

Name/ Organisation: STEPHEN LITTLE & ASSOC'S

Date: 15.08.24

Address:

ON BEHALF OF DAVID AGAK

26/27 UPPER PEMBROKE ST, DUBLIN 2

PROPOSED CHANGE FROM TOURISM TO EMPLOYMENT ZONING

AT LANDS AT BALLYWATTIN, ARKLOW.

INTEND TO MAKE A PRE-DRAFT SUB TO ARKLOW LAP.

SEE FURTHER DETAILS ATTACHED



Express YOUR VIEWS on the future development of YOUR AREA
Get your submission in by 2nd April 2024

1. Write to: [Address LAP] Administrative Officer, Planning Department, Wicklow County Council

That Wicklow County Council favourably consider a **change of zoning from “T-Tourism” to “E1-Employment”** for lands at Ballynattin, Arklow as part of the new Local Area Plan for Arklow on the basis that there is a demand for more employment lands in Arklow. Refer to the attached LAP Zoning Map.

Statement of Intent by Profile Properties

It is the intention if zoning is forthcoming in the new LAP for the lands at Ballynattin to **immediately apply for planning permission to provide the necessary infrastructure to open the lands for development for a variety of proposed employment type buildings**; with a number of end users already having expressed an interest in locating here, totalling c. 70,000 sq.ft.

Background

The lands were subject to a planning permission (and subsequently an extension of duration) for an integrated tourism product – hotel, conference centre, and parking. There was adequate access and environmental services to cater for that development. The permission withered in 2015.

The lands are located within the Development Boundary of Arklow and are already zoned for development (“T-Tourism”) under the Arklow LAP 2018-2024.

The lands are in a location where there is already a cluster of E1-Employment lands located both to the east and the west of the M11 in this part of south Arklow. The lands are located immediately opposite the IDA Park Arklow. There is a similar cluster of employment lands to the north of the Town.

The E1 lands in Arklow already zoned have been largely developed out, or have recently secured permission for their development, such that there are only limited lands remaining to be developed for these uses and additional lands need to be zoned to accommodate further employment activity in Arklow through additional E1-Employment lands. The IDA Park is limited to exporting companies only.

It is considered that the relocation of this type of employment use to purpose-built units at the edge of the town is positive as it frees up town centre site for residential and tourism uses.

See the attached Maps and Appendix to this note listing and identifying the main permissions on the current E1 zoned lands which demonstrates that **the vast majority of the E1 zoned land is now committed for development**. There is a more suitable tourism site already zoned closer to the town.

Project Promotor – Profile Properties

Profile Properties have a strong reputation built up over the past 25 years of developing a number of well established, high quality business parks and employment centres, including at:-

- Beacon Court, Sandyford, office/Hospital development
- Kilcarbery Business Park, Grange Castle c. 600,000 sq.ft.
- Westland Park, Nangor Road c. 350,000 sq.ft.
- Profile Park, Grange Castle c 90 acres

Avoca River Park (Former IFI Plant)

No. 1: Timber Frame Factory

Ref. 21/156

Proposal: Extension to Harmony Timer

Proposer: Harmony Timber Solutions

Date of Grant: 18 May 2021

No. 2: Echelon Data Centre

Ref. 21/1080

Proposal: The proposed development consists of the Construction of 2 no. energy centre buildings (Energy Centre 1 and Energy Centre 2)

Proposer: Crag Digital Avoca Ltd

Date of Grant: 15 June 2023

No. 3: Echelon Data Centre

Ref. 23/72

Proposal: The proposed development, for which a ten-year permission is sought, consists of the following: Demolition of the existing structures on site (industrial structures and outbuildings) and site clearance works; construction of 3 no. three storey information and communication technology (ICT) facility buildings, each with a gross floor area (GFA) of c. 16,206 sq.m (c. 48,618sq.m GFA in total)

Proposer: Crag Digital Avoca Ltd

Date of Grant: 25 July 2023

Servier Ireland

No. 4

Ref. 23/60167

Proposal: Large scale PV Panel Array (3,136 panels)(14,500m²)

Proposer: Servier Ireland

Date of Grant: 29 November 2023

Kish Business Park

No. 5

Ref. 19/1322

Proposal: single industrial unit of 710m²

Proposer: Robert Marshall

Date of Grant: 18 March 2020

No. 6

No. 8

Ref: 23/60464

Proposal: Single storey large industrial unit with ancillary office accommodation with a total floor area of 2310m².

Proposer: Emer Smith

Decision Due: March 2024.

North of Kish Business Park

No.9: Echelon Data Centre

Ref: 23/62

Proposal: Provision of a three-storey Battery Energy Storage System (BESS) building with a gross floor area (GFA) of c.13,787m² located to the southeast of the permitted ICT Building 3.

