

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (as amended)

CHIEF EXECUTIVE ORDER NO. CE/PERD/51/2025

SUBJECT: Action Area Plan for AAP1 Lands, Abbeylands and Tinahask Upper, Arklow,
Co. Wicklow

CONSIDERATION:

Agreed Action Plan Recommendation signed by Ms. Suzanne White, Senior Executive Planner, Planning, Economic & Rural Development. This recommendation refers to documents submitted by Ms. Helena Fallon, Senior Engineer, Transportation and Infrastructure Delivery on 12th February 2025.


These documents contain the details for:

- Introduction
 - 1.1 Site Location & Description
 - 1.2 Planning Context
- Statutory Context
 - 2.1 Action Area Plan Zoning
 - 2.2 AAP1 Requirements
- Land Ownership
 - 3.1 Land Ownership
 - 3.2 Consultations
- Implementation of Action Area Plan
 - 4.1 Roads and Access
 - 4.2 Zoning
 - 4.3 Phasing
 - 4.4 Urban Design Key Principles
- Conclusion

These documents shall be regarded as Action Area Plan for AAP1 of the Arklow and Environs Local Area Plan 2018-2024. The schedule of relevant documents for the Action Area Plan are:-

- Memo of 13th March 2025, titled Action Area Plan for AAP1 Lands, Abbeylands and Tinahask Upper, Arklow, Co. Wicklow, completed and signed by Suzanne White, Senior Executive Planner, and endorsed by Ms. Leonora Earls, Director of Services, Planning, Economic and Rural Development.
- Memo and Action Area Plan 2 received 12th February 2025 from Helena Fallon, Senior Engineer, Transportation and Infrastructure Delivery, titled, AAP1 Submission for lands at Abbeylands and Tinahask Upper, Arklow, Co. Wicklow.

SIGNED:


LEONORA EARLS
DIRECTOR OF SERVICES
WICKLOW COUNTY COUNCIL

DATE:

18/3/25

ORDER:

I hereby order that Wicklow County Council accept the documentation as the Action Area Plan for the subject lands, designated as Action Area Plan 1 Abbeylands and Tinahask Upper Arklow – Arklow and Environs Local Area Plan 2018-2024, subject to the recommended clarifications and requirements as set out in the Memo of the 13th March 2025, to allow this area to be developed in a comprehensive phased and integrated basis.



**MICHAEL NICHOLSON
DEPUTY CHIEF EXECUTIVE
WICKLOW COUNTY COUNCIL**

DATE: 18th March 2025

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Ms. Leonora Earls
Director of Service

FROM: Suzanne White
Senior Executive Planner

RE: Action Area Plan for AAP1 Lands, Abbeylands and Tinahask Upper, Arklow, Co. Wicklow

Please find attached a copy of the Draft Action Area Plan for the AAP1 lands at Abbeylands & Tinahask Upper, Arklow, Co. Wicklow received on the 12th February 2025. This Action Area Plan is based on documents submitted by Wicklow County Council on behalf of the 4no. landowners.

This Action Area is required as part of a stated objective of the Arklow and Environs Local Area Plan 2018-2024. The LAP states that *"Action Area Plans are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the Action Area during the plan period. Separate applications for sections of each Action Area Plan will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area Plan"*.

Reports:

Water and Environment: no comments received to date.

Community: no comments received to date.

Roads:

In general, I am satisfied that the document has addressed and considered the main issues from a road perspective, specifically:

1. It is important that the primary access for vehicular traffic for this AAP should be via AA2.
2. That secondary access to the existing road network (northern side of AAP1) shall only be provided where it is possible and appropriate to do so.
3. The layout of the indicative road network and hierarchy within AAP2 aligns and ties into the AA2 road infrastructure layout.
4. That all roads are to be designed in accordance with DMURS.
5. That all developments within AAP1 will prepare appropriate road documentation in particular a transport assessment will be required to be prepared.
6. That active travel routes (walking and cycling) will be developed through AAP1 and will link into the existing facilities surrounding AAP1.
7. The design, layout and cross section determination of the distributor road within AAP1 is noted, in addition to these requirements it is recommended that such details are agreed with the Roads Authority.

