

Action Area Plan (AAP1) for Lands at Abbeylands & Tinahask Upper - Arklow



December 2024

Action Area Plan (AAP1) for Lands at Abbeylands & Tinahask Upper, Arklow

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1.0 INTRODUCTION

Wicklow County Council has prepared this Action Area Plan on behalf of the Landowners within the Action Area Plan 1 for Abbeylands & Tinahask Upper, Arklow (AAP1). The landowners are Arklow Properties Limited (Landowner 1), Shane Bermingham (Landowner 2), Michael Byrne (Landowner 3) and Wicklow County Council (Landowner 4).

The lands are zoned for Mixed Use (MU). Mixed Use (MU) is divided into residential use (R28), community (CE) and open space zone (AOS, OS1) under the Arklow and Environs Local Area Plan 2018-2024. Separate planning applications for sections of the 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.

In preparing this Action Area Plan, regard has been had to the Arklow and Environs Local Area Plan 2018-2024, Wicklow County Development Plan 2022-2028 and the 'Guidelines on the preparation of Action Area Plans' prepared by Wicklow County Council.

1.1 Site Location and Description

Action Area Plan 1 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 Arklow Golf Club, to the south by undeveloped lands and to the west by the railway line.

Also shown is the concept plan for AAP1 lands from the Arklow and Environs Local Area Plan 2018-2024. We have reviewed this concept map. We consulted with all the relevant landowners and have agreed a revised layout which is the subject of this masterplan application.

Please refer to Map 1 which shows the land use zoning objectives for AAP1.

This Action Area Plan shall be developed as a mixed residential (R28), community (CE) and open space zone (AOS, OS1) as per criteria for AAP1 Tinahask Upper – Abbeyland set out in the Arklow and Environs Local Area Plan 2018-2024.

1.2 Planning Context

Arklow is designated a 'Level 3 Self-Sustaining Growth Town' in the Wicklow Settlement Hierarchy (Table 3.3) of the Wicklow County Development Plan 2022-2028. Self-Sustaining Growth Towns are towns with a moderate level of jobs and services –includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining. Arklow has a target population of 15,419 in Q2 2028 (Table 3.4: Wicklow County Development Plan, 2022-2028).

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.

2.0 STATUTORY CONTEXT - Arklow and Environs Local Area Plan 2018-2024

The Arklow and Environs Local Area Plan 2018-2024 is the relevant planning context for the AAP Lands. The entire AAP Lands are zoned 'MU-Mixed Use'. The LAP stipulates that the lands shall be developed as mixed use residential, employment, local shops and services, community and open space. The key zonings of relevance are now summarised below and are also identified on Map 3 – Proposed Zoning.

2.1 Action Area Plan Zoning

R28: New Residential -

Objective - 'To protect, provide and improve residential amenities at a density up to 28 units/ha'

Description – To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

Net residential densities set out in 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities'

(Department of Housing, Local Government and Heritage' January 2024) will be adhered in planning applications for residential development.

CE: Community & Education

Objective - 'To provide for civic, community and educational facilities'

Description- To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure There is a requirement of a minimum of 3.5 Ha to be allocated to CE lands within Action Area Plan 1. This is shown on Map 3 Proposed Zoning. The eastern portion of these proposed CE lands has adequate space for a primary school if deemed necessary as per the Department of Education standards for school sizes. The central location of the CE lands will allow for easy access from the AAP1 and AAP2 lands.

AOS: Active Open Space

Objective - 'To protect and enhance existing and provide for new active open space'

Description- To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas

There is a minimum area requirement of 3.2 Ha AOS within Action Area Plan 1. The combined AOS and OS1 land achieve a minimum of 3.75 Ha as required in the Arklow and Environs Local Area Plan 2018-2024.

OS1: Open Space

Objective - 'To protect and enhance existing and provide for recreational open space'

Description- To facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the

development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.

Map 3 Proposed Zoning outlines the proposed zoning layout for AAP1.

2.2 AAP1 Requirements

There are a number of key criteria that govern the future development of the subject lands:

- Ownership of Lands
- Roads and Access
- Zoning
- Phasing

The implementation of these requirements are further examined through this AAP and detailed in Map 3 –Proposed Zoning.

3.0 LAND OWNERSHIP AND CONSULTATIONS

3.1 Land Ownership

This Action Area Plan has been prepared in consultation with the landowners within the Action Area Plan area. Map 2 outlines the ownership of all the lands within the Action Area. The land ownership is as follows: Landowner 1: 6.75 Ha, Landowner 2: 8.5 Ha, Landowner 3: 3.7 Ha, Landowner 4: 11.3 Ha.

Landowner 1	6.75 Ha	22.3%
Landowner 2	8.5 Ha	28.1%
Landowner 3	3.7 Ha	12.3%
Landowner 4	11.3 Ha	37.3 %

3.2 Consultations

Consultation with Landowners

The basic principles of the Action Area Plan have been agreed with all the landowners. These are the landowners required to deliver the objectives of AAP1.

Meetings and consultations have taken place with all parties during the process for finalising the Action Area Plan. The main meeting with landowners 1, 2, 3 to discuss how to progress the Masterplan AAP1 took place on the 13th September 2024. This was followed up with further meetings and correspondence.

Consultation with Wicklow County Council

Adrienne Slater Acting Manager of the Wicklow Childcare Committee was consulted with regard to Childcare facilities in the area.