Proposer: Crag Wicklow Ltd

Date of Grant: 18 April 2023

No. 10: Echelon Data Centre

Ref: 24/98

Proposal: In summary, the development comprises the replacement of the 3 no. part one and part two storey ICT facility buildings permitted on site, with 5 no. part two and part three storey ICT facility buildings with a reduced building footprint, along with an energy centre compound. The Battery Energy Storage System permitted under Reg. Ref. 23/62 and the substation and transmission line connections permitted under ABP Ref. 315200-22 will be unaffected by the proposed alterations.

Proposer: Crag Wicklow Ltd

Date of Decision Due: 22 April 2024

IDA Park Arklow

No. 11

Ref: 22/1100

Proposal: Retention permission is sought for (1) an additional 275m² of floor area to the already approved 2,300m² manufacturing & engineering industrial unit now totalling 2,575m² with minor alterations and revisions to the elevations

Proposer: LHM Engineering Ltd

Date of Decision: 19 January 2023

No. 12

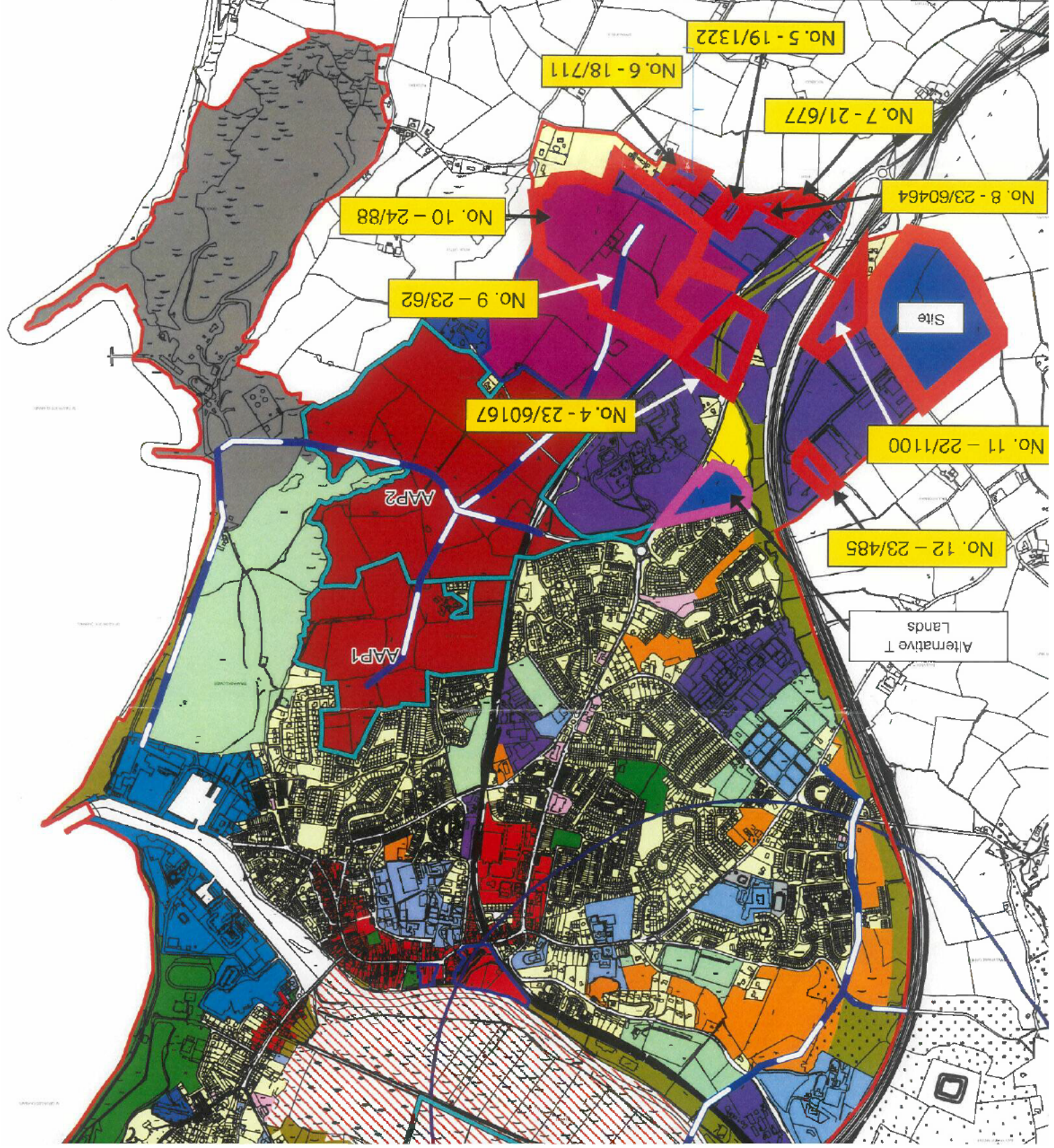
Ref: 23/485

Proposal: to erect a 532m² commercial building comprising a 432m² manufacturing/industrial unit with an ancillary 100m² office space

