



# WICKLOW COUNTY COUNCIL

## Proposed Material Alterations

### To the Proposed Variation to the Wicklow County Development Plan 2022 – 2028

relating to:

### The Draft Arklow Local Planning Framework (LPF) 2026



**Publication date:** 01 May 2026

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In addition to this written statement, the Proposed Material Alterations are accompanied by the following documents:

### MAPS

Draft Map 1	Proposed Altered Land Use Zoning Objectives
Draft Map 4A	Flood Risk – Present Day (Updated)
Draft Map 4B	Flood Risk – Present Day & Proposed Altered Land Use Zoning Objectives
Draft Map 4C	Flood Risk – Potential Future Scenario (Updated)
Draft Map 4D	Flood Risk – Potential Future Scenario & Proposed Altered Land Use Zoning Objectives
Draft Map 6	Proposed Altered Active Travel Strategy

### ADDENDA

#### Strategic Environmental Assessment

- Screening for SEA Report
- Addendum I to the SEA ER
- Addendum to SEA ER Non-Technical Summary

#### Appropriate Assessment

Screening for Appropriate Assessment Report

#### Strategic Flood Risk Assessment

Addendum I.2 to SFRA

**These documents should be read alongside the Proposed Variation including the Draft Arklow Local Planning Framework. It is available to view [HERE](#).**

Please note that this Proposed Variation / Arklow LPF was previously advertised as 'Proposed Variation No. 5 to the Wicklow County Development Plan / Draft Arklow LPF', but in the intervening period since its publication, a different variation (relating to the Wicklow Core Strategy primarily) has been made to the Wicklow County Development Plan, which is now identified as **made** 'Variation No. 5'. Please see the note at the end of this document relating to **made** 'Variation No. 5'.

References to 'Proposed Variation No. 5', referring to this Arklow LPF related variation, may remain in some accompanying documentation. However, if and when made, this Proposed Variation, relating the Arklow LPF will be identified as **made** 'Variation No. 6'.

## **1.0 INTRODUCTION**

### **1.1 Proposed Variation to the Wicklow County Development Plan including the Draft Arklow Local Planning Framework**

Wicklow County Council has prepared a Proposed Variation to the County Development Plan to integrate the draft and final Arklow Local Planning Framework (LPF) into the Wicklow County Development Plan 2022-2028, and to ensure consistency of the draft and final Arklow LPF with the County Development Plan 2022-2028.

The Proposed Variation including the draft LPF was published on the 01 October 2025 for public consultation, for a 6 week period. A total of 67 valid submissions were received.

Section 13 of the Planning and Development Act 2000 (as amended) provides that the Chief Executive of a planning authority shall prepare a report on any submissions or observations received under that subsection with respect to the Proposed Variation/Draft LPF and shall submit the report to the members of the authority for their consideration. This report was submitted to the elected members of Wicklow County Council on 25 February 2026.

The members of the planning authority considered the Proposed Variation / Draft LPF and the Chief Executive's Report and resolved at the Council meeting of 13 April 2026 to propose alterations to the Proposed Variation/Draft LPF. As said alterations constitute 'material' alterations to the Proposed Variation/Draft LPF, the planning authority is required to publish notice of the proposed material alterations and any determination that requires the carrying out of a Strategic Environment Assessment / Appropriate Assessment of the Proposed Material Alterations. The Proposed Material Alterations and any determination shall be on public display for a period of not less than 4 weeks and submissions invited. All submissions shall be taken into account before the Variation /LPF is made. Formally, making a variation is done by resolution of the Council.

These Proposed Material Alterations will be on public display from 01 May 2026 to 29 May 2026, with submissions invited on the proposed alterations.

## **2.0 PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION - DRAFT LPF WRITTEN STATEMENT**

### **2.1 Proposed Material Alterations to Part B of Proposed Variation – the Draft Arklow Local Planning Framework 2025**

The following is a list of the Proposed Material Alterations (PMAs) to the Draft LPF.

Proposed new text is shown in red, proposed deleted text in ~~blue~~.

Maps include a pink line illustrating the area of land affected by the PMAs. These pink lines will be removed in the final adopted version of the Variation / Arklow LPF.