The proposals for future developments of the AOS lands were discussed with the Director of the Community & Enterprise Department. A report commissioned by Wicklow County Council Community & Enterprise Department in November 2022, entitled 'Assessments of Community and Recreational Needs of Arklow Municipal District' was consulted. The possible requirement for adequate space to have a large pitch has been facilitated in the position and layout of the AOS lands and is shown in Map 3 Proposed Zoning.

Various aspects of the AAP1 masterplan have been discussed with the Roads Department and the Planning Department.

All of these meetings provided an excellent insight into the current planning requirements and infrastructure arrangements in the Arklow area.

Consultation with the Department of Education

Action Area Plan Requirement:

‘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;’

Discussions took place with Alan Hanlon, Assistant Principal Officer, and Mairead Garry both of the Statutory Plans, Forward Planning & Site Acquisitions Section of the Department of Education in July and August 2024 regarding the allocation of lands for a primary school. This was very insightful in terms of timelines for the requirement of a primary school. They indicated that they will review this school need in 2028. Land for the possible primary school is shown as CE lands on Map 3 Proposed Zoning. The site for a secondary school has already been determined in the agreed Action Area Plan for AAP2 so it is not possible to locate the primary and secondary schools together. However it is envisaged that the primary school would be close to the active open space to facilitate school usage. The school-site would be envisaged to be in the centre of the AAP lands located in the centre of the new residential areas, facilitating the pupils walking to school. The new area distributor road would have pedestrian and cycle routes along it which will link the school with the active open space.

The planning permission granted for the development of the AAP2 lands (Reference 24/325) includes for the allocation of lands for the development of a secondary school.

4.0 IMPLEMENTATION OF ACTION AREA PLAN

This section sets out how the Action Area Plan responds to the requirements for AAP1 and outlines the proposed strategy for delivery of the Action Area Plan.

4.1 Roads and Access

Action Area Plan Requirement:

'Principal vehicular access to this Action Area Plan shall be provided from the Action Area Plan 2 (Tinahask Upper/Money Big); other secondary access routes from adjacent road network shall be provided as may be possible'.

Any future proposals pertaining to the AAP1 lands will commit to the delivery of the provision of the area distributor road and local link roads. Access roads and all internal roads will be designed in accordance with the Design Manual for the Roads and Streets (DMURS).

It is intended that the lands be developed with a number of cycling / pedestrian access routes between the Action Area and adjacent developed areas and in particular, to the railway station. The provision of safe streets for cycling and walking will reduce the number of short trips taken by private cars from the subject lands.

Distributor Access Road

A new area distributor road (Transportation & Movement Objective IT7) is to be provided through the AAP2 lands connecting the AAP1 lands to the north and the employment zoned lands in the south. This road will connect with the proposed South Port Access Road (Objective IT9) which is detailed in the AAP2 Action Area Plan. The junctions and road cross sections will be determined through the preparation of a Traffic Assessment and will be designed in accordance with DMURS.

The main access points can be seen on Map 4 - Links & Access.

4.2 Zoning

Residential (RE) & Community Education (CE)

RE lands are apportioned equally pro rata to each landownership within the AAP1 lands. The remaining balance of lands within each landownership has been allocated to AOS, OS1, and CE in accordance with the objectives in the Arklow and Environs Local Area Plan 2018-2024.

Public Open Space – (OS1 & AOS)

Action Area Plan Requirement:

‘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 one equipped children’s play area.’

OS1 Lands

It is proposed to provide some of the OS1 lands along the boundary with the Arklow Golf Club within Landownership 2, to act as a buffer as the land transitions onto the golf club. Also, the existing topography of this area d ps towards the golf course and is more suited to open space subject to detailed landscape design.

A second pocket of OS1 lands is located in Landownership 3 to retain an existing coppice of trees.

Active Open Space (AOS) Lands

Action Area Plan Requirement:

‘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 minimum of 3.2 Ha of AOS lands required is shown in Map 3 – Proposed Zoning. This land is located centrally and in one block to allow flexibility in its use. It is close to the CE lands to facilitate school usage, and vehicular, pedestrian, and cycle routes can be developed along the new area distributor road to provide connectivity.

4.3 Phasing

Action Area Plan Requirement:

‘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.’

The delivery of the development within AAP1 lands shall have regard to the provisions of this Action Area Plan with regard to road infrastructure, access, pedestrian and cycleways, open space, services and utilities. The residential units shall be provided in a range of development formats, appropriate densities, unit sizes and designs as stipulated in Appendix 1 of the Wicklow County Development Plan 2022 – 2028 and in the ‘Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities’ (Department of Housing, Local Government and Heritage’ January 2024), all subject to the planning process.

Planning approval has already been received for 74 housing units within the Wicklow County Council owned lands (Landownership 4). The

road infrastructure and AOS active open space to be provided within each individual landownership shown on Map 3 – Proposed Zoning shall be delivered as part of the overall approved development of that landownership.

A more detailed phasing plan is difficult to provide at this early stage. It should be noted that flexibility is envisaged with respect to phasing as it is dependent on the timing of the submission and approval of the planning applications on each Landownership. However all the landowners are committed to achieving the phasing requirements of AAP1 lands as set out in the Arklow and Environs Local Area Plan 2018-2024.

Services and Utilities

The lands within APP1 are currently well serviced by foul, surface water and water supply. Preliminary discussions have taken place with Irish Water/Wicklow County Council Sanitary Staff to establish the water supply and foul sewerage services in the area, there are currently no capacity issues.

Some lands to the east within Landownership 2 are low lying in the direction of the golf club. These lands are not serviceable by gravity. Lower density housing may be more suitable for this area due to the gradient. Alternatively repositioning some of the green space to this low lying area would ensure RE zoned land is not lost for landowner 2.

