC	Mary Mooty	23	ATC & WCC
12	AirTricity	Seamus Mc Cabe	25	ATC & WCC
13	Arklow Business Park Ltd	Muir Associates	50	WCC
14	Arklow Rowing Club	Arklow Rowing Club	27	ATC
15	Arklow United Schoolboys/girls football club	Neill McAnaspie,	26	ATC & WCC
16	Byrne, John		28/51	ATC & WCC
17	Duffy, Sandra		29	ATC
18	Duffy, Sandra on behalf of Mark Canavan	Sandra Duffy	32	ATC
19	Duffy, Sandra on behalf of Liam O'Neill	Sandra Duffy	32	ATC
20	Duffy, Sandra on behalf of Catherine Brennan	Sandra Duffy	34	ATC
21	Duffy, Sandra on behalf of Jimmy Dunne	Sandra Duffy	34	ATC
22	Duffy, Sandra on behalf of Marian Doyle	Sandra Duffy	35	ATC
23	Duffy, Sandra on behalf of Maeve McBride	Sandra Duffy	36	ATC
24	Duffy, Sandra on behalf of Kerry Forde	Sandra Duffy	37	ATC
25	Duffy, Sandra on behalf of Grainne Duffy	Sandra Duffy	39	ATC
26	Duffy, Sandra on behalf of Jimmy Russell	Sandra Duffy	40	ATC
27	Duffy, Sandra on behalf of Peter Power	Sandra Duffy	40	ATC
28	Duffy, Sandra on behalf of Paddy Finn	Sandra Duffy	41	ATC

29	Fedra Residents Association	T Spacey	42	ATC
30	Furlong, Aidan		43	ATC
31	Holfeld Plastics Ltd	PD Lane Associates	52	WCC
32	Hyland, Pauric	Emmett Duggan	53	WCC
33	Hyland O'Reilly, Charles	David Dempsey	44	ATC
34	Ivory, Pat		45	ATC
35	Kavanagh, Dawn	Simon Clear	54	WCC
36a & 36b	Kavanagh Harry		55/56	WCC
37	Kinch Paul		57	WCC
38	Quinn, Graham	Tom Phillips	46	ATC
39	Rappel Enterprises Ltd	Conor McCarthy	58	WCC
40	Roadstone Wood Ltd	Derry O'Sullivan,	59	WCC
41	Sea Bank Residents -Local Residents		60	WCC
Late Submission				
42	Weadick, Joe		47	ATC

KEY: **ATC** = **ARKLOW TOWN COUNCIL**

WCC = **WICKLOW COUNTY COUNCIL**

SECTION 3

SUMMARY OF ISSUES RAISED, MANAGER'S OPINION ON ISSUES RAISED AND MANAGER'S POLICY RECOMMENDATIONS.

Section A: Submissions relating to both the Town and Environs Area

No. 1
Department of Communications, Energy & Natural Resources
States that the Department have no comments to make on the Development Plan at this time.
Manager's Opinion
Noted
Managers Policy Recommendations
None

No. 2
Department of Education
<p>Based on the indicative population figures set out in the issues paper, the Department of Education recommends the following:</p> <ul style="list-style-type: none">• 2.2ha of land be reserved for primary school provision• 4.6ha be reserved for post primary school provision <p>The department further recommends that such site provision should in so far as is possible be located in close proximity to local community facilities.</p>
Manager's Opinion
<p>This submission has been noted. The Arklow Town and Environs Development shall provide for adequate zoned lands to accommodate the future primary and post primary school needs in order to meet the projected population of the plan area. In so far as possible such lands shall be located in close proximity to existing community facilities. Where this is not possible other lands located in close proximity to public transport links such a bus services shall be considered.</p>
Managers Policy Recommendations
<p>The Draft Development Plan will include appropriate policies and objectives (including the zoning or designation of lands) aimed at facilitating the adequate provision of primary and post primary educational facilities</p>

No. 3
Department of Environment, Heritage & Local Government
<p>The Department has made two separate submissions on the proposed development plan. These submission shall be dealt with separately as follows:</p> <p>A) Submission 1 concentrates directly on the area of archaeological heritage and states that the plan should have regard to international and national policy. Particular attention is also placed on the importance of identifying National Monuments located within the plan area. The submission identifies how potential issues for archaeological heritage arising from development pressure can be avoided through adherence to the criteria set out in 'Framework and Principles' for the protection of the archaeological heritage and proposes that such measures be identified in the plan.</p> <p>B) Submission 2 concentrates solely on issues relating to architectural heritage within the town and environs area and identifies the following issues:</p> <ul style="list-style-type: none"> - The importance of Strategic Environmental Assessment in considering architectural heritage as a material asset - The SEA process should be used to provide increased recognition of existing architectural heritage within the area. - The need for the inclusion of a vision in the plan aimed at further developing the heritage components of the area within and beyond the lifetime of the plan. - The potential for the development of a new plan to consolidate the built form of Arklow reinforcing its sense of place and identify within county should be examined. This should be carried out through an architectural framework for the future development within the town centre that ensures good quality urban design. - The submission concludes with an appendix outlining the extent of scoping that is required relating to the material asset of architectural heritage
Manager's Opinion
<p>The content of this submission has been noted and will be taken into consideration in the preparation of the Strategic Environment Assessment for the Development Plan. The SEA shall guide the policies and objectives relating to Archaeological and Architectural Heritage in the Arklow Town and Environs Development Plan in order to ensure the preservation of existing features where appropriate and the integration of new developments into the existing built environment.</p>
Managers Policy Recommendations
<p>The Draft Development Plan will include appropriate policies and objectives to ensure the ongoing protection and enhancement of archaeological and architectural heritage in accordance with the guidelines and advice issued from the DoEHLG</p>

No. 4
Eastern Regional Fisheries Board (ERFB)
<p>The ERFB submission makes reference to the watercourses within the Arklow Town and Environs Plan area with particular reference to the tributaries of the Avoca/Ballyduff River system and the Templerainy River system. The ERFB submission requests the following:</p> <ol style="list-style-type: none"> 1. The disturbance of riparian habitats should be minimised. An undisturbed buffer zone between development areas and the riverbank should be maximised 2. The ERFB would welcome the designation of lands along surface waters as areas of open preservation allowing protection / enhancement of biological diversity while providing open space and recreational amenity for river users. 3. Areas of open space/buffers should be provided along the Ballyduff Tributary extending as far as the zonings marked Kish A and Kish B1 in the current plans for the area. <p>The ERFB submission is accompanied by a map that outlines the proposed extent of wildlife corridors recommended to be included in the Development Plan.</p>
Manager's Opinion
<p>The contents of the Fisheries Board submission have been noted. A SEA is concurrently being carried out alongside the crafting of the Development Plan for Arklow Town and its Environs. At the forefront of this process is the preservation and enhancement of existing natural heritage within and surrounding the plan area, including river systems and riparian habitats.</p> <p>The SEA process will use existing information compiled from the Arklow Urban Habitat Mapping study (2008) in order to identify areas of local and national importance alongside the content of the boards submission in order to comprehensively ensure the future development of the plan area is carried out in a manner which is not detrimental to the existing natural habitats and environment within the plan area.</p>
Managers Policy Recommendations
<p>The Draft Development Plan will include appropriate policies and objectives to ensure the ongoing protection and enhancement of natural amenities within the Development Plan area and in accordance with the guidelines and advice issued from the DoEHLG and ERBF.</p>

No. 5
Environmental Protection Agency
This submission relates specifically to the requirements of the EPA regarding the preparation of the Environmental Report for the Development Plan. The submission includes the EPA SEA pack, which contains a checklist for measure to be taken in gathering information and the steps involved in the SEA process.
Manager's Opinion
The SEA shall be used to inform all policies/objectives for the future development of the plan area in accordance with the requirement of the EPA
Managers Policy Recommendations
Arising from the content of the Environmental Report the draft Development Plan will include appropriate policies and objectives to ensure the ongoing protection and enhancement of the local environment.

No. 6
Geological Survey of Ireland
The submission from GSI states that at present there are no geological heritage sites currently on their database that lie within the Arklow Town and Environs Plan boundaries. GSI requests that a copy of any reports detailing site investigations carried out in the area and information on any proposed ground excavations be sent to their office in order to update their database.
Manager's Opinion
This submission has been noted.
Managers Policy Recommendations
The Council will consult with the Geological Survey of Ireland as it is deemed necessary, when dealing with any proposals for major developments, which will entail "significant" ground excavation, such as quarrying, road cuttings, tunnels, major drainage works, and foundations for industrial or large buildings and complexes.

No. 7
Health and Safety Authority
<p>The HSA makes the following recommendations for future policy in the Arklow Town and Environs Development Plan:</p> <ol style="list-style-type: none"> 1. Policies relating to the provisions of Article 12 of the Major Accidents Directive 105/2003/EC. 2. The indication of consultation distances in all mapping relating to the plan area in accordance with the requirements of the HSA. 3. A policy relating to the future siting of new major hazard establishments and development in the vicinity of such establishments. 4. The inclusion of the names of existing notified sites i.e. Sigma Aldrich Ltd, Vale Road, Arklow, Co. Wicklow. (Consultation distance 1000m)
Manager's Opinion
<p>The contents of this submission have been noted. Policies relating to existing notified sites and the future development of such facilities shall take due cognisance of Article 12 of the Major Accidents Directive.</p>
Managers Policy Recommendations
<p>As contained in the current Arklow Town Development Plan and the Arklow Environs Local Area Plan policies relating to existing notified sites and the future development of such facilities shall take due cognisance of Article 12 of the Major Accidents Directive.</p>

No. 9

National Roads Authority

The submission from the NRA makes reference to the maintenance of the carrying capacity of existing national routes and that current schemes being prepared for Arklow , its environs and Co. Wicklow should be recognised and acknowledged in policy where they specifically related to the Arklow area.