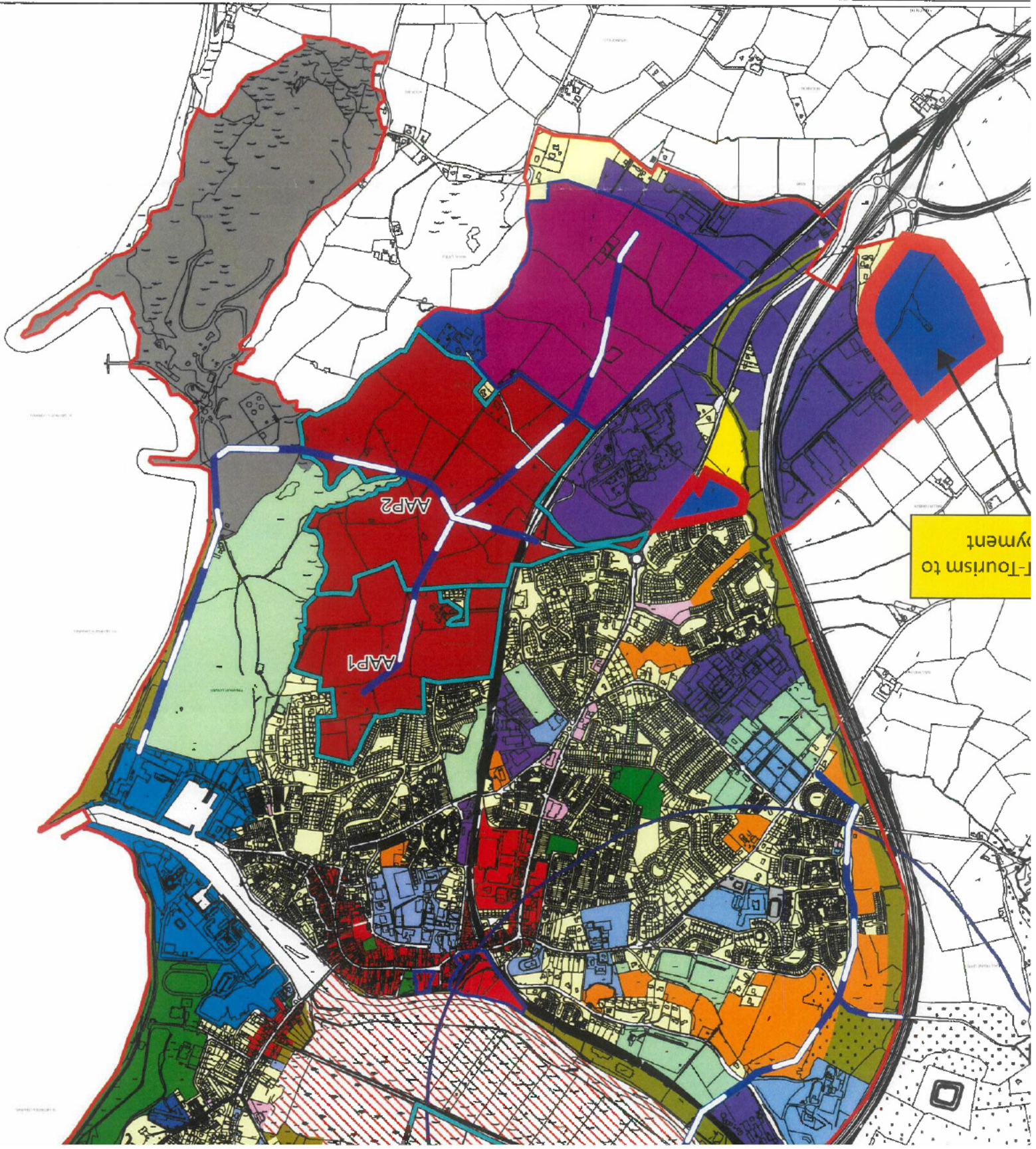
Proposer: Marine Health Foods Ltd

Date of Decision: 6 February 2024

PU Public Use	CE Community & Education	Settlement boundary	TC Town Centre
EX Extractive	WZ Waterfront	RE Existing Residential	R28 New Residential
T Tourism	E1 Employment	R20 New Residential	R10 New Residential
Action Area	E Special Employment	R28 New Residential	R20 New Residential
Opportunity	OS1 Open Space	R20 New Residential	R10 New Residential
Indicative r	OS2 Open Space	R Special New Residential	R28 New Residential
Arklow Tow	AOS Active Open Space	LSS Local Shops and Services	TC Town Centre
1,000m SE	MU Mixed Use		



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T-Tourism to Employment