Map 5 Survey & Existing Services outlines the available information regarding existing topography, services and utilities within the AAP1 area.

4.4 Urban Design Key Principles

The proposed development strategy will provide an appropriate mix of house types, sizes and tenures to meet the household needs in the area and create a balanced community. The development of 3.75ha of which 3.2Ha will be Active Open Space, will work well with the residential units around it and provide access for the future school population.

5.0 CONCLUSION

This Action Area Plan is made in accordance with the Arklow and Environs Local Area Plan 2018-2024, under which the lands are identified AAP1 and requires the preparation of an Action Area Plan.

The Action Area Plan has been prepared in accordance with the 'Guidelines for the Preparation of Action Area Plans' and subject to planning permission shall provide a sustainable, phased and managed development during the planned period. Any future development proposals for the lands will implement the key development objectives and phasing proposals contained herein.

Signed Anthony F. J. J. J.

Landowner 1 - ARKLOW PROPERTIES LIMITED (Confirmation of Consent)

Signed Shane Bermingham

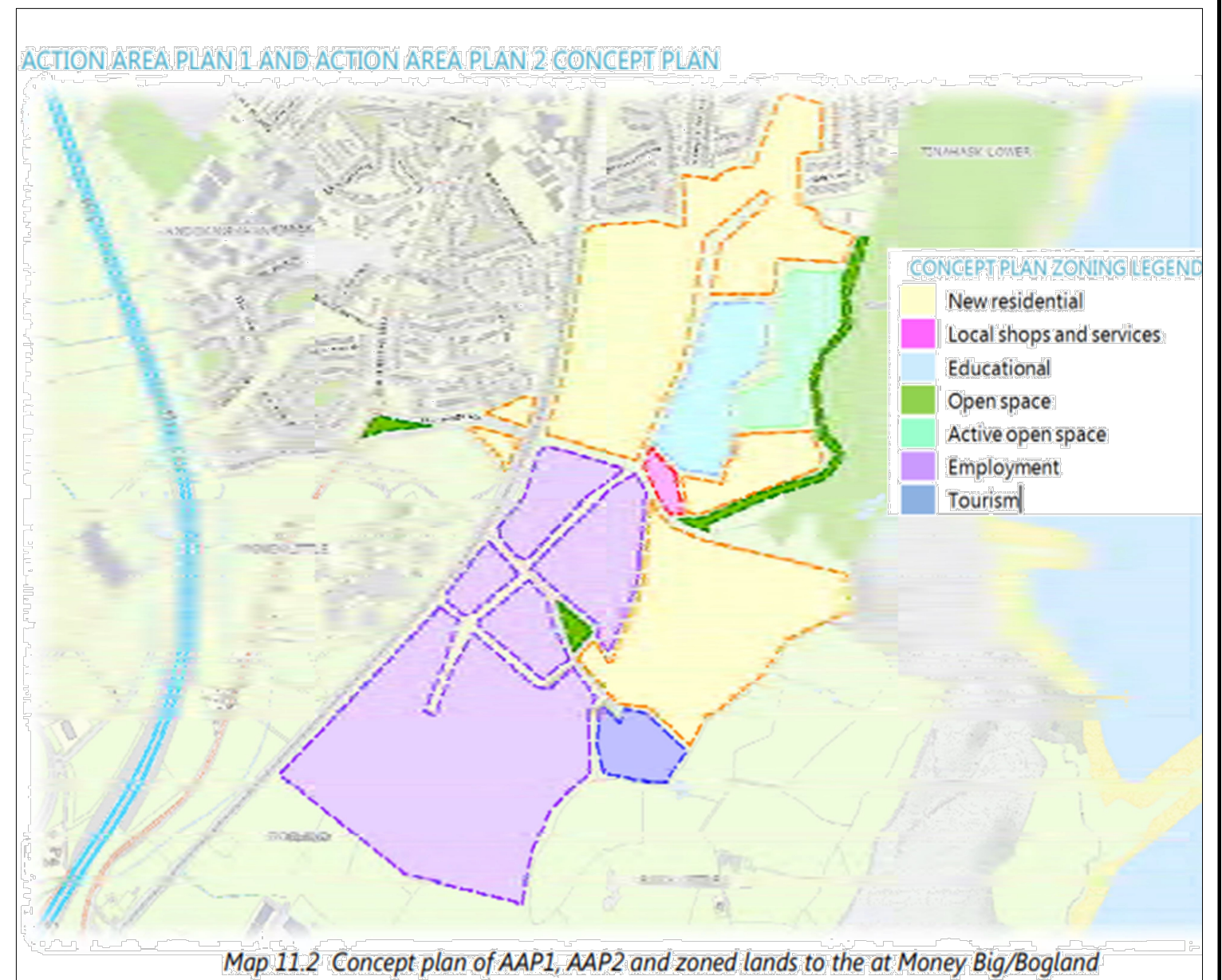
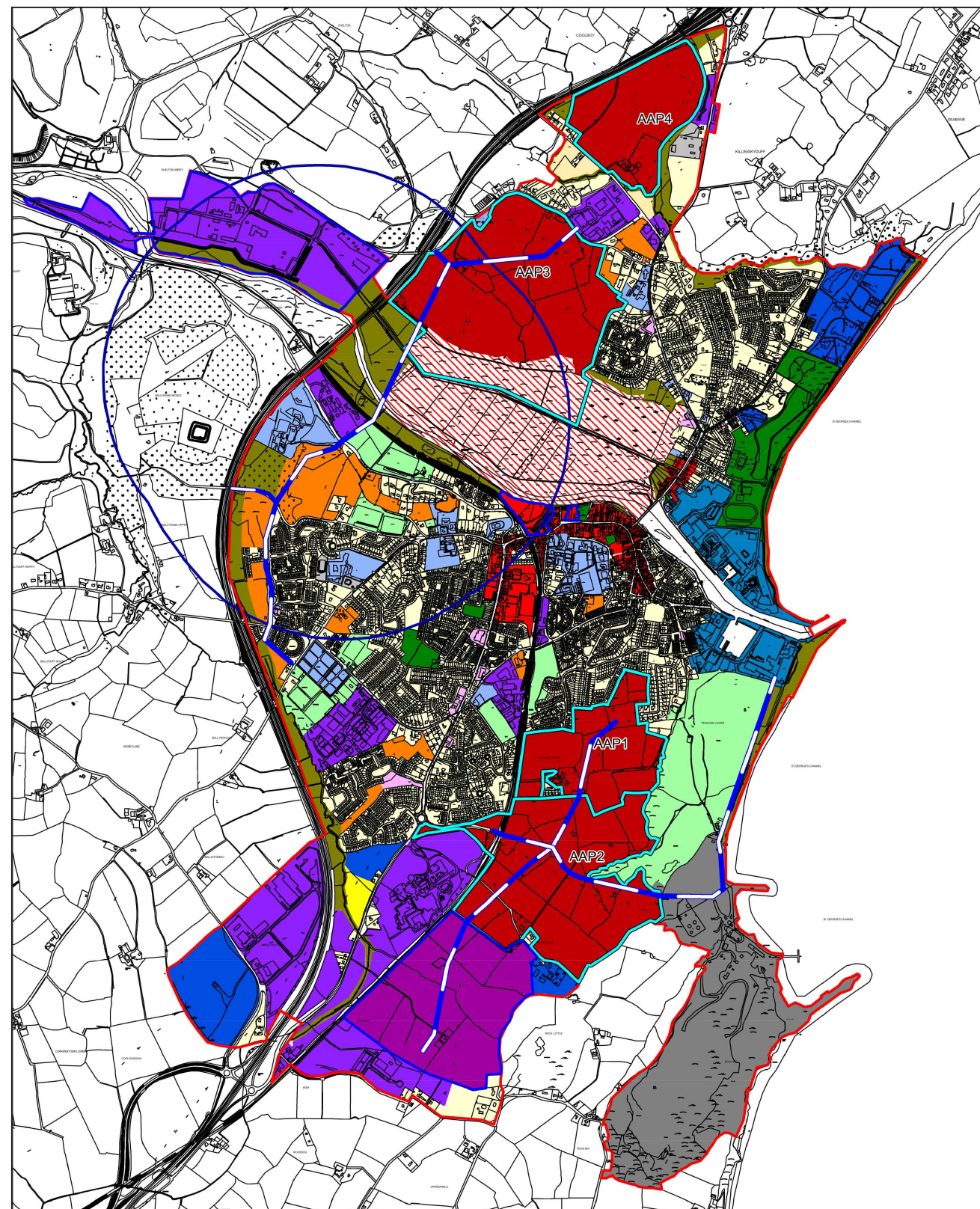
Landowner 2 - SHANE BERMINGHAM (Confirmation of Consent)