1. Specific reference is made to the Arklow/Rathnew N11 scheme and its integration with the M11 north of the Arklow Environs plan boundary. It is requested that future zoning/policies should not compromise the future feasibility for the development of such projects where scheme planning or potential routes have been identified. It is also requested that reference to the upgrading of sections of the N11 to motorway status be acknowledged in the plan.

2. The NRA recommends that particular caution should be exercised in zoning lands in close proximity to existing junctions providing access to national routes. Development policies for the future development of such lands should reflect and safeguard the strategic role of junctions in catering for the safe and efficient movement of inter-urban and interregional traffic.

3. Appropriate Strategic Transports Assessment (STA) should be undertaken in the preparation of the development plan to determine the capacity of the local road network, the interface with the M11 and associated junctions and the impact of the extent of development envisaged in the plan area on the operational efficiency and capacity of the national route. It is also advised that the cumulative impacts of any proposed developments in the area need to be considered.

4. The NRA recommends that all development objectives and especially zoning objectives should guide developers to design for sustainable transportation requirements at the earliest states of development design. Reference to the provisions of the Traffic Management Guidelines should also be used in the design process. Having regard to the aforementioned the NRA requests that the Development Plan includes a specific objective that all planning applications for significant development proposals be accompanied by a transport and traffic assessment.

5. It is also recommended that all existing and proposed developments in proximity to national roads shall be subject to the objectives set out in S.I No. 140 of 2006 Environmental Noise Regulations

Manager's Opinion

1. While the entire length of the N11/M11 within or adjoining the plan area has already been upgraded, no provisions or policies will be included in the draft plan that will preclude any further works including the tie in with the Rathnew – Arklow upgrade. A reference to the new motorway status of the N11/M11 will be included in the draft plan.

2. Significant tracks of land adjacent to the N11/M11 and associated junctions have already been zoned for development in the County Development Plans of 1999 and 2004 and these zoning have been carried forward into the current Arklow environs LAP 2006. However, in the crafting of the new draft plan, all existing zonings will be reviewed with regard to their necessity and appropriateness, considering, among other factors, issues relating to traffic safety and ensuring the role of the N11 / M11 is not compromised.

It should be recognised however that Arklow is designated a growth town in the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and therefore is targeted to grow significantly over the next 10-15 years. In this context, it may not always be possible to prevent the use of national networks by traffic generated from local developments; however, the plan will include those road objectives required to move traffic around the settlement without use of the N11/M11.

3. While it is not intended to carry out a Strategic Transport Assessment (STA) of the draft plan, all zonings and road objectives will be crafted on the basis of ensuring the optimal movement of traffic through the settlement, having regard to existing road and junction capacities. Where deficiencies are evident, the draft plan will endeavour to address same. It should also be considered that the integration of land-use and transportation is key to the crafting of this draft plan, which will have the impact of reducing car journeys and use of the national road network for local journeys.

4. The plan will include sufficient guidance for developers regarding traffic and transport assessments and sustainable transport, with particular reference to NRA /DOE/DOT guidance publications.

5. In accordance with S.I no. 140 of 2006 Environmental Noise Regulations it is considered appropriate that Draft Plan include policies/objectives, which address the above.

Managers Policy Recommendations

It is recommended that the Draft Development Plan includes policies / objectives that provide for:

- the future improvement of the N11/M11.
- the future infrastructural and transportation needs of the Arklow Town and Environs Area, with particular regard to protecting the strategic role of the N11/M11.
- the integration of sustainable transport design into new developments.
- traffic and Transport Assessments in accordance with the NRA guidelines.
- all proposed developments in close proximity to national roads shall be required demonstrate compliance with the objectives set out in S.I No. 140 of 2006 Environmental Noise Regulations

No. 10

National Transport Authority (formerly the Dublin Transportation Authority)

The National Transport Authority submission requests the consideration of a number of key issues in the preparation of the plan for the future development of Arklow Town and its Environs:

1. **Population and Housing:** Population targets for the plan area should be balanced alongside employment growth.
2. **Zoning and Housing Completions:** The Draft Development Plan for the area should adhere to the principles of the 'Development Plan Guidelines for Local Authorities' whereby lands located closest to the town centre should be prioritised for development over lands located further from the town centre.
3. **Housing Layouts:** It is recommended that the principle of the Urban Design Manual (DoEHLG 2009) be adhered to in the development of new residential areas within the plan area.
4. **Employment and Industry:** Employment growth should be linked directly with population growth and given the extent of existing employment zoned lands (estimated at four times the required amount based on the projected population) no further lands should be zoned for employment purposes.

The Plan should further emphasise the importance of policies EMP1 and EMP7 as set out in the Draft Wicklow County Development Plan 2010-2016 regarding the concentration of employment development around key transport locations and central areas.

5. **Infrastructure:** The plan should include policies that promote the use and development of more sustainable forms of transport such as walking and cycling. Public Transport Interchange facilities at Arklow Train Station should be improved in accordance with the design report previously carried out for this area.
6. **Car Parking:** The NTA recommends that maximum car parking standards be applied in accordance with the proposed maximum regional parking standards as set out in the DTO "Greater Dublin Demand Management Study".

Manager's Opinion

1. The purpose of the Town and Environs Development Plan is to provide a framework for the planned co-ordinated and sustainable development of the Arklow Area, at the forefront of this is the vision to provide for population growth, housing, employment and community facilities in a balanced manner. In this regard, appropriate analysis of housing and employment needs based on the projected population for the plan area) as guided by the County Development Plan and the Regional Planning Guidelines) will be carried out in order to ensure that adequate provision is made for the development of employment opportunities alongside housing growth.

2. In the crafting of the draft plan, Ministerial guidelines will be taken into account, as will the principle of proper planning and sustainable development. Lands closest to the core will be considered first for development or new zoning (where a need is identified) before lands at the edge of the centre or out of centre are considered.

3. Noted. This document will be referenced in the draft plan

4. The NTA's analysis of the amount of zoned employment land will be considered in detail in the crafting of the draft plan. Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment-zoned land required is still ongoing. Preliminary analysis however confirms the NTA's analysis that there is an excess of employment-zoned land, given the employment role and catchment of Arklow in the region. In the crafting of the new draft plan, all existing zonings will be reviewed with regard to their necessity and appropriateness.

5. The Draft Development Plan' will include appropriate land uses, policies and objectives which will encourage walking and cycling in the plan area through the provision of high quality walking and cycling routes within the town and its environs where feasible. The ease of access to high quality walk and cycle routes connecting the urban area of the plan to local public transport links facilitates the aim to create a modal shift away from the reliance on the private car. The provision of secure cycle parking which is easily accessible to users must also be provided at strategic locations otherwise the above measures will not be capable of meeting the needs of cyclists.

The restricted accessibility to the Arklow Town train station prevents the station currently being used as an interchange facility; however the Interchange Design report will be examined in the preparation of the Development Plan.

6. The provision of adequate car parking facilities concentrated around public transport nodes and a local community facility is acknowledged as a key to achieving a more sustainable

environment in which to live. The Council will aim to provide sufficient car parking facilities in close proximity to public transport nodes.

The current parking standards for developments will be reviewed in order to address current trends and needs within the plan area. A reduction in the determination of minimum car parking requirements will be critically assessed on a case-by-case basis, based on site specifics such as proximity to public transport nodes, and the presence of parking management.

Managers Policy Recommendations

1. To carry out a detailed examination of all existing employment zoning, in order to verify the necessity and appropriateness of each, having regard to Arklow's employment role and catchment in the region.

2. It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:

- Appropriate zoning for housing, employment and community facilities in accordance with the principles of sustainable development, Ministerial guidance and the Regional Planning Guidelines.
- Improved pedestrian walking and cycling routes throughout the plan area.
- Short and long-term parking within the town and a review of the existing parking standards set out in the Arklow Town Development Plan and Arklow Environs LAP.