## Section B.1 TOWN CENTRE REGENERATION

### Section B.1.3 ARKLOW TOWN CENTRE OBJECTIVES

#### Proposed Material Alteration No. 1

Add new objective to **ARKLOW TOWN CENTRE OBJECTIVES**, as follows:

#### **ARK2(B)**

*To support and promote the improvement of the key central area of Arklow town centre from the Parade Grounds to St. Mary's Park, including (but not limited to) the following improvements:*

- *The extension of the existing public realm improvements along the Main Street from the Parade Grounds as far as River Lane; this shall entail a high-quality urban realm design with particular reference to enhanced pedestrian connectivity and accessibility, and improved linkages to the river corridor.*
- *The improvement of St. Mary's park and car park, including the access and egress roads. Any redevelopment / enhancement proposals for these areas shall be so designed to integrate the riverwalk, car park and park as a unified space which supports multi-functional uses including community, cultural and outdoor performance / market uses, while protecting the character and heritage (particularly archaeology) of the area;*
- *To facilitate the enhancement of the landscaped linear open space park along the riverbank linking Coomie Lane to St. Mary's Park.*

## Section B.1.4 OPPORTUNITY SITE 1 – THE ALPS

### Proposed Material Alteration No. 2

#### Alter the text as follows:

#### **Objectives OP1**

- *The topographical challenges of this site are recognised. Proposals shall carefully balance the challenges of this site with its highly accessible town centre location whilst been sensitive to its immediate built and natural context, including Protected Structure (A39 – Former Ormonde Cinema) and the Ormonde Castle National Monument (W1040-029002-Castle - Anglo-Norman masonry castle), and its location within an area of Archaeological Significance or Potential (Arklow Town). Proposals shall demonstrate how they accord with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.*

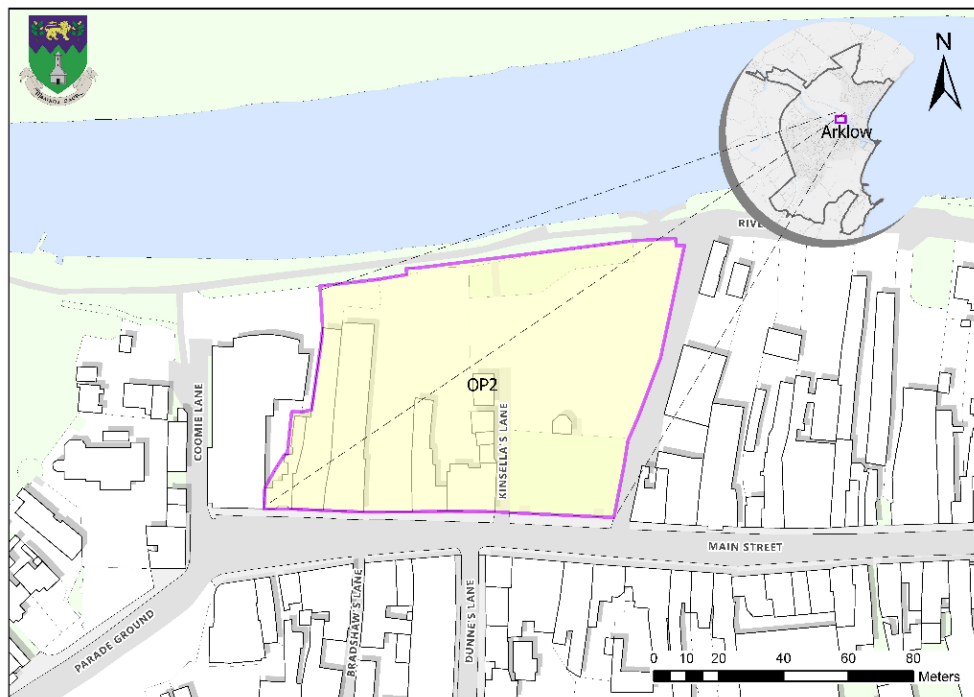
## Section B.1.4 OPPORTUNITY SITE 2 – MAIN STREET

### Proposed Material Alteration No. 3(a)

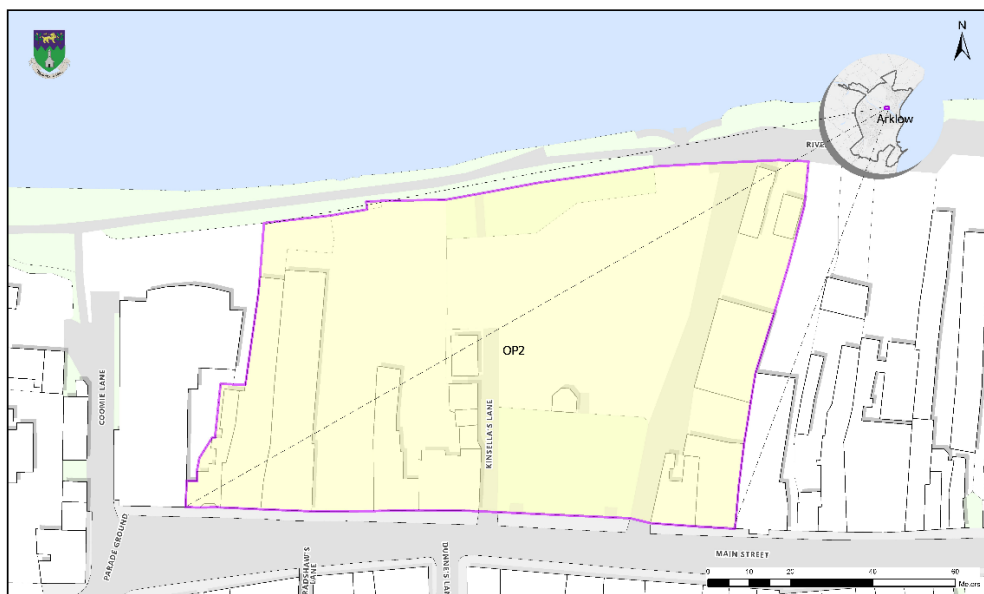
Amend the **boundary** of 'OPPORTUNITY SITE 2 – MAIN STREET'