Signed Michael Byrne

Landowner 3 - MICHAEL BYRNE (Confirmation of Consent)

Signed Lorraine Gallagher

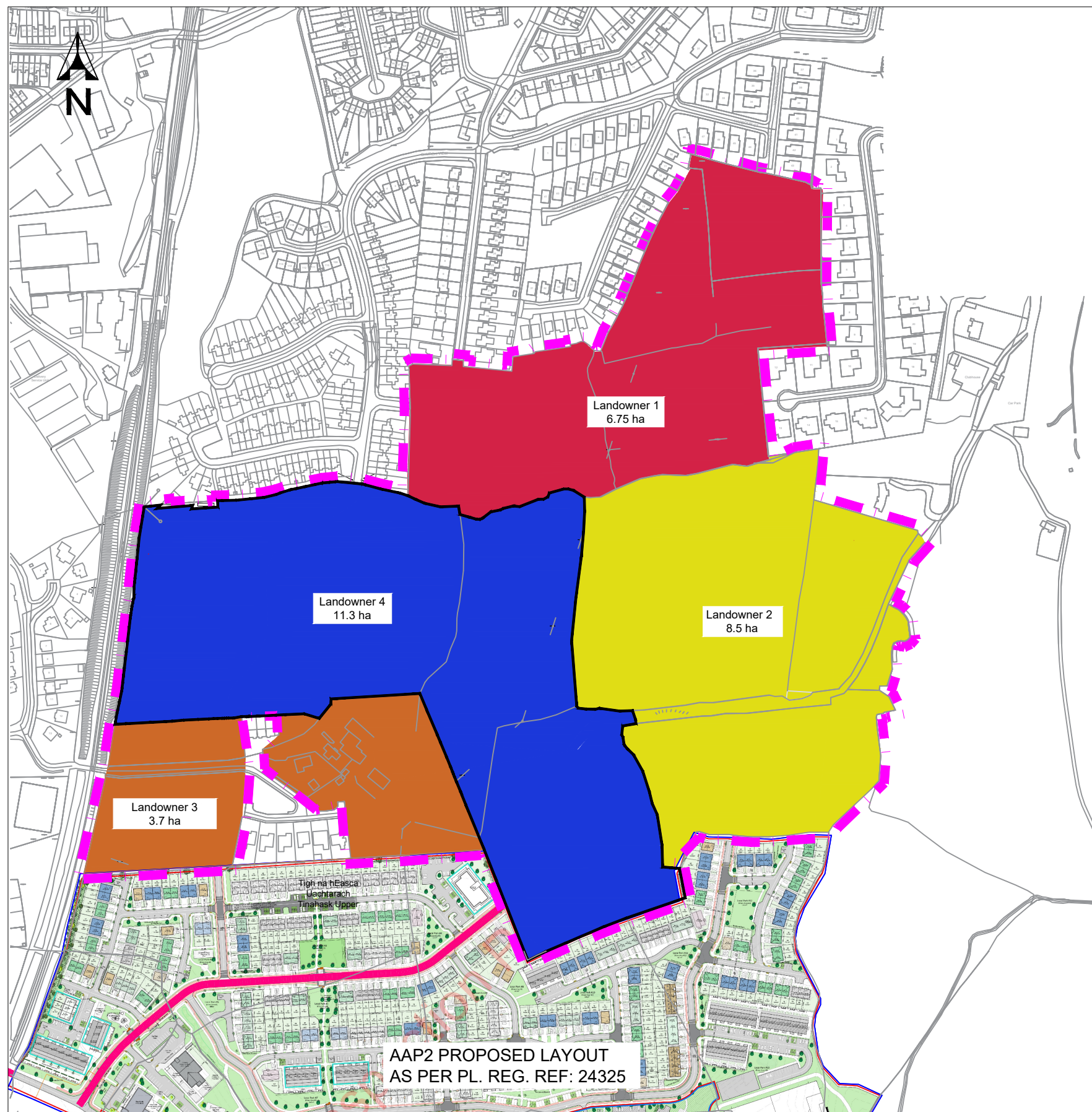
Landowner 4 - LORRAINE GALLAGHER, DIRECTOR OF ORGANISATIONAL DEVELOPMENT (HR & CORPORATE), WICKLOW COUNTY COUNCIL
(Confirmation of Consent)



WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022						
Arklow and Environs Local Area Plan 2018 - 2024 Title: Land Use Zoning Objectives Map No. : 1  Wicklow County Council Planning Department Maps are not to scale Ordnance Survey Ireland. All rights reserved. Licence Number 2016/55/CCMA/Wicklow County Council		Settlement boundary		CE Community & Education		PU Public Utility
		RE Existing Residential		WZ Waterfront		EX Extractive Industry
		R28 New Residential		E1 Employment		T Tourism
		R20 New Residential		E Special Employment		Action Area Plan boundary
		R10 New Residential		OS1 Open Space		Opportunity Site boundary
		R Special New Residential		OS2 Open Space		Indicative road route option
		LSS Local Shops and Services		AOS Active Open Space		Arklow Town Marsh pNHA
		TC Town Centre		MU Mixed Use		1,000m SEVESO buffer

PROPOSED AAP1 LANDS AT ABBEYLANDS & TINAHASK UPPER, ARKLOW - Scale NTS
MAP NO.1 - Local Area Plan - Land Use Zoning Objectives

NOTE:
Map produced for diagrammatic purposes only. Do not scale.



LEGEND	
	LANDOWNER 1 LANDS: 6.75Ha
	LANDOWNER 2 LANDS: 8.5Ha
	LANDOWNER 3 LANDS: 3.7Ha
	LANDOWNER 4 LANDS: 11.3Ha
	EXTENT OF AAP1 LANDS (TOTAL AREA = CIRCA 30.2 Ha)