No. 11
Wicklow VEC- Arklow Youth Council
<p>This submission relates to the following issues:</p> <ol style="list-style-type: none"> 1. It is requested that the Draft Development Plan actively promote renewable energy development/proposals within the town, which should include strategic locations for charging points for electric vehicles. 2. It is requested that community facilities to be strategically located and accessible (Education facilities, Community centre, sports and recreation facilities and Mixed Use Game area) within the town. 3. The tourism and recreational potential of the River Walk and Duck Pond area should be exploited and enhanced. 4. The Development Plan should enhance and promote the accessibility and legibility of the town centre for the pedestrian, cyclists and the car user.
Manager's Opinion
<p>The contents of this submission have been noted.</p> <ol style="list-style-type: none"> 1. The issue of renewable energy will be addressed in the Draft Plan including the development of renewable energy sources and encouraging the use of renewable energy for uses such as powering vehicles. To this end, recent Government publications on Energy Efficiency will be examined and policies formulated. 2. Given the early stage in the preparation of the Draft Development Plan with only preliminary analysis carried out in relation to local education and community facilities it is considered premature to make a determination on the requirements for education and community lands until further detailed analysis has been carried out. During this process the submission and guidance provided by the Department of Education and Science, as well as the provisions of the County Play Policy and Sports and Recreation Policy will be taken into consideration, as well as the needs of the community as expressed in this submission. 3. In recognition of the important economic and social contribution that tourism and recreation make, the Draft Development Plan will address these issues. 4. It is acknowledged that there may be deficiencies relating to the accessibility of the town centre. As part of the Development Plan process there will be analysis of the accessibility of the town centre for pedestrians, cyclists and car users and appropriate strategies, policies and objectives will be included in this plan to address these deficiencies.

Managers Policy Recommendations

It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:

- A positive and encouraging position on the production of renewable energy and the integration of renewable initiatives in the construction of new developments within the town and its environs. In addition the Development Plan will promote energy conservation measures and facilitate innovative building design that promotes energy efficiency and use of renewable sources.
- Appropriate zoning for land for education, community and sports facilities in accordance with the needs of the projected population, the guidance of the Department of Education and Science and the provisions of the County Play Policy and Sports and Recreation Strategy
- The linking of new employment and residential zoning to the provision of new community and sports facilities
- A positive and encouraging position on the promotion of tourism and recreation within the town and environs
- The accessibility of the town centre for pedestrians, cyclists and car users.

No. 12
Airtricity
<p>Airtricity is the renewable energy development division of SEE (Scottish and Southern Energy plc) Group. This submission relates to the following issues:</p> <ol style="list-style-type: none"> 1. It is suggested that the new Draft Development Plan should take a pro-active approach in the provisions of high voltage electrical transmission infrastructure, new overhead transmission power lines in order to facilitate off –shore wind farm development. 2. It is requested that the Arklow region should be identified as a centre of excellence for the off-shore renewable industry supply services sector.
Manager's Opinion
<p>The contents of this submission have been noted.</p> <ol style="list-style-type: none"> 1. The development of a high quality electricity transmission network is recognised as a key to the future economic development of Arklow. 2. It is considered that the location of the town and its proximity to off-shore wind farm developments would allow for a "green" economy to be established and further investigation as part of the Draft Development Plan process will take place as to how the Land-Use plan would support this new initiative.
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • The facilitation of the development of a high quality electricity transmission and telecommunications network in Arklow in a sustainable manner. • The promotion of the "green" economy.

No. 15
Arklow Utd Schoolboys and Girls football club
<p>This submission requests that the Draft Arklow Town and Environs Development Plan identify adequate lands and formulate appropriate policies in order to facilitate the future expansion of the existing club facilities and other sporting organisations with the plan area capable of accommodating the future resident population.</p>
Manager's Opinion
<p>Key to the preparation of the Development Plan for Arklow and its Environs is the achievement of a balanced approach towards the provision of adequate community facilities in tandem with residential development. The County Play Policy and Sports and Recreation Strategy produced by Wicklow County Council's Community and Enterprise section aims to provide a guide for policy relating to play and the provision and expansion of sports and recreation facilities within the County.</p> <p>Given the early stage in the preparation of the Draft Development Plan with only preliminary analysis carried out in relation to local community facilities it is considered premature to make a determination on the requirements for community lands until further detailed analysis has been carried out. During this process the above documents shall be used to determine the appropriate location of and amount of lands required to meet the projected population adequately.</p>
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • Appropriate zoning for land for community and sports facilities in accordance with the needs of the projected population and the provisions of the County Play Policy and Sports and Recreation Strategy . • The linking of new employment and residential zoning to the provision of new community and sports facilities.

SECTION B: SUBMISSIONS RELATING DIRECTLY RELATING TO THE LANDS WITHIN THE JURISDICTION OF ARKLOW TOWN COUNCIL

No. 14
Arklow Rowing Club
<p>This submission relates to the following issues:</p> <ol style="list-style-type: none">1. It is requested that development proposals relating to the tourism and recreational use of the beach in the harbour adjacent to the lifeboat station should be appropriately controlled to ensure that its use by existing clubs within the town is not adversely affected. It is requested that a restriction or beach preservation order be utilised to ensure that the use of the beach would be maintained for the use of local clubs.2. It is requested that proposals or notices relating to dredging or altering the river should be given to local clubs to inform them of these plans.
Manager's Opinion
<p>The contents of this submission have been noted.</p> <ol style="list-style-type: none">1. Proposals for development on or adjacent to this beach will be evaluated against the objectives of the adopted Development Plan, as well as any national or regional strategies or policies, including strategies or policies relating to beaches and the foreshore, as well as any Water Quality, Habitats and Nature protection policies. The beach area above the high water mark is in control of the Local Authority and therefore any proposals for development thereon can be strictly regulated (the foreshore i.e. those land below the high water mark are controlled by the Minister of the Environment). The plan will address the issue of public access to the coast and beaches, and the inclusion of a policy that no development be allowed that would interfere with or adversely effect an existing access route will be considered. There are no provisions in Planning Acts for a "beach preservation order".2. The process for informing the public of proposed dredging of the Avoca river is under the remit of the Arklow Harbour Commissioners and when dredging is proposed they advertise in the local press. This issue is outside the remit of the Land-Use Plan.

Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • The maintenance of existing public access routes and points to beaches • The appropriate control of new development along the coast, that suitably protect the resource and its amenity value
No. 16
Byrne John, Moneylands
<p>This submission relates to AAP1 (Arklow Town Plan 2005) at Tinahask Upper and the following is requested:</p> <ol style="list-style-type: none"> 1. A "Retirement Village" should be permissible in the "Community Facilities" zone (which could either be accessed by the existing route or from a new access route via Knockmore) 2. The existing residential element of the AAP1 should be retained.
Managers Opinion
<p>This submission has been noted.</p> <ol style="list-style-type: none"> 1. The preparation of the Draft Plan will include a review of all zonings and the uses allowed therein, based on the needs identified in detailed analysis to be carried out. This will include analysis of the need for and the appropriate locations for retirement villages (which are essentially residential developments with additional facilities tailored towards the retired) and for other residential development. 2. The amount of zoned housing land that will be proposed in the Draft plan will derive from the population projections for the town set out in the County Development Plan, the availability of existing zoned land and analysis of factors such as 'household size', 'excess factor' and 'headroom'. Therefore it is considered premature to make a determination on the requirements for these uses until further detailed analysis has been carried out.
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • An appropriate amount of zoned Community/Educational/Institutional and Residential land having regard to the projected population and the proper planning and sustainable development of the plan area • Suitable uses in each zone

No. 17
Duffy, Sandra
<p>This submission relates to the following issues:</p> <ol style="list-style-type: none"> 1. Car parking: It is suggested that a temporary car park be provided at 'The Alps' site, which is located on upper main street. 2. Community Facilities: It is suggested that the former Town Council Offices could be utilised by community groups. 3. Heritage: It is suggested that a number historic buildings and structures within the town which have fallen into disrepair and should be rejuvenated with the help of expertise brought in the by the local authority. In particular, the Nineteen Arch Bridge and its surrounds (including the River Walk) should be targeted. 4. Security: It is suggested that Arklow Town in general and the streets surrounding the town are poorly lit and safety is an issue and concern to the residents. It is suggested that the provision of security cameras should be included as part of the conditions of planning permission when a development is permitted in or around amenity areas. <p>Future of the town centre: The submission raises a number of issues pertinent to the centre of the town and there are concerns regarding the future growth of the town centre. It is suggested that the construction of the Bridgewater Shopping Centre has led to a reduction in activity and business on the Main Street and the projected positive benefits of this development have not materialised. The impact of the relocation of the Town Council offices to the north side of the river is raised. It is suggested that the new Draft Development Plan could prioritise the development of lands to north of the river over the next 5 years and accompany this with a reduction in rates in the town centre. Finally it is suggested that the new Draft Development Plan would contain clear rejuvenation policies, which would enhance the town centre.</p>

Manager's Opinion

The submission has been noted.

1. The proposed site referred to in this submission (the "Alps site") has a planning application currently with An Bord Pleanála. It is therefore outside the control of the Town Council to specify that the subject lands be used to provide for a car park. In addition it is premature at this stage of the Draft Development Plan process to specifically identify a site for a car park or the particular use of certain buildings within the town, however there will be a detailed analysis undertaken regarding parking and the rejuvenation of the town centre.

2. Given the early stage in the preparation of the Draft Development Plan with only preliminary analysis carried out in relation to local community facilities it is considered premature to make a determination on the requirements for community lands until further detailed analysis has been carried out. In addition it is outside the remit of the land-use plan to identify specific uses of particular buildings within the town centre.

3. The submission raises the issue regarding the condition of historic buildings within the town, however the submission does not detail what buildings are being referred to. However there will be an objective to promote urban renewal and refurbishment of existing buildings within the Town Centre and improve the accessibility, legibility of the town centre for cyclists, pedestrians, car users with sufficient car parking facilities.