In addition to the above all future applications/proposed developments should

1. have regard to and designed in accordance with DMURS, Cycle Design Manuals and other associated documentation.
2. ensure that permeability is introduced in all development promoting active travel in accordance with DMUR, NTA and TII publications, thus reducing the reliance on motorised vehicles for shorter trips.

Zoning and designations

Zoning: MU – Mixed use

Heritage: none identified

Environment: Flood Zone C

Other: site is partially within the Railway Buffer for the Dublin-Rosslare line.

Site is located within the CSO Urban Areas boundary for Arklow.

Relevant Planning History

AAP1 site

| PRR | Description | Decision |
|-----------|--|---------------------------------------|
| 24/352 | Part 8 for 74no. residential units | Approved |
| 13/610012 | Palisade fencing at Abbeylands | Refused |
| 10/610018 | Retirement village complex at Moneylands | Refused – premature (access and AAP1) |
| 10/610017 | Education facility at Moneylands | Refused – premature (access and AAP1) |
| 02/610078 | 3 Houses at Tinahask Farm | Grant |

Adjacent sites

| | | |
|------------|---|-------|
| 24/325 | LRD 476no. units, LSS, AOS, school lands, bridge improvements etc at Tinahask Upper | Grant |
| 98/6100118 | 24no. dwellings at Abbeylands (Ocean Crest) | Grant |
| 00/610075 | Increase from 24 to 28no. houses at Abbeylands (98/118) | Grant |
| 03/610004 | Change house types (98/118 & 00/75) | Grant |

Arklow LAP 2018-2024

Action Area Plan 1 Tinahask Upper - Abbeylands

This Action Area Plan is located in the townlands of Abbeylands and Tinahask Upper. This Action Area Plan measures c. 30ha and is bounded to the north by existing residential development, to the east by the golf club, to the south by undeveloped lands and to the west by the railway line. This Action Area Plan shall be developed as a mixed residential (R28), community (CE) and open space zone (AOS, OS1) in accordance with the following criteria:

- *Principal vehicular access to this Action Area Plan shall be provided from Action Area Plan 2 (Tinahask Upper / Money Big); other, secondary access routes from the adjacent road network shall also be provided as may be possible;*
- *A number of cycling / pedestrian access routes into the Action Area Plan shall be provided from adjacent developed areas and in particular to the railway station;*
- *A maximum of 600 residential units shall be provided in a range of development formats, densities, unit sizes and designs;*
- *To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceeding 150 units) each containing materially different house designs within an overall unified theme;*
- *A minimum of 3.5ha shall be reserved for the provision of schools (CE Community and Education Zone). This may be located adjacent to the CE lands in Action Area Plan 2 which may be the location of a single campus, subject to consultation and agreement with relevant stakeholders, including the Department of Education and Skills;*
- *A minimum area of 3.75ha shall be developed as public open space, of which a minimum area of 3.2ha (AOS Active Open Space Zone) shall be laid for active sports uses in a range of track, pitch and court types suitable for a variety of sports and shall include necessary car parking, lighting and changing facilities; remaining open areas shall be laid out as informal parks and walks;*
- *The Action Area Plan shall include at least 1 equipped children's play area;*
- *Any development proposals shall have regard to the setting and curtilage of structures and sites of heritage value, and habitats of biodiversity value and appropriate buffer zones/mitigating measures shall be provided as required;*
- *The development of the Action Area Plan shall be delivered in phases such that the road infrastructure and AOS active open space is provided in the first phase accompanied by no more than 50% of the residential development.*

Action Area Plan 1 and Action Area Plan 2 Concept plan

Tinahask (AAP1 and AAP2) is identified as the location of major development in Arklow; the growth of the settlement in accordance with regional plan targets is contingent on the delivery of the major residential, employment and community services development at this location. Along with AAP3 at Kilbride, these two areas have been identified as the most suitable lands in the environs of Arklow for large scale development. The 'concept plan' for Tinahask is set out on the map sketch above (map 11.2), the land use zones shown on the concept plan reflect a 2D land use concept for the layout of these lands. Key parameters that have lead to this concept include:

- The necessity of the provision of a Port Access Road, the improvements of the existing link road and railway bridge from the Knockmore roundabout, and new area distributor roads through this action area plan to both AAP1 and the 'Special Employment' zoned lands to the south.
- The area will require a 'local shops and services centre' which will provide for the local retail and services needs of the resident population but will also include a school campus with the need for new active open space to serve both the future residents of the area and the wider area.

In this conceptual layout, the lands have been laid out to allow for a new 'neighbourhood' to develop. The development of these lands is dependent on the improvement of the railway bridge, which will provide access to the lands and provide the southern link on to the port area. This port access road will be the main service road through, with the layout of other distributor roads facilitating the development of different districts within the neighbourhood. The 'local shops and services' district is at the centre, on the port access road, providing a sense of place and identity for the new neighbourhood within Arklow. The school campus is adjoining these services with the active open space adjacent the schools to facilitate school usage. The school campus site is located in the centre of the residential districts, facilitating the pupils walking to school. The open space is adjoining the golf club lands enhancing the green infrastructure assets within the new neighbourhood and these assets are linked throughout the neighbourhood with the road network and the linear park to the local centre. The employment lands have been clustered within one district of the neighbourhood adjacent to the existing employment lands to the west and proposed employment lands to the south.

Assessment

The submitted Area Action Plan is considered against the criteria for AAP1 in the LAP 2018:

- Main access to AAP1 area shown as a continuation of the proposed main distributor road approved under the LRD for AAP2 (PRR 24/325). Other secondary routes from the AAP2 lands and existing neighbourhoods also indicated. **Compliant.**
- Cycling and pedestrian routes indicated, including towards the train station. **Compliant.**
- The number of proposed housing units is not stated. The LAP gives 600no. as a maximum. Adequate CE and AOS/POS lands are shown. The number and mix of units can be managed through the development management process. **Compliant.**
- Distinct housing estates of no more than 150no. units are required by the LAP. Not apparent from submission, but can be managed through the development management process. **Compliant.**
- 3.5ha reserved for CE lands, however these lands are shown bisected by the main distributor road. The applicant states that the larger land parcel for CE lands is sufficient in size for a school, however this has not been demonstrated. The route of the road could be amended to accommodate a larger CE parcel, if required. **This matter can therefore be dealt with through the DM process.**
- 3.2ha reserved for AOS, however this is located separate to the CE lands reserved for a primary school but good pedestrian/cycle connectivity is indicated. 0.56ha shown for public open space, of which 0.24ha adjacent the golf club lands – access to these lands is not clear. **These matters can be resolved through the DM process.**
- No children's play area identified in the submission, however sufficient public open space has been indicated and play space **can be secured through the development management process.**
- Lands identified as OS1 relates to retention of existing copse of trees. Lands identified as OS2 are noted to dip towards the golf course and consequently considered appropriate for green space. No

other features mentioned in the submission and the proposed layout does not give a rationale based on natural features, topography etc. From site observations and the topographical plan submitted however, it appears that the CE lands and AOS lands are relatively level. Northern parts of the site were noted to slope steeply. The lands adjacent to the golf club were noted to be elevated. Although the details of levels and natural features across the site are not complete, **these matters can be resolved through the DM process.**

- No details of phasing submitted. **This can be resolved through the DM process.**

Following review of the submission, I have the following further comments:

- The approach to the distribution of each use (i.e. any amendment to the concept plan for AAP1) is not clearly set out. This should be based on planning principles.
- The AAP refers to 'proposed zoning'. The site is zoned MU – Mixed Use under the Arklow LAP 2018. The AAP may suggest an alternative 'concept plan'.
- Childcare provision is not mentioned.
- A potential pedestrian link to the northeast through Ocean Crest is indicated in the plan. It is not clear if this is feasible, however a pedestrian link in this area would facilitate access to the coast/beach and should be an aspiration of the Plan.
- The Plan should include details of the consultations with:
 - Wicklow Childcare Committee.
 - WCC Roads
 - WCC Community & Enterprise Dept and any relevant findings from the 'Assessment of Community and Recreational Needs of Arklow MD' report 2022.
- The Plan does not include details of phasing, including how it would relate to the phasing of LRD 24/325. The LAP requires that the roads infrastructure and AOS lands are delivered before more than 50% of the residential units. It is envisaged that the scheme approved under PRR 24/352 would be the first phase of development within the AAP area, however this may change. Subsequent phasing should have regard to the capacity of local roads, the AAP1 objective that the principal access to the lands should be from AAP2 and the availability of other infrastructure, services and amenities required to support each phase. There is a concern that the existing road network to the north of the site would not be capable of accommodating the development. Noted that WWTP capacity will be available to serve the development and that the applicant has established through consultation with UE that adequate water supply will be available.

Conclusion

Following assessment of the submitted draft action plan, I am satisfied that the plan is broadly consistent with the objectives for the action area as set out in the LAP, subject to clarifications set out below.

Recommendation

I recommend that the Chief Executive's approval be sought for the following:

To agree that the draft Action Area Plan submitted on the 12th February 2025 be the approved Action Area Plan for the subject lands, designated as AAP1 in the Arklow and Environs Local Area Plan 2018-2024, subject to the following clarifications/requirements:

1. Any forthcoming application within Action Area 1 must take cognisance of this approved Action Area Plan, the criteria for development of the lands as set out in the Arklow and Environs Local Area Plan 2018 (and any subsequent Local Area Plan or equivalent), all relevant development control standards / policies within the Wicklow County Development Plan 2022-2028 (and any subsequent County Development Plans) and any applicable Section 28 Guidance or equivalents.

2. The zoning of the site is MU – Mixed Use, as set out in the LAP. References to zoning amendments in the Action Area Plan shall be construed as proposed modifications to the Concept Plan.
3. Principal vehicular access to this Action Area Plan shall be provided from Action Area Plan 2 (Tinahask Upper / Money Big). Secondary access to the existing road network (northern side of AAP1) shall only be provided where it is possible and appropriate to do so.
4. Residential development within Action Area 1 shall be linked to the provision of both physical infrastructure and social infrastructure deemed necessary to serve this development, which shall be assessed in any forthcoming planning applications.
5. The route of the main access from AAP2 shall be amended, if required, in order to provide an adequate sized plot to ensure the feasibility of delivery of a school on the CE lands.
6. A detailed phasing proposal, accompanied by a robust planning report, shall be submitted with any forthcoming application, which details how all necessary infrastructure, including estate roads, open space, services, Part V proposals, access, childcare provision, etc. would be provided in tandem with the occupation of residential units.
7. No more than 50% of the residential units shall be occupied until the CE lands have been transferred or otherwise to the relevant authorities.
8. All future applications shall have regard to DMURS, the Cycle Design Manual and other associated documentation and shall be accompanied by appropriate roads documentation, in particular transport assessments.
9. Permeability and active travel shall be prioritised in all forthcoming applications, developed in accordance with DMUR, NTA and TII publications. A pedestrian link in the northeastern portion of the plan area, facilitating access to the coast/beach, shall be an aspiration of the Plan.
10. The development of these lands shall be of the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards document appended to the Wicklow County development Plan 2022-2028.

Disclaimer

The agreement of this Action Area Plan by Wicklow County Council is in its role as Planning Authority and does not commit the Council to the provision of services.

The Planning Authority does not take responsibility for the accuracy of the documents submitted as part of this Action Area Plan.

The Planning Authority reserves the right to agree modifications to the Action Area Plan, where appropriate, in the interests of proper planning and sustainable development.



Suzanne White
Senior Executive Planner
13/03/2025