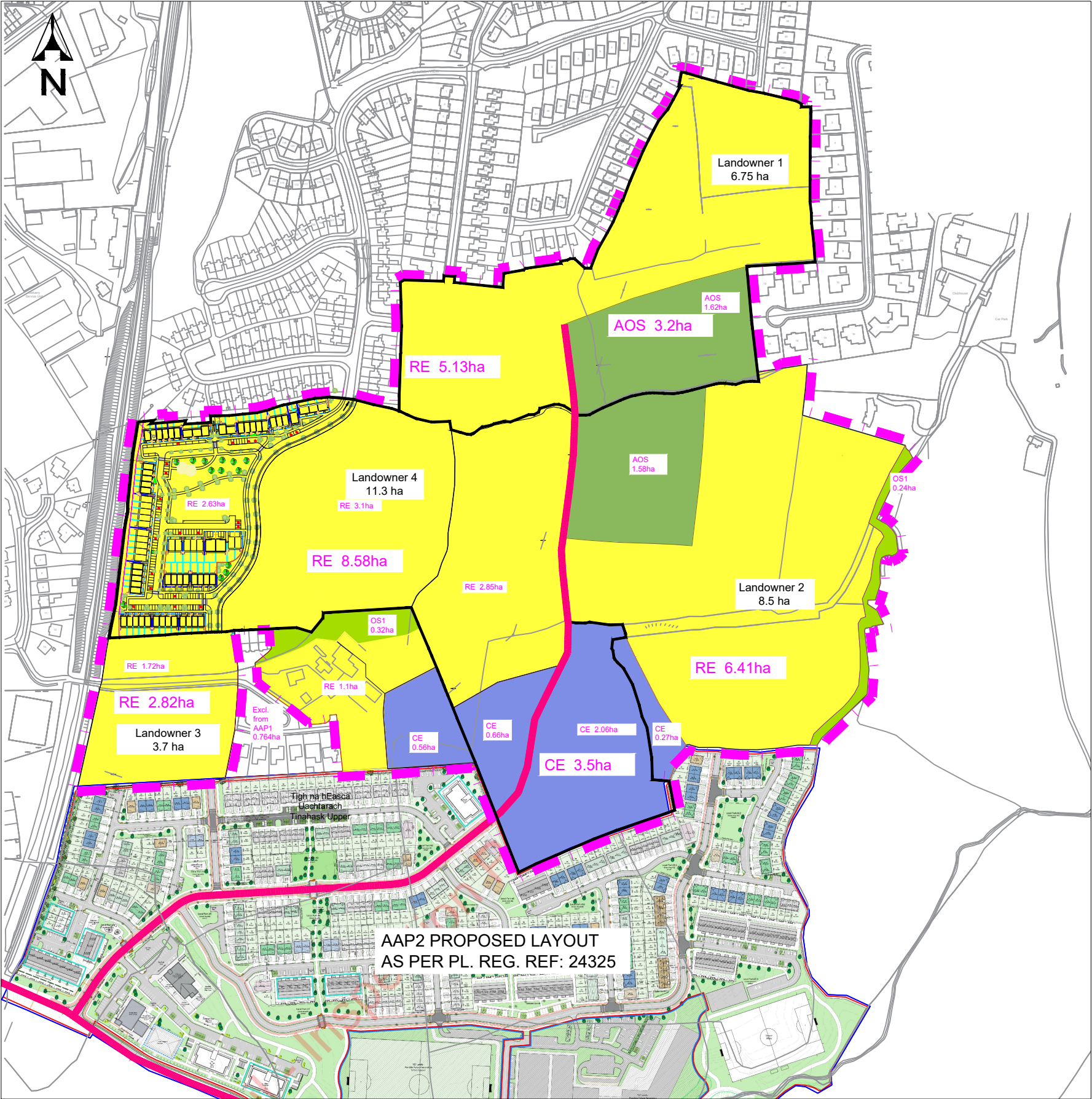
NOTE:
Internal road network routes (incl. link road from AAP2 lands) and access points are indicative only and subject to detailed design.

REV:	DATE:	DRN BY:	DESCRIPTION
REVISIONS:			
		WICKLOW COUNTY COUNCIL	
HOUSING CONSTRUCTION		TEL:0404 - 20100	
COUNTY BUILDINGS		FAX 0404 - 67792	
WICKLOW		www.wicklow.ie	
E-MAIL: cosec@wicklowcoco.ie			
JOB:			
ABBAYLANDS & TINAHASK UPPER AAP1 MASTERPLAN			
TITLE:			
AAP1 MASTERPLAN MAP 2 - LAND OWNERSHIP			
SCALE: 1:1000 @A1 NTS@A3		Date: 11/24	
DWG NO: TH - MP - 02		Drawn: KB	
SHEET SIZE: A1		Checked: _	
STATUS: -		REV: -	

PROPOSED AAP1 LANDS AT ABBAYLANDS & TINAHASK UPPER, ARKLOW - Scale 1:1000 @ A1
MAP NO.2 - LAND OWNERSHIP

NOTE:
Map produced for diagrammatic purposes only. Do not scale.

DO NOT SCALE - USE DIMENSIONS TO BE CHECKED ON SITE - ORIGINAL SIZE - A1



LEGEND	
	PROPOSED RE LANDS
	PROPOSED AOS LANDS
	PROPOSED OS1 LANDS
	PROPOSED CE LANDS
	EXTENT OF AAP1 LANDS (TOTAL AREA = CIRCA 30.2 Ha)
	VEHICULAR ACCESS ROUTE FROM AAP2 LANDS (INDICATIVE)

Landowner 1 = 6.75Ha (22.3% of AAP1)
RE = 5.13Ha (76%)
AOS = 1.62Ha
Landowner 2 = 8.5Ha (28.1% of AAP1)
RE = 6.41Ha (75.4%)
AOS = 1.58Ha
OS = 0.24Ha
CE = 0.27Ha
Landowner 3 = 3.7Ha (12.3% of AAP1)
RE = 2.82Ha (76%)
OS = 0.32Ha
CE = 0.56Ha
Landowner 4 = 11.3Ha (37.3% of AAP1)
RE = 8.58Ha (76%)
CE = 2.72Ha