4. This issue of the standard of lighting in the town centre is not under the remit of the land – use plan. However when dealing with large planning applications Government Guidelines and best practice is adhered to in terms of layouts and increasing the surveillance of areas within individual developments

5. While it is acknowledged that development along the north quays for commercial and retail uses may have an impact on activity on the Main Street, the plan will still prioritise the development of the Main Street area. Notwithstanding the submission it is not accepted that the Bridgewater development is solely responsible for the downturn in the main street, external factors outside the remit of the land–use plan have contributed to this reduction. Given the size of Arklow and projected population, it is envisaged that the draft Development plan will promote the rejuvenation of the town centre as a retail centre alongside the existing Bridgewater retail development through appropriate objectives.

The location of the Arklow Town Council Offices is not a matter for the Development Plan process nor is the fixing of rates.

Managers Policy Recommendations

It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:

- Improved accessibility, safety and movement in the town centre and its surrounds, including improved pedestrian and cyclist facilities and suitable car parking facilities
- An appropriate amount of zoned community land having regard to the projected population and the proper planning and sustainable development of the plan area
- Protection and enhancement of built and natural features of the settlement
- Public open spaces and parks, suitable for a wide variety of uses
- A framework for the future development of the town centre, including the rejuvenation of derelict sites and buildings
- Development standards for new developments, having regard to Government Guidelines and best practice
- Monitoring and implementation of the objectives and design standards set out in the plan

No. 18
Mark Canavan c/o Sandra Duffy
This submission requests that the Council engage with the community in new forms of public consultation in order to get the public involved in the Development Plan process
Manager's Opinion
<p>Section 11 of the Planning Act set out the procedures to be followed regarding consultation with the public for the review of a Development Plan. It requires the publication of a notice in one or more newspapers circulating in the area, the display of background issues papers or draft proposals at identified locations and 'whatever additional measures' considered necessary to consult the general public and other interest bodies, including the holding of public meetings. In these regards, the newspaper notices were published as required, an 'issues booklet' was published in October 2009 and there was a public meeting in the Arklow Town Council offices on the 10th of November 2009. The meeting was well advertised including posters at all Council offices, notices on websites and posters in the local library.</p> <p>The Planning Section has carried out public consultation in many towns in Wicklow over the years and tried many different forms of consultation and meetings. The only method that has ever elicited good participation is the open public meeting, which offers individuals / groups the opportunity to give their view point in either a one-to-one discussion with a planning official or in an open forum. However, the format of consultation will continue to be monitored and amended as required.</p> <p>This is not an issue relating to the formulation of the Draft Plan - it is more of a procedural issue which is outside the remit of the land use-plan.</p>
Managers Policy Recommendations
None

No. 19
Liam O'Neill c/o Sandra Duffy
<p>This submission relates to road infrastructure in the town and raises the following issues:</p> <ol style="list-style-type: none"> 1. It is suggested that the infrastructural links within the town require attention, in particular the link between Vale Road and the town centre. The question of the future of a new junction from Vale Road onto the Arklow by-pass is raised. 2. It is suggested that the exit at the Tesco Station onto the Wexford Road is poorly planned and is causing concern regarding traffic safety. 3. It is requested that the Port Road should be completed to allow Roadstone traffic exit without having to go through the town.

Manager's Opinion
Submission noted. <ol style="list-style-type: none">1. While the Arklow By-Pass was designed to allow for the possibility of a further junctions south of the river the provision of any new junction is under the remit of the National Roads Authority. However as part of the review of the Development Plan there will be detailed analysis of the infrastructural links and accessibility with the Town and Environs.2. The exit at the Tesco station has been constructed in accordance with the planning permission granted for this development.3. The Port Access Route is currently an objective of both the town and environs plans - it is envisaged that it will be brought forward in the new Development Plan.
Managers Policy Recommendations
It is recommended that the Draft Development Plan includes -strategies, policies and objectives that provide for the future infrastructural and transportation needs of the Arklow Town and Environs Area -the Port Access Road as an objective .

No. 20
Catherine Brennan c/o Sandra Duffy
<p>The submission relates to the following issues:</p> <ol style="list-style-type: none"> 1. Rejuvenation of the town centre: It is put forward that <ul style="list-style-type: none"> - The town centre has many derelict buildings which require attention and proposals should be included for the rejuvenation of these buildings - the former Town Council offices should be used as a private building. 2. Car parking: It is requested that there would be a single charge of €1.00 for parking in the town centre and cars should be allowed to move from zone to zone within the town.
Manager's Opinion
<p>The submission is noted</p> <ol style="list-style-type: none"> 1. The Draft Development Plan will aim to promote urban renewal and refurbishment of existing buildings within the Town Centre. The Development Plan will not identify specific uses for individual buildings; however, this land-use plan will identify appropriate zoning and objectives that will be applicable for buildings within the town centre. 2. The purpose of the Draft plan is to formulate a land-use strategy for Arklow Town and Environs, it is not in the remit of a land use plan to set car parking charges, this is a matter for Bye-Laws to be made by the Town Council under the Roads Act.
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :</p> <ul style="list-style-type: none"> • A framework for the future development of the town centre, including the rejuvenation of derelict sites and buildings • Development standards for new developments, having regard to Government Guidelines and best practice • Monitoring and implementation of the objectives and design standards set out in the plan.

No. 21
Jimmy Dunne c/o Sandra Duffy
<p>The submission relates to the following issues:</p> <ol style="list-style-type: none"> 1. Car parking: It is requested that there would be a single charge of €1.00 for parking in the town centre and cars should be allowed to move from zone to zone within the town..

2. Town centre activity: It is requested that there would be bands in the town bandstand every weekend and that the Council would support this in the form of sponsorship and grants.
Manager's Opinion
1. The purpose of the Draft plan is to formulate a land-use strategy for Arklow Town and Environs, it is not in the remit of a land use plan to set car parking charges, this mechanism is under Town Council Bye-Laws.
2. Similarly, this land use plan has no role with regard to the use of band stands; however, the plan can identify lands which would facilitate outdoor activity and entertainment, for example through the designation for lands for active open space / parks etc
Managers Policy Recommendations
It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for : <ul style="list-style-type: none"> Public open spaces and parks, suitable for a wide variety of uses

No. 22
Marian Doyle c/o Sandra Duffy
This submission relates to the following issues:
1. Town centre activity: It is requested that the Town Council offices should return to the town centre.
2. Assessment of planning applications: It is requested that when planning applications are being determined that objections are considered carefully and that the economic value of developments would outweigh the objections that would be raised on key developments.
Manager's Opinion
The submission has been noted.
1. The location of the Arklow Town Council Offices is not a matter for the Development Plan Process.
2. Proposals for development in the plan area will be evaluated in accordance with the provisions of the Planning Acts 2000-2008 and associated Regulations and against the objectives of the adopted Development Plan, as well as any national or regional strategies or policies. Objections are considered equally and individually and are assessed on planning issues. It is not within the remit of a land use plan to have objectives regarding how planning objections are evaluated.
Managers Policy Recommendations
None

No. 23
Maeve McBride c/o Sandra Duffy
<p>This submission relates to the following issues</p> <ol style="list-style-type: none"> 1. Car parking: It is requested that there would be a reduced charge for parking in the town centre. 2. Economic activity: It is suggested that the Town Council should offer incentives to attract investors into the town centre, this should be done in conjunction with the local chamber.
Manager's Opinion
<p>The submission has been noted.</p> <ol style="list-style-type: none"> 1. The purpose of the Draft plan is to formulate a land-use strategy for Arklow Town and Environs, it is not in the remit of a land use plan to set car parking charges, this mechanism is under Town Council By-law. 2. The attraction of investors into the town centre is somewhat outside the remit of the land use plan as a plan cannot provide financial or other fiscal incentives; however, a land use plan can <ul style="list-style-type: none"> - Provide for population growth, which will improve the market for goods and service providers, providing a stimulus for growth - Provide a framework for the delivery of infrastructure and new development, which can act as a stimulus to economic activity - Include appropriate policies and objectives to aid and guide the rejuvenation of the town centre and economic activity throughout the settlement, for example, by the zoning of land or identifying key development sites

Managers Policy Recommendations

It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :

- The growth of the settlement in accordance with the role of Arklow as set out in the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and the County Development Plan
- A framework for the future development of the town centre, including the rejuvenation of derelict sites and buildings
- An appropriate framework for future economic development, including the development of lands for employment purposes
- Development standards for new developments, having regard to Government Guidelines and best practice
- Monitoring and implementation of the objectives and design standards set out in the plan

No. 24

Kerry Forde c/o Sandra Duffy

This submission relates to the following:

1. Car parking: It is suggested that there would be a new zonal car parking system introduced and cars should be allowed to move from zone to zone within the town.
2. Pedestrian safety: It is requested that the footpaths on the bridge be improved.
3. Children: It is suggested that a child-orientated activity should be located in the town centre.

Manager's Opinion

The submission has been noted.