Alter 'OP2' **boundary** as follows:

**Change from:**



**Change to:**

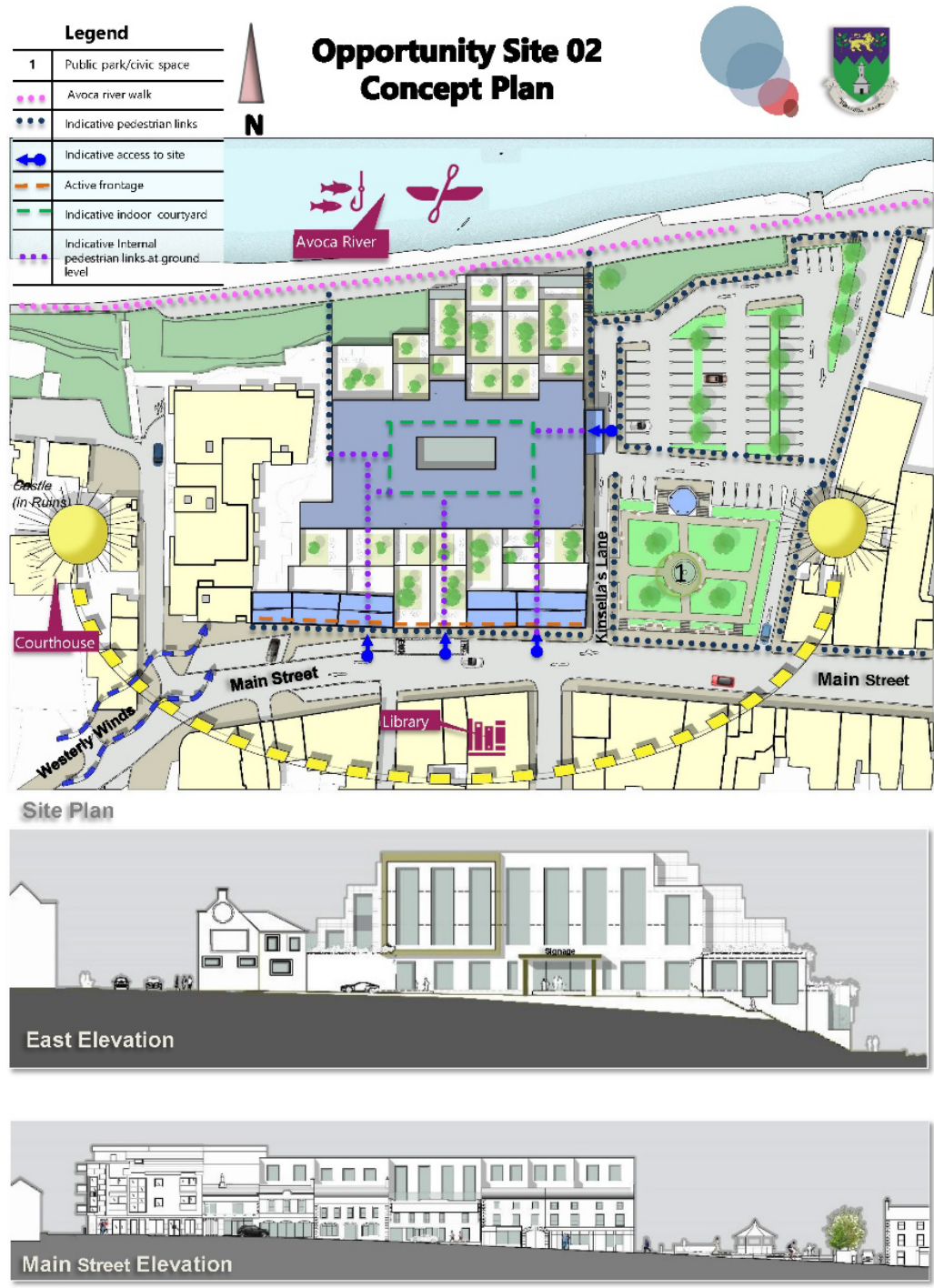


# Proposed Material Alteration No. 3(b)

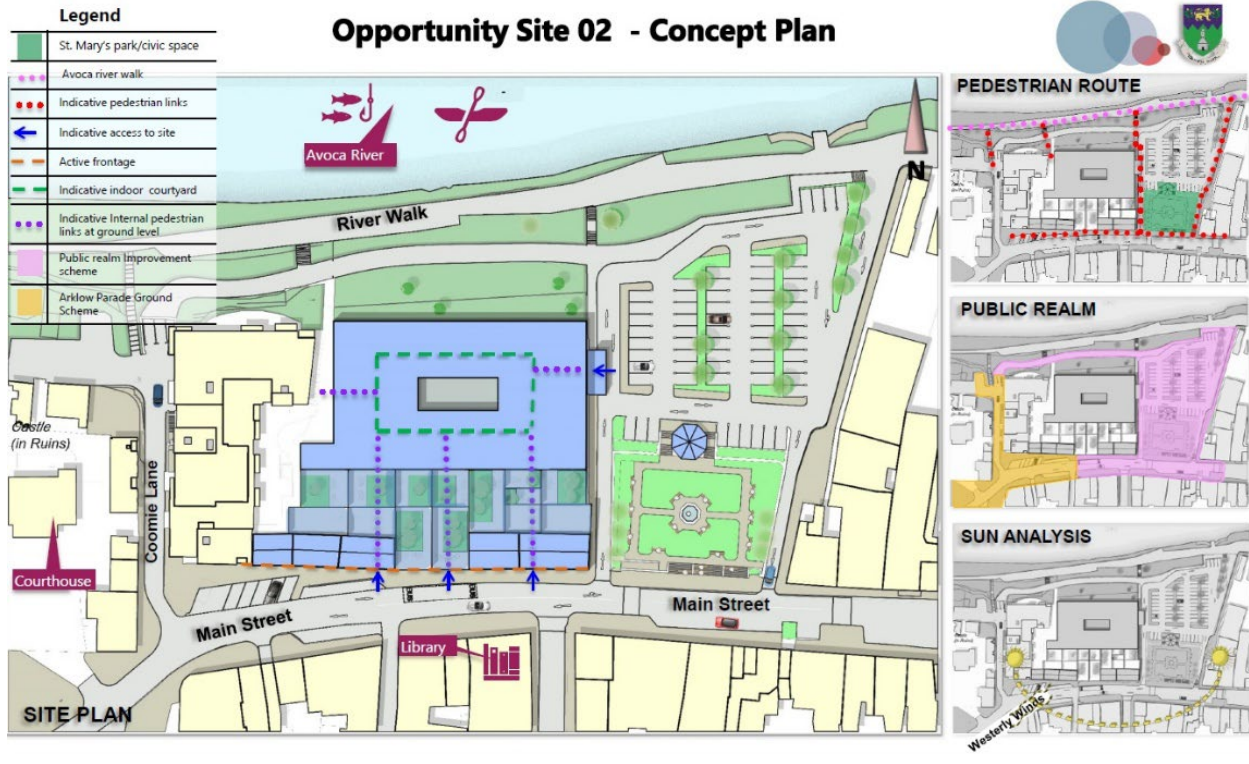
Amend the **Concept Plan** of 'OPPORTUNITY SITE 2 – MAIN STREET'

Alter 'OP2 Concept Plan' as follows:

Change from:



**Change to:**



### Proposed Material Alteration No. 3(c)

Amend the text objectives of **OBJECTIVES OP2**, as follows:

#### Objectives OP2

- *Where possible this site should be the subject of a comprehensive integrated scheme of development encompassing the entire lands. Individual site redevelopment proposals may be considered if they can demonstrate how they comply with the objectives of this opportunity site.*
- *Any new scheme should seek to protect the character and appearance of the traditional shop fronts including the Morgan Doyle facade and canopy and any architectural details on buildings of high architectural value wherever possible. **Development shall take account of the site's location within an Area of Archaeological Significance or Potential (Arklow Town) and appropriately protect any heritage assets.***
- *Proposal shall provide for a mix of uses capable of accommodating retail, commercial, residential, tourism, community and cultural development, all contained within a high quality architectural, landscaped, streetscape and high quality public realm environment.*
- ***Any redevelopment proposal shall include the provision of an indoor multi-functional community space of not less than 600sqm which shall be devoted to the use of the public.***
- *A high density development will be required to be achieved across the site that is sensitive and appropriate to its immediate built and natural context and accords with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.*
- *A maximum height of 3 storeys fronting onto Main Street shall be permitted.*
- *