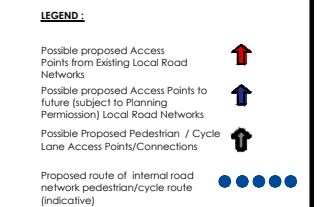
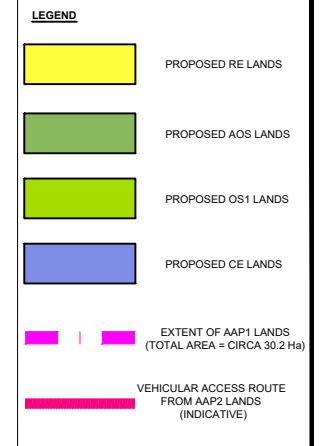
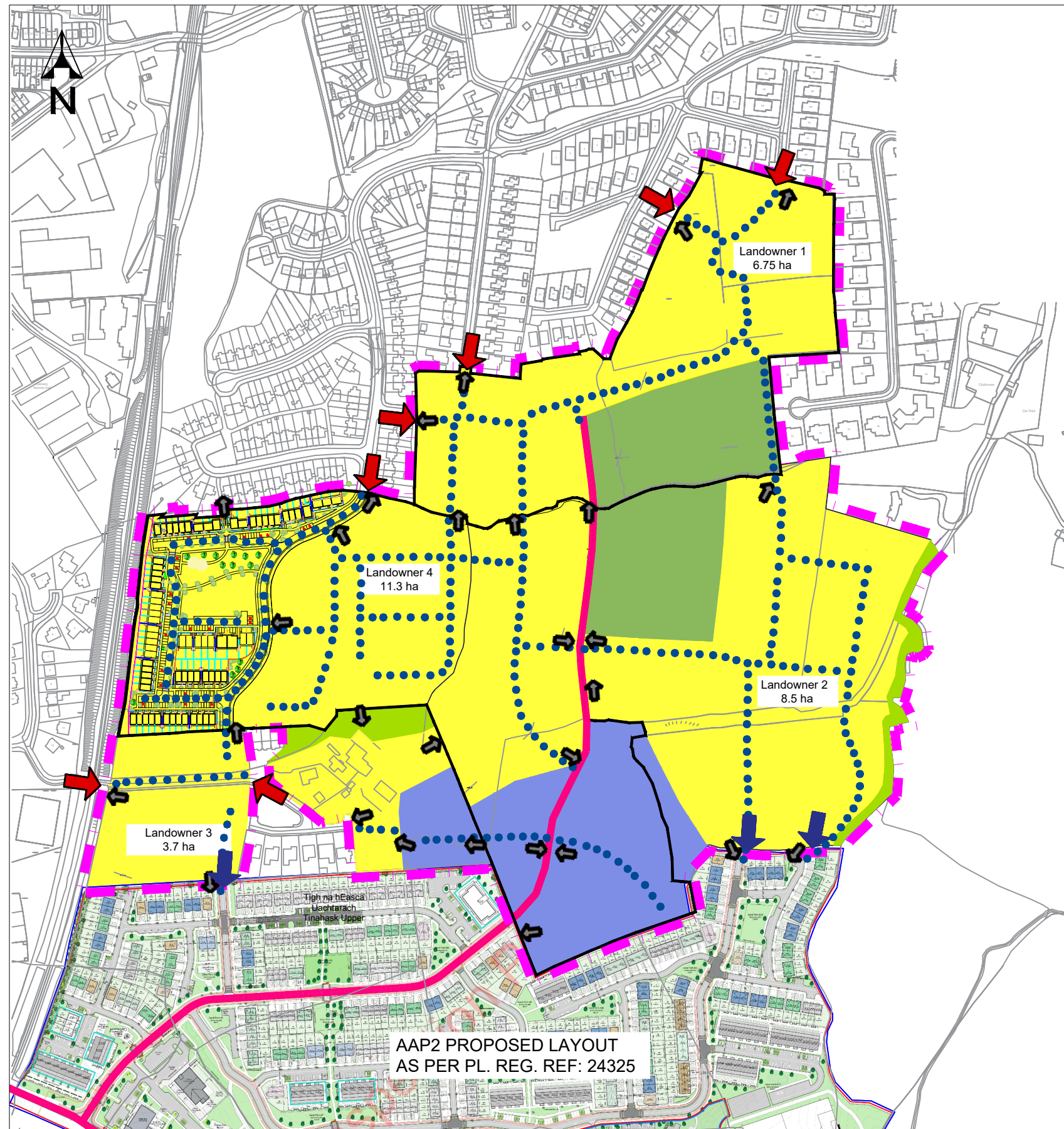
NOTE:
Internal road network routes (incl. link road from AAP2 lands) and access points are indicative only and subject to detailed design.

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REVISIONS:			
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WICKLOW			
E-MAIL cosec@wicklowcoco.ie		www.wicklow.ie	
JOB:			
ABBEYLANDS & TINAHASK UPPER AAP1 MASTERPLAN			
TITLE:			
AAP1 MASTERPLAN MAP 3 - ZONING MAP			
SCALE:	1:1000 @A1 NTS@A3		Date: 11/24
DWG NO:	TH - MP - 03		Drawn: KB
SHEET SIZE	A1		Checked: _
STATUS:	-		REV: -

PROPOSED AAP1 LANDS AT ABBEYLANDS & TINAHASK UPPER, ARKLOW - Scale 1:1000 @ A1
MAP NO.3 - PROPOSED ZONING

NOTE:
Map produced for diagrammatic purposes only. Do not scale.