1. The purpose of the Draft plan is to formulate a land-use strategy for Arklow Town and Environs, it is not in the remit of a land use plan to set car parking charges, this mechanism is under the Town Council Bye-law.
2. In the crafting of this draft plan, research will be conducted into the infrastructural deficiencies in the settlement, including roads / footpaths and community / social facilities. It is expected that the improvement of such infrastructure (where deficiencies are identified) will be an objective of this plan.
3. The Development Plan concentrates primarily on physical land use planning and while the land use plan can facilitate the delivery of community / social infrastructure through policies and objectives, the actual delivery of this infrastructure is often under the control of other public and private agencies. However this issue has been noted and further analysis will be

undertaken in order to determine the requirements of community zoned lands within the plan area based on existing and projected populations and in accordance with the County Play Policy and Sports and Recreation Strategy produced by Wicklow County Councils Community and Enterprise section

Managers Policy Recommendations

It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :

- Infrastructural improvements to roads and footpaths, as appropriate
- The promotion of improved safety and accessibility for pedestrians
- Community facilities and services, which adequately provide for the needs of the communities they serve

No. 25
Grainne Duffy c/o Sandra Duffy
<p>This submission relates to the following:</p> <ol style="list-style-type: none"> 1. Community facilities: It is requested that there would be more community facilities within the town 2. Transport: it is suggested that there would be a town bus available at nighttime to bring teenagers home.
Manager's Opinion
<p>The submission is noted.</p> <p>1. In the crafting of this draft plan, research will be conducted into the infrastructural deficiencies in the settlement, including community / social facilities. It is expected that the improvement of such infrastructure (where deficiencies are identified) will be an objective of this plan. The Development Plan concentrates primarily on physical land use planning and while the land use plan can facilitate the delivery of community / social infrastructure through policies and objectives, the actual delivery of this infrastructure is often under the control of other public and private agencies. However this issue has been noted and further analysis will be undertaken in order to determine the requirements of community zoned lands within the plan area based on existing and projected populations and in accordance with the County Play Policy and Sports and Recreation Strategy produced by Wicklow County Council's Community and Enterprise section.</p> <p>2. It is outside the remit of a land-use plan to provide for bus services - this issue falls under the remit of Bus Eireann or other bus service providers. However, the plan can promote sustainable transport by providing a framework within which such services can be economically provided.</p>
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :</p> <ul style="list-style-type: none"> • Community facilities and services, which adequately provide for the needs of the communities they serve • The promotion of improved transport in the town

No. 26
Jimmy Russell c/o Sandra Duffy
<p>This submission relates to the following:</p> <p>Pedestrian safety: It is suggested that the existing bridge over the Avoca River needs to be improved and made more pedestrian friendly.</p> <p>-</p>
Manager's Opinion
<p>In the crafting of this draft plan, research will be conducted into the infrastructural deficiencies in the settlement, including roads / footpaths. It is expected that the improvement of such infrastructure (where deficiencies are identified) will be an objective of this plan.</p>
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • Infrastructural improvements to roads and footpaths, as appropriate • The promotion of improved safety and accessibility for pedestrians

No. 27
Peter Power c/o Sandra Duffy
<p>This submission relates to the town centre and it is suggested that :</p> <ol style="list-style-type: none"> 1. A new park be created in the town centre at 'The Alps' development site (located at Upper Main Street), which would include a large paved area for concerts etc. 2. The town's existing natural environment should be incorporated into the town and made more accessible for the people of the town
Manager's Opinion
<p>The submission has been noted.</p> <p>1. The Alps Development site is subject to a current planning application, which is currently awaiting a decision from An Bord Pleanala. The proposed development includes civic spaces and access to the river, but does not provide for a large park along the lines suggested. 2. In the crafting of this draft plan, research will be conducted into the infrastructural deficiencies in the settlement, including community facilities and open spaces. It is expected that the improvement of such infrastructure (where deficiencies are identified) will be an objective of this plan.</p>

Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :</p> <ul style="list-style-type: none"> • Improved recreational and open space facilities

No. 28
Paddy Finn c/o Sandra Duffy
<p>This submission relates to the following</p> <ol style="list-style-type: none"> 1. Open space: It is requested that a park/garden area should be strategically located in the town centre. 2. Design: It is requested that there be a greater emphasis placed on good shop front design.
Manager's Opinion
<p>Submission noted</p> <ol style="list-style-type: none"> 1. In the crafting of this draft plan, research will be conducted into the strengths, weakness and opportunities in the town. This will include an evaluation of community facilities and open spaces and the town centre, including possibilities for a town centre park / civic space (the current town plan includes this possibility for the main street car park). 2. The draft development plan will address design issues and the implementation of same.
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :</p> <ul style="list-style-type: none"> • Improved recreational and open space facilities • Improved design standards for new developments.

No. 29
Fedra Residents Association
<p>This submission suggests that a new access road be provided to the Croghan Industrial Estate from the old N11 south of Knockmore in order to relieve traffic in this area and accommodate the future expansion of this employment zone without impacting on the surrounding area.</p>
Manager's Opinion
<p>From a preliminary analysis it appears that the road network serving the Croghan Industrial estate is functioning adequately and traffic hazard is not arising to users of the Cemetery Road. However as part of the review of the Town and Environs plan there will be a detailed analysis of all infrastructural requirements within the town</p>
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • Improved movement throughout the town, including infrastructural improvements to existing roads and footpaths and new roads, as appropriate • The promotion of improved safety and accessibility for pedestrians, particularly in established residential areas and in proximity to community facilities and schools

No. 30
Furlong, Aidan
<p>This submission relates to the traffic flow within the town and suggests that there be changes to the traffic flow (as detailed on the map submitted) and that a one-way system be developed. It is also requested that the upgrading of the road network should provide for adequate pedestrian crossings.</p>
Manager's Opinion
<p>This submission has been noted.</p> <ol style="list-style-type: none"> 1. The issue regarding traffic flow and traffic calming measures is not a matter for the land use plan. However it is a matter for the Roads Authorities as outlined under the Roads Act 1993. 2. The overall principle of traffic movements in the town is a matter for the land use plan and the plan will include objectives for improved or new road infrastructure where needs are identified following more detailed analysis
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ol style="list-style-type: none"> 1. Improved movement throughout the town, including infrastructural improvements to existing roads and footpaths and new roads, as appropriate. 2. The promotion of improved safety and accessibility for pedestrians, particularly in established residential areas and in proximity to community facilities and schools.

No.33
O Reilly Hyland, Charles
<p>This submission requests that a strip of land, which is in the ownership of Arklow Town Council, would be sold to Mr. O'Reilly Hyland to access his lands, which are, zoned "Existing Residential". These lands are located north of the town and are located in close proximity to the Handball facility on Sea Road. In addition it is further suggested that this new access road could be extended to provide a port relief road to the "Waterfront Development Zone" off the North Quay.</p>
Manager's Opinion
<p>The submission has been noted.</p> <ul style="list-style-type: none"> • The issue regarding the purchase of land from the Town Council is a matter for the Town Council in its role as a landowner and is not in the remit of a land use plan therefore no consideration of this issue will occur in the framing of the Draft Development Plan. • The route suggested for the new access route traverses an established amenity area and therefore it is considered that this proposal would not be appropriate and would cause significant negative impact on this amenity area.
Managers Policy Recommendations
None

No. 34(Mapped)
Ivory Pat
<p>It is proposed that lands located at Ticknock, Dublin Road be zoned for residential purposes. Currently these lands are zoned amenity.</p> <p>Note: There is no size or map highlighting these lands submitted as part of this submission. This detail has been taken from planning file 09/10.</p>
Manager's Opinion
<p>Submission noted</p> <ul style="list-style-type: none"> • In the crafting of this draft plan, research will be conducted into the need for new residential zoning in the plan area, having regard to the future population targets for the settlement and the availability of existing zoned land. Preliminary analysis suggests that there is already adequate zoned residential land in the settlement and therefore it is unlikely that additional lands will be required for zoning. However, the contents of this submission will be considered in more detail as the analysis progresses. • It should be noted that Arklow Town Council has recently granted permission by way of Material Contravention for one residential unit on the subject lands. This decision is currently with an appeal An Bord Pleanála
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :</p> <ul style="list-style-type: none"> • Adequate and appropriately located residentially zoned land, on the basis of robust analysis of population growth, household size and capacity of existing zoned land.

No. 38
Graham Quinn
<p>This submission relates to lands at Upper Main Street, Arklow and No.13a Vale Road, Arklow (the 'Alps' site).</p> <p>It is requested that the existing "Town Centre" zoning of the subject site be retained in the new Draft Development Plan and in addition, an objective would be formulated that would identify the site as a priority site in relation to retail development within the town and that it would be developed prior to other retail proposals within the town.</p>
Manager's Opinion
<p>This submission has been noted.</p> <ul style="list-style-type: none"> • It is not currently envisaged that the existing "town centre" zoning will change, as this zoning is applicable to areas which are strategically located within the town. • This site is located in the core of the town centre and has been subject to a number of planning applications. It would not appear necessary to 'prioritise' this site for development as the development proposals seem to be well developed and further along in the planning process than many other sites.
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • A framework for the revitalisation and rejuvenation of the town centre, including the appropriate zoning of land.

