

WICKLOW COUNTY COUNCIL

**PLANNING & DEVELOPMENT ACTS 2000 (as amended)**

**CHIEF EXECUTIVE ORDER NO. CE/PDE/320/23**

**SUBJECT:** Action Area Plan for Action Area 2, Tinahask upper, Money Little and Money Big, Arklow, Co. Wicklow.

**CONSIDERATION:**

Agreed Action Plan Recommendation signed by Ms. Suzanne White, Senior Executive Planner, agreed by Mr. Fergal Keogh, Senior Engineer and endorsed by Ms. Breege Kilkenny, Director of Services, Planning, Development and Environment. This recommendation refers to documents submitted by Molloy Architecture on behalf Tom & Pat Redmond and Michael Byrne on the 20<sup>th</sup> February 2023.

These documents contain the details for:

- Phasing
- Residential
- Employment
- Education
- Local Shops & Services
- Community Infrastructure & Open Space
- Access
- Services & utilities

These documents shall be regarded as an Action Area Plan 2 Tinahask Upper – Arklow and Environs Local Area Plan 2018-2024. The schedule of relevant documents for the Action Area Plan are:-

- Memo of 1<sup>st</sup> June 2023, titled Action Area Plan for AAP2 Lands, Tinahask Upper, Money Little & Money Big, Arklow, Co. Wicklow, completed and signed by Suzanne White, Senior Executive Planner, agreed by Mr. Fergal Keogh, Senior Engineer and endorsed by Ms. Breege Kilkenny, Director of Services, Planning, Development and Environment.
- Letter and Action Area Plan 2 received 20<sup>th</sup> February 2023 from Molloy Architecture, titled, AAP2 Submission for lands at Tinahask Lower, Money Little and Money Big, Arklow, Co. Wicklow.

SIGNED: 

DATE: 12/6/23

**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 2 Tinahask Upper – Arklow and Environs Local Area Plan 2018-2024, subject to the recommended clarifications and requirements as set out in the Memo of the 8<sup>th</sup> June 2023, to allow this area to be developed in a comprehensive phased and integrated basis.

  
CHIEF EXECUTIVE  
WICKLOW COUNTY COUNCIL

DATE: 14/6/2023

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Mr. Fergal Keogh  
Senior Engineer

FROM:

Suzanne White  
Senior Executive Planner

**RE: Action Area Plan for AAP2 Lands, Tinahask Upper, Money Little and Money Big, Arklow, Co. Wicklow.**

Please find attached a copy of the recommended Action Area Plan for the AAP2 lands at Tinahask Upper, Money Little and Money Big, Arklow, Co. Wicklow. This Action Area Plan is based on documents submitted by Molloy Architecture on behalf of Tom & Pat Redmond and Michael Byrne.

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".

The site is bounded to the north by Action Area Plan 1 (Abbeylands), to the east by the golf club and quarry site, to the south by open farmlands and to the west by the railway line. Access to these lands is currently provided by an access road and railway bridge from the Knockmore roundabout. The action area measures c. 64ha. The LAP requires that the site shall be developed as a mixed use residential (R20 & R28), employment (E1), local shops and services (LSS), community (CE) and open space zone (AOS, OS1) in accordance with the following criteria:

- The development of this action area plan shall be contingent on the provision of the following roads infrastructure as part of any development project:
  - provision of a Port Access Road along the indicative alignment shown in this plan;
  - improvement of the existing link road and railway bridge from the Knockmore roundabout to the site as required;
  - new area distributor roads through this action area plan to both AAP1 and employment zoned lands to the south of AAP2.

Such road provision and improvements shall be subject to detailed design and phasing, based on the quantum of development that is planned to occur in each phase of the development.

- A maximum of 885 residential units shall be provided, in a range of sizes and formats.
- 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 area of 18ha shall be devoted to employment uses (E1);
- A minimum area of 5ha shall be developed as public open space, of which a minimum area of 3ha (AOS Active Open Space Zone) shall be laid for active sports uses; remaining open areas shall be laid out as informal parks and walks, and shall include at least 1 equipped children's play area;

Disclaimer

The approval of this Action Area Plan by Wicklow County Council in its role as Planning Authority and does not commit it 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  
08/06/2023

Agreed  
CE's agreement/approval required.  
Ayl P. Kelly SA  
08/06/23



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Mr. Fergal Keogh, SEP.,  
Planning and Development,  
Wicklow County Council,  
County Buildings,  
Wicklow.

15<sup>th</sup> February 2023

By Post & Email:

Re: Arklow Town and Environs – LAP 2018-2022  
AAP2 Submission for lands at Tinahask Lower, Money Little and  
Money Big, Arklow, Co. Wicklow.  
My clients: Tom and Pat Redmond and Michael Byrne

Dear Fergal,

Further to our meeting of the 17<sup>th</sup> January last please find enclosed three hardcopies of the revised Action Area Plan.


The following adjustments have been made in accordance with your recommendations:

- 1- The removal of the more detailed phasing proposals, the phasing section has now been simplified.
- 2- Section 4.2.3 specifies that the area designated for LSS of 1.5ha contains 0.5 hectares for a childcare facility.
- 3- A single zoning of mixed use on Figure 4.1.2 Proposed Land Use Zoning Map on page 15.

I have sent the feasibility study for the school under separate cover by email and I also enclose 3 hard copies of same.

I look forward to hearing from you so we can progress the first application for 99 units and the LRD for the remainder of the first phase.

Yours sincerely,

  
Michael Molloy.  
(dip) Arch. RIAI (tech), MCIAT, MCABE.