DO NOT SCALE - USE REQUIRED DIMENSION ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE - ORIGINAL SIZE - A1



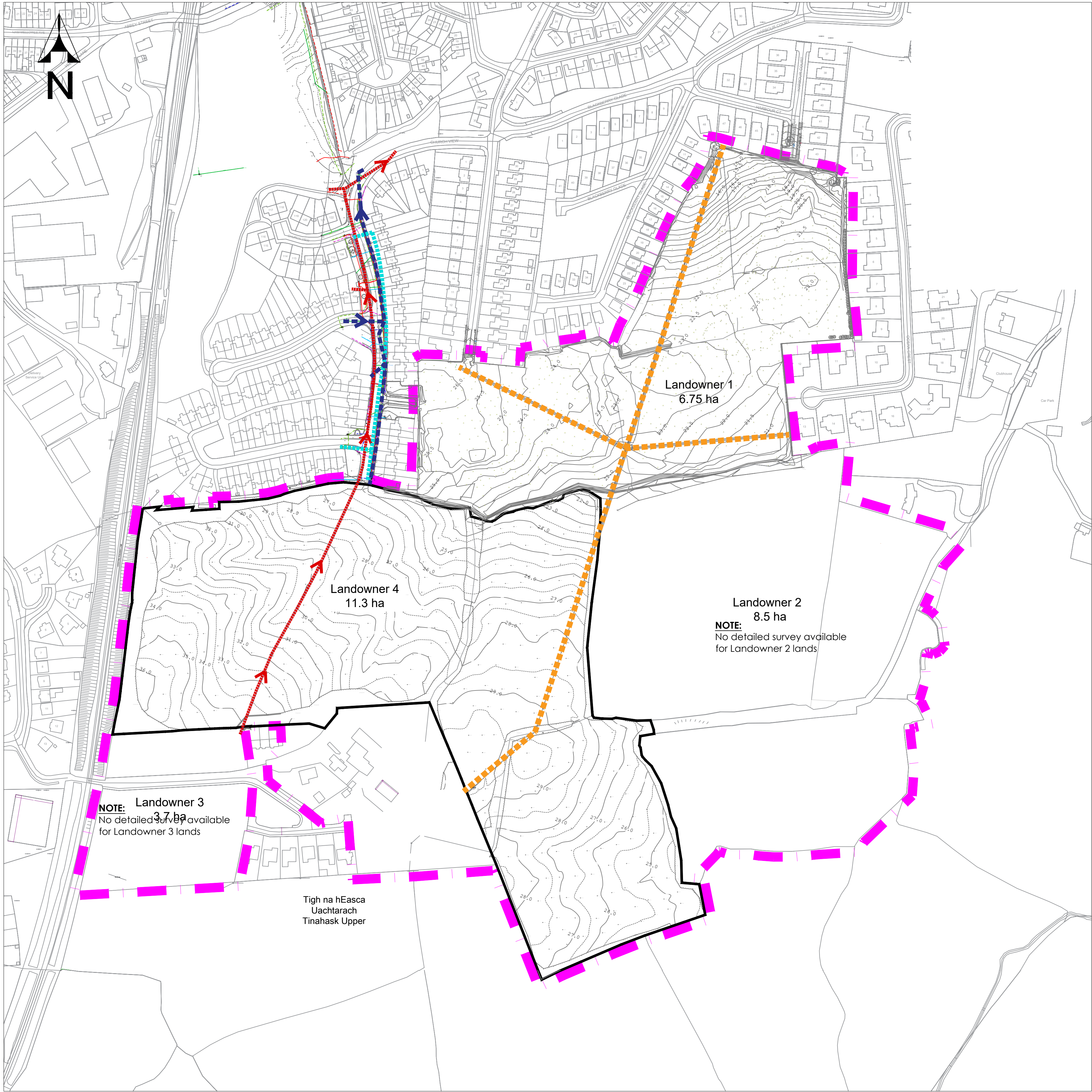
NOTE:
Internal road network routes (incl. link road from AAP2 lands) and access points are indicative only and subject to detailed design.

REV:	DATE:	DRN BY:	DESCRIPTION
REVISIONS:			
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WICKLOW			
E-Mail: csec@wicklowcoco.ie		www.wicklow.ie	
JOB:			
ABBEYLANDS & TINAHASK UPPER AAP1 MASTERPLAN			
TITLE:			
AAP1 MASTERPLAN MAP 4 - LINKS & ACCESS			
SCALE:	1:1000 @A1 NTS@A3		Date: 11/24
DWG NO:	TH - MP - 04		Drawn: KB
SHEET SIZE:	A1		Checked: _
STATUS:	-		REV: -

PROPOSED AAP1 LANDS AT ABBEYLANDS & TINAHASK UPPER, ARKLOW - Scale 1:1000 @ A1
MAP NO.4 - LINKS & ACCESS

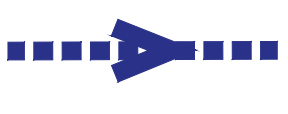
NOTE:
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DO NOT SCALE - USE DIMENSIONS TO BE CHECKED ON SITE - ORIGINAL SIZE - A1



LEGEND :

Existing Foul water drainage
(indicative direction of flow) 

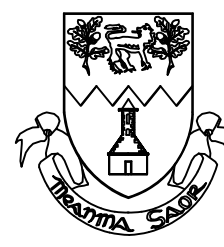
Existing storm water drainage
(indicative direction of flow) 

Existing watermain 

Existing overhead cables 

Extent of AAP1 Lands 

NOTE:
Internal road network routes (incl.
link road from AAP2 lands) and
access points are indicative only
and subject to detailed design.

REV:	DATE:	DRN BY:	DESCRIPTION
REVISIONS:			
 WICKLOW COUNTY COUNCIL			
HOUSING CONSTRUCTION COUNTY BUILDINGS WICKLOW		TEL:0404 - 20100 FAX 0404 - 67792 E-MAIL: cosec@wicklowcoco.ie www.wicklow.ie	
JOB: ABBAYLANDS & TINAHASK UPPER AAP1 MASTERPLAN			
TITLE: AAP1 MASTERPLAN MAP 5 - SURVEY & SERVICES			
SCALE: 1:1000 @A1 NTS@A3		Date: 11/24	
DWG NO: TH - MP - 05		Drawn: KB	
SHEET SIZE: A1		Checked: -	
STATUS: -		REV: -	

PROPOSED AAP1 LANDS AT ABBEYLANDS & TINAHASK UPPER, ARKLOW - Scale 1:1000 @ A1
MAP NO.5 - SURVEY & EXISTING SERVICES