No. 42 - Late Submission
Weadick Joe
<p>This submission addresses a number of issues in the town, namely:</p> <ol style="list-style-type: none"> 1. It is suggested that the Boland's property along the Main Street and the Old Arklow Printing works in Abbey Lane be purchased and developed for community purposes and used to regenerate the Town Centre 2. It is suggested that a pedestrian walkway be provided from the parade ground to the Arus Lorcaín Building 3. It is suggested that a cover should be provided over the existing railway line from the bend at Vale Road to an appropriate distance at the south side of the Main Street railway bridge. 4. A number of new roads and layouts are suggested (specific road names outlined in submission). 5. It is suggested that the Council acquire "Lees" old house beside the Avoca bridge and develop it as a car park accessible via a footbridge linked to the marsh where an amenity walkway could be developed right up to the Arklow By Pass.
Manager's Opinion
<p>This submission is noted</p> <ul style="list-style-type: none"> • As set out previously in the crafting of this draft plan, research will be conducted into the strengths, weakness and opportunities in the town. This will include an evaluation of opportunities for regeneration in the town centre and for community facilities. It is expected that the improvement of such infrastructure (where deficiencies are identified) will be an objective of this plan. However, it should be noted that the question of the purchase of specific buildings is outside the remit of this plan. • Having regard to the early stage of the plan making process, research is still ongoing with regard to the infrastructural needs of the settlement. As this analysis progresses, the suggestion made will be considered in more detail.

Managers Policy Recommendations

It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for :

- Improved movement throughout the town, including infrastructural improvements to existing roads and footpaths and new roads, as appropriate
- The promotion of improved safety and accessibility for pedestrians, particularly in established residential areas and in proximity to community facilities and schools
- Improved access to and facilities for amenity areas, including car parking
- A framework for the revitalisation and rejuvenation of the town centre, including the appropriate zoning of land.

Section C: Submissions directly relating to the lands within the jurisdiction of Arklow Environs

No. 8
Arklow Electoral Area Councillors
<p>Submitted and signed by all the elected councillors in the Arklow Electoral Area, this submission relates to the I3 employment zone at Killiniskyduff (c. 75ha), located to the north of the town. It is requested that:</p> <p>-the zoning be maintained to accommodate the potential for a major development on these lands.</p> <p>part of these land be zoned for residential purposes for the provision of low density housing meeting local housing needs of residents of the Seabank area.</p> <p>Please also see submission No.'s 35, 36 and 41 to follow</p>
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment and residential zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment and residentially zoned land in Arklow, given the population targets for the settlement and the employment role and catchment of Arklow in the region.</p> <p>However, the request made in this submission will be considered in more detail with particular regard being paid to the location of the land at some remove from the town core and the considerable size of this block.</p> <p>In particular, the location of the land distant from public transport and community / social facilities would suggest that it is not suitable for residential development.</p>
Managers Policy Recommendations
<ul style="list-style-type: none"> • To carry out a detailed examination of all existing employment and residential zoning, in order to verify the necessity and appropriateness of each, having regard to Arklow's population target and it's employment role and catchment in the region. • It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for: <ul style="list-style-type: none"> - adequately sized and appropriately located employment and residentially zoned lands - the locating of residential development in proximity to necessary services such as schools, shops, public transport and community facilities

No. 13
Arklow Business Park
<p>This submission relates to the lands at Arklow Business Park located to the south of the town and measures c. 10.6ha. It is proposed that one designation should apply for these lands as the current zonings have caused issues when planning applications are submitted.</p>
Manager's Opinion
<p>The submission has been noted.</p> <p>The existing Arklow Environs Plan provides for a range of zonings for these lands</p> <ul style="list-style-type: none"> - Kish B1 (I) on the northern part (c 3.6ha) - Kish B1 (III) on the middle part (c. 6.4 ha) - AG on the southern part (c. 0.6 ha) <p>No application appears to have been made to date of the lands included in the Kish B1 (I) zone – this zoning restricts the development of this entire zone to a single integrated development and does not allow its piecemeal development.</p> <p>Permission has however been granted on the other portions and a medium size business park is currently being developed. The 'agricultural' area was originally on the south side of the Clogga Road, but with road re-alignment, it is now located north of the road, joined with the main body of the site.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment zoned land in Arklow, given the population targets for the settlement and the employment role and catchment of Arklow in the region.</p> <p>However, the request made in this submission will be considered in more detail with particular regard being paid to the permissions already granted on the lands.</p>
Managers Policy Recommendations
<ul style="list-style-type: none"> • To carry out a detailed examination of all existing employment zonings, in order to verify the necessity and appropriateness of each, having regard to Arklow's population target and it's employment role and catchment in the region. • Where the need is identified to retain existing zonings, to rationalise and simplify such zonings if required.

No. 16
Byrne John, Moneylands Farm
<p>This submission relates to roads access issues in the south Arklow area as follows:-</p> <ol style="list-style-type: none"> 1. The proposed port access route (PAR) as indicated in the current plan should be retained and carried forward in the new Draft Plan 2. Access to the PAR should be facilitated for lands currently zoned Kish B1 through lands immediately adjacent to the road zoned Kish B2 3. The plan should continue to allow lands at Kish B1 (I) and Kish B2 to have access from the Clogga Road.
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, research is still ongoing with regard to the roads and access issues throughout the settlement and in particular, to undeveloped zoned lands. As this analysis progresses, the suggestions made will be considered in more detail</p>
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for:</p> <ul style="list-style-type: none"> • Improved movement throughout the town, including infrastructural improvements to existing roads and footpaths and new roads, as appropriate • Suitable access to undeveloped zoned lands

No. 31 (mapped)
Holfeld Plastics Ltd
This submission relates to lands located adjacent to the former IFI site, now owned by Holfeld Plastics Ltd. The lands in question are located on the northern side of the holding and measure c. 8.49ha. Currently these lands are outside the boundary of the Environs Plan.
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment zoned land, given the employment role and catchment of Arklow in the region.</p> <p>However, the request made in this submission will be considered in more detail with particular regard being paid to the overall amount of land already zoned at this location and the justification for extending the zoning into agricultural land.</p>
Managers Policy Recommendations
To examine the necessity and appropriateness of extending the plan boundary to include the two sites referred to in this submission.

No. 32 (mapped)
Hyland Pauric
This submission request the re-zoning of c. 1.61 ha of land located along the Dublin Road at Killinskyduff from agricultural use (in the current Environs Plan) 'light industrial' use.
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment zoned land, given the employment role and catchment of Arklow in the region.</p> <p>However, the request made in this submission will be considered in more detail with particular regard being paid to the overall amount of land already zoned at this location and the justification for extending the zoning into agricultural land.</p>
Managers Policy Recommendations
To examine the necessity and appropriateness of the rezoning requested

No.35 (mapped)
Kavanagh Dawn
<p>This submission relates to the I3 zone at Killiniskyduff (c. 75ha), which are located north of the town (of which c. 28ha is in the ownership of Dawn Kavanagh).</p> <p>1. It is requested that the existing employment zoning be retained and carried forward into the new Draft Development Plan.</p> <p>2. It is also requested that an objective be included in the new Draft Plan for a new distributor road traversing these lands and linking the N11 junction to the coast road. It is suggested that there could be two new additional access points from this distributor road (as indicated on a map provided with the submission)</p>
Manager's Opinion
<p>This submission has been noted.</p> <p>1. Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment zoned land, given the employment role and catchment of Arklow in the region. However, the request made in this submission will be considered in more detail with particular regard being paid to the location of the I3 zone at some remove from the town core and the considerable size of this block.</p> <p>2. The proposal regarding a new distributor road will be given detailed analysis as part of the Draft Development Plan process.</p>
Managers Policy Recommendations
<ul style="list-style-type: none"> • To carry out a detailed examination of all existing employment zoning, in order to verify the necessity and appropriateness of each, having regard to Arklow's employment role and catchment in the region. • It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for : <ul style="list-style-type: none"> • Adequately sized and appropriately located employment zoned land • Improved movement throughout the town, including infrastructural improvements to existing roads and footpaths and new roads, as appropriate • Suitable access to undeveloped zoned lands

No. 36A (mapped)
Kavanagh, Harry
<p>This submission relates to lands zoned I3 at Killinskyduff, in particular, lands on the eastern side of this zone measuring c. 10.7ha bounded by the coast road.</p> <p>It is requested that:</p> <ol style="list-style-type: none"> 1. The northern portion of these lands (c. 5.1ha) maintain the current zoning 2. The remaining southern portion of the lands (5.6ha) be zoned for low density residential, to accommodate local residents
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment and residential zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment and residentially zoned land in Arklow, given the population targets for the settlement and the employment role and catchment of Arklow in the region. However, the request made in this submission will be considered in more detail with particular regard being paid to the location of the land at some remove from the town core and the considerable size of this block.</p> <p>In particular, the location of the land distant from public transport and community / social facilities would suggest that it is not suitable for residential development.</p>
Managers Policy Recommendations
<ul style="list-style-type: none"> • To carry out a detailed examination of all existing employment and residential zoning, in order to verify the necessity and appropriateness of each, having regard to Arklow's population target and its employment role and catchment in the region. • It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for: <ul style="list-style-type: none"> • Adequately sized and appropriately located employment and residentially zoned lands • The locating of residential development in proximity to necessary services such as schools, shops, public transport and community facilities

No. 36 B (Mapped)
Kavanagh Harry
This submission relates to lands located at Lamberton and Ballyraine currently zoned 'agriculture' in the Arklow Environs Plan. The subject lands measure 1.41ha and it is proposed that the subject lands be zoned residential.
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of residential zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of residentially zoned land in Arklow, given the population targets for the settlement. However, the request made in this submission will be considered in more detail with particular regard being paid to the location of the land at some remove from the town core and the considerable amount of land already zoned in this area. .</p>
Managers Policy Recommendations
<ul style="list-style-type: none"> • To carry out a detailed examination of all existing residential zoning, in order to verify the necessity and appropriateness of each, having regard to Arklow's population target • It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for: <ul style="list-style-type: none"> -Adequately sized and appropriately located residentially zoned lands -The locating of residential development in proximity to necessary services such as schools, shops, public transport and community facilities

No. 37 (Mapped)
Paul Kinch
It is requested that lands located at Rock Little Arklow measuring 13.7ha be rezoned from agricultural uses to commercial, industrial and warehousing uses. A map has been provided outlining the extent of the subject lands.
Manager's Opinion
<p>This submission has been noted.</p> <p>Having regard to the early stage of the plan making process, detailed research into the exact quantum, location and configuration of employment zoned land required is still ongoing. Preliminary analysis however suggests that there is an excess of employment zoned land, given the employment role and catchment of Arklow in the region. However, the request made in this submission will be considered in more detail with particular regard being paid to the location of the land at some remove from the town core and the considerable amount of land already zoned for employment in this area.</p>
Managers Policy Recommendations
<ul style="list-style-type: none"> • To carry out a detailed examination of all existing employment zoning, in order to verify the necessity for further zoning, having regard to Arklow's employment role and catchment in the region. • It is recommended that the Draft Development Plan includes strategies, policies and objectives that provide for: <ul style="list-style-type: none"> -Adequately sized and appropriately located employment zoned land.

No. 39
Rappel Enterprises Ltd
This submission relates to land located immediately north of existing zoned land at the former IFI site (1.01ha). It is requested that these lands be zoned for employment/industrial uses.
Manager's Opinion
<p>This submission has been noted</p> <p>Permission has previously been granted on the subject lands following a material contravention of the Arklow Environs Plan. During the planning application process a number of issues were addressed and given the location of the subject lands adjoining existing employment zoned lands a grant of permission was issued. The proposal was deemed to be in accordance with proper planning and sustainable development of the area and in recognition of this the subject lands should be zoned accordingly.</p>
Managers Policy Recommendations
It is recommended that the draft plan include the zoning of the subject lands in recognition of the permission granted under 07/2118.

No. 40
Roadstone Wood Ltd
<p>This submission relates to lands at Arklow Rock and the potential for the development of a deepwater commercial port at this location alongside ancillary marine leisure and on shore facilities.</p> <p>The following is requested:</p> <ol style="list-style-type: none"> 1. The New Arklow Town and Environs Plan re-affirm the existing LAP objective “OEI-3” to include a specific objective for the development of the harbour at Arklow Head to include all aspects of the port operation such as Ro-Ro and Lo-Lo activities. 2. That the Development Plan update and re-affirm the existing LAP objectives “OT-4” to provide for a port access road to link the N11 to the proposed harbour site.
Manager's Opinion
<p>This submission has been noted Objective OEI-3 of the Arklow Environs Plan states that the plan would “<i>Encourage and support the establishment of a new Roll-on Roll-off freight port at the Roadstone jetty south of Arklow Town</i>”.</p> <p>Objective OT-4: <i>This objective relates to the provision of new road links within the plan area namely the port access route and a new third N11 interchange at Lamberton.</i></p> <p>Having regard to the above objectives it is considered appropriate that the plan continue to promote the development of such infrastructure in order to appropriately accommodate the future development of a new roll-on roll-off freight port activities directly linked to the N11 and the proposed DOOR (Dublin Outer Orbital Route) as identified in the County Development Plan.</p>
Managers Policy Recommendations
<p>It is recommended that the Draft Development Plan includes</p> <ul style="list-style-type: none"> - strategies, policies and objectives that provide for the future infrastructural and transportation needs of the Arklow Town and Environs Area - the Port Access Road as an objective .

No. 41
Sea Bank Residents
<p>This submission has been prepared by the local residents in the Sea Bank Area and relates specifically to the lands zoned I3 at Killinskyduff in the current Arklow Environs Local Area Plan. The I3 lands hold an 'option' zoning for the lifetime of the current Arklow Environs Local Area Plan for employment and commercial types uses.</p> <p>The submission requests that indicated lands measuring 10.7ha along the Coast Road, on the eastern side of the I3 zone be zoned to accommodate low-density residential development (same request as submission 36A). .</p>
Manager's Opinion
Please see response to Submission 36A
Managers Policy Recommendations
Please see response to Submission 36A

Section 4- Appendices

A – Public Advertisement of intention to review the Development Plan

B – List of Prescribed Bodies consulted

C – Requirements of the Act

D – Indicative Timeframe for the preparation of the Development Plan

E-National and Regional policy documents

F-Submission Map

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Appendix A



ARKLOW TOWN COUNCIL & WICKLOW COUNTY COUNCIL ARKLOW TOWN & ENVIRONS DEVELOPMENT PLAN 2011 – 2017 PUBLIC CONSULTATION

Notice is hereby given that Arklow Town Council, pursuant to Part II Section 11 of the Planning & Development Acts 2000-2006 and Article 13B of the Planning & Development [Strategic Environmental Assessment] Regulations 2004, intends to review the Arklow Town Development Plan 2005-2011 and prepare a new Town Development Plan for its functional area.

In accordance with the provisions of Part II Section 9 of the Planning & Development Acts 2000-2006 and with the agreement of Wicklow County Council, this development plan shall include lands outside of the jurisdiction of Arklow Town Council, that is, the area defined by the existing Arklow Environs Local Area Plan 2006-2012, located within the functional area of Wicklow County Council.

The Planning Authority will carry out a Strategic Environmental Assessment [SEA] as part of the review process and for this purpose, the Planning Authority will also prepare an Environmental Report on the likely significant effects on the environment of implementing the new plan, and the provisions of Articles 13C to 13J of the 2004 SEA Regulations shall apply.

To assist this process, an 'Issues' document, which identifies the kind of planning issues that the next Arklow Town and Environs Development Plan could address, has been prepared. A copy of this document can be obtained from the Arklow Town Council and Wicklow County Council websites www.arklow.ie and www.wicklow.ie and hard copies are also available at the following locations from **Wednesday 28th October 2009 to Wednesday 23rd December 2009** Mon-Fri (excluding bank holidays):-

- Arklow Town Council Offices, Avoca River House, North Quay, Arklow (9:00am-1:00pm, 2:00pm-5:00pm)
- Wicklow County Council Offices, Station Road, Wicklow Town (9.00am-5.00pm)
- Arklow public library

A public information day, when staff from the Development Plan team will be available to answer questions and to assist in making a submission will be held **Tuesday 10th November 2009** in the Arklow Town Council Offices 3.00pm-5.00pm and 7.00-9.00pm.

Submissions may be made in one of the following ways:-

- 1. Write to:** Town Clerk, Arklow Town Council, Avoca River House, North Quay, Arklow
- 2. Email to:** arklowplanreview@arklowtc.ie

All submissions should include your name and a contact address, a map (where appropriate) and, where relevant, details of any organisation, community group or

company etc., which you represent. Please make your submission by **one** medium only, i.e. hard copy, e-mail.

Written submissions or observations with respect to the preparation of the draft Arklow Town and Environs Development Plan and / or the Environmental Report received during the period **Wednesday 28th October 2009 to Wednesday 23rd December 2009** will be duly considered by the Planning Authority. Late submissions will not be accepted.

Appendix B:

Prescribed Agencies

Body	Attended meeting	Submission	Topic
An Bord Pleanála	No	No	
An Chomhairle Ealaíoin	No	No	
An Taisce	No	No	
Arklow Town Council	No	No	
Bord Gáis Éireann	No	No	
Bray Town Council	No	No	
Carlow County Council	No	No	
Central Fisheries Board	No	No	
Dept of Communications Energy & Natural Resources	No	1	No Issues
Dept of Education & Science	No	2	Infrastructure
Department of the Environment Heritage & Local Government	18/01/2010	3	Natural & Built Environment
Traveller Accommodation Section, Department of the Environment Heritage and Local Government	No	No	
Minister for Public Enterprise	No	No	
Department of Tourism, Sport & Recreation	No	No	
Department of Transport	No	No	
Dublin Airport Authority	No	No	
Dublin City Council	No	No	
National Transport Authority	No	10	Infrastructure/Population Growth
Dun Laoghaire/Rathdown Co.Co	No	No	
Eastern Health Board	No	No	
Eastern Regional Fisheries Board	18/01/2010	4	Natural and Built Environment
Electricity Supply Board	No	No	
Environmental Protection Agency	18/01/2010	5	SEA
Faite Ireland	No	No	
FAS	No	No	
Forfas	No	No	
Greystones Town Council	No	No	
Health Service Executive	No	No	
Kildare County Council	No	No	
Minister of Defence	No	No	
South Dublin County Council	No	No	
Trinity College Department	No	No	
Wexford County Council	No	No	
Wicklow Town Council	No	No	
Mid East Regional Authority	No	No	
Department of Agriculture, Food and Forestry	No	No	
Department of Community, Rural and Gaeltacht Affairs	No	No	
Heritage Council	No	No	
National Roads Authority	No	9	Infrastructure
Health and Safety Authority	No	7	Sevesco Sites

Non-Prescribed State Agencies

Group	Attended meeting	Submission	Topic
Irish Concrete Federation	No	No	
Coillte	No	No	
Central Statistics Office	No	No	
County Enterprise Board	No	No	

National Parks and Wildlife Service	No	No	
The Office of Public Works	No	No	
Ordnance Survey of Ireland	No	No	
Library, Office of Public Works	No	No	
Geological Survey of Ireland	No	6	Natural & Built Environment
Wicklow VEC(Youth Council)	10/12/2009	11	Youth issues

Appendix C:

CONTENT OF DEVELOPMENT PLANS

Planning & Development Acts 2000-2006 (Section 10)

- (1) A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.
- (2) Without prejudice to the generality of subsection (1), a development plan shall include objectives for—
 - (a) the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses), where and to such extent as the proper planning and sustainable development of the area, in the opinion of the planning authority, requires the uses to be indicated;
 - (b) the provision or facilitation of the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities (regard having been had to the waste management plan for the area made in accordance with the Waste Management Act, 1996), waste water services, and ancillary facilities;
 - (c) the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;
 - (d) the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
 - (e) the preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;
 - (f) the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
 - (g) the preservation of the character of architectural conservation areas;
 - (h) the development and renewal of areas in need of regeneration;
 - (i) the provision of accommodation for travellers, and the use of particular areas for that purpose;
 - (j) the preservation, improvement and extension of amenities and recreational amenities;
 - (k) the control, having regard to the provisions of the Major Accidents Directive and any regulations, under any enactment, giving effect to that Directive, of—
 - (i) siting of new establishments,
 - (ii) modification of existing establishments, and
 - (iii) development in the vicinity of such establishments,for the purposes of reducing the risk, or limiting the consequences, of a major accident;
 - (l) the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities, and

- (m) the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan.

Appendix D:

Timeframe for the Preparation and Completion of the Arklow & Environs Development Plan 2011-2017

	Date	Council Meeting	Action
	28 Oct 2009		Advertise intention to review existing plan and prepare new plan. Call for submissions.
	↓		<ul style="list-style-type: none"> - Notice given to Minister and any relevant Government bodies/ boards/ officials. - Planning authority takes whatever additional measures it considers necessary to consult with the general public and other interested bodies. - Public meetings held.
	23 Dec 2009		End of consultation period, last date for submissions.
	↓		<ul style="list-style-type: none"> - Manager prepares report on submissions and matters arising out of consultations.
	10 Feb 2010		Manager's Report on submissions / consultations issued to members.
	↓		<ul style="list-style-type: none"> -Consideration of the Manager's Report by the members. -Members issue directions to Manager for preparation of draft development plan.
	10 Mar 2010	01 Mar (WCC) 10 Mar (ATC)	Latest date for directions by members.
	↓		<ul style="list-style-type: none"> -Preparation of draft development plan and submit to members for consideration.
	05 May 2010		Draft development plan issued to members for their consideration.
	↓		<ul style="list-style-type: none"> - Consideration of draft development plan by members. - Draft development plan may be adopted or amended by resolution.
	09 June 2010	07 June (WCC) 09 June (ATC)	Draft development plan made
	↓		<ul style="list-style-type: none"> -Notice and copy of draft plan sent to Minister and any relevant Government bodies/ boards/ officials. -Notice of preparation of draft published in newspaper.
	23 June 2010		Display of draft development plan commences
	↓		<ul style="list-style-type: none"> - Draft plan on display for not less than 10 weeks, during which time written submissions invited - Notice served on the owners / occupiers of protected structures of the proposed addition / deletion of structure from the record of protected structures. Copy of proposed addition / deletion on display for not less than 10 weeks, during which time written submissions are invited.

Continued overleaf



01 Sept 2010		End of display of draft plan, last date for submissions.
↓		- Manager prepares report on submissions received on draft development plan and submits report to members for consideration.
13 Oct 2010		Manager's Report on draft development plan issued to members.
↓		- Consideration of draft plan and Manager's Report by members.
10 Nov 2010	01 Nov (WCC) 10 Nov (ATC)	Latest date for completion of consideration of draft plan by members and draft plan accepted or amended.
		↓

Members
Accept Draft

Members Seek to Amend Draft

	Date	Council meeting	Action
	↓		- If proposed amendment is a material alteration of the draft plan, notice of proposed amendment is published in newspaper and written submissions are invited.
	24 Nov 2010		Latest date for notice of proposed amendment.
	↓		- Proposed amendment on display.
	22 Dec 2010		End of display of amendments, last day for submissions
	↓		- Manager prepares report and submits it to members for consideration.
	12 Jan 2011		Manager's Report on amendments issued to members
	↓		-Members consider amendment and Manager's Report
	09 Feb 2011	07 Feb (WCC) 09 Feb (ATC)	Latest date for completion of consideration of amendments by members and members make the plan with or without the proposed amendment.

Members Make Development Plan

	↓	-Publish notice of the making of the plan in newspaper -Plan put on display. -Copy of plan sent to Minister and any relevant Government bodies/ boards/ officials. -Notice served on owner / occupiers of protected structure of addition or deletion of structure from record of protected structures.
09 Mar 2011		Development Plan has effect

Key:

ATC: Arklow Town Council

WCC: Wicklow County Council

Appendix E:

National and Regional policy documents that will inform the preparation of the Draft Arklow Town and Environs Development Plan 2011-2017

Key National documents include:

- National Spatial Strategy 2002-2020, People Places Potential (2002)
- Architectural Heritage Protection for Places of Public Worship (2003)
- Architectural Heritage Protection - Guidelines for Planning Authorities (2004)
- Framework and Principles for the protection of the Archaeological Heritage (1999)
- Childcare Facilities – Guidelines for Planning Authorities (2001)
- Design Standards for New Apartments Guidelines (2007)
- Development Contribution Scheme for Planning Authorities (2003)
- Development Management Guidelines (2007)
- Development Plan Guidelines (2007)
- Funfair Guidance (2003)
- Implementing Regional Planning Guidelines – Best Practice Guidelines (2005)
- Landscape and Landscape Assessment (2000)
- Quarries and Ancillary Activities (2004)
- Redevelopment of Certain Lands in the Dublin Area Guidelines (2006)
- Retail Planning – Guidelines for Planning Authorities (2000)
- The Provision of Schools and the Planning System – Code of Practice for Planning Authorities (2008)
- Strategic Environmental Assessment Guidelines & Implementation of SEA Directive (2004)
- Sustainable Residential Development in Urban Areas (February 2008 Draft) & Best Practice Urban Design Manual (Dec 08) Part 1 and 2
- Sustainable Rural Housing Development Guidelines (2005)
- Telecommunications Antennae and Support Structure (1996)
- The Planning System and Flood Risk Management – (2009)
- Wind Energy Development Guidelines (1996)
- Guidance Notes on Planning and Development Act 2000
- Sustainable Development – A Strategy for Ireland (1997)
- Local Authorities and Sustainable Development: Guidelines on Local Agenda 21 (1995)
- Making Ireland's Development Sustainable (2002)
- National Development Plan 2007-2013
- Action on Housing (2000)
- National Climate Change Strategy 2007-2012
- New Institutional Arrangements for land Use and Transport in the Greater Dublin Area- Consultation Paper (2001)
- Waste Management – Changing Our Ways
- Social Housing Design Guidelines
- Proposed National Hazardous Waste Management Plan 2008 – 2012
- National Biodiversity Plan (2002)
- National Heritage Plan (2002)
- Tree Preservation Guidelines: Guidelines for Planning Authorities (1994)
- Framework and Principles for the Protection of the Archaeological Heritage (1999)
- Action on Housing, DOEHLG. (2000)
- Ready Steady Play! A National Play Strategy (2004)
- The National Action Plan for Social Inclusion
- National Childcare Strategy 2006-2010
- Quality Housing for Sustainable Communities (2007) (Best Practice Guidelines)
- Transport 21, 2006-2015
- 2020 Vision – Sustainable Travel and Transport: Public Consultation Document
- Delivering a Sustainable Energy Future for Ireland (2007)

- Bio- Energy Action Plan, Department of Communication, Energy and Natural Resources
- Environmental Noise Regulations relating to the Assessment and Management of Environmental Noise

Key Regional documents include:

- Regional Planning Guidelines for the Greater Dublin Area 2004-2016
- Draft Regional Planning Guidelines for the Dublin Area 2010-2022(Jan 2010)
- Draft Retail Strategy for the Greater Dublin Area 2008-2016
- A Platform for Change, Strategy 2000-2016 Dublin Transportation Office, November 2001
- Greater Dublin Strategic Drainage Study, 2002-2031
- Greater Dublin Water Supply Strategic Study 1996-2016
- Transport Strategy for the Greater Dublin Area 2010-2030
- Air Quality Plan for the Dublin Region 1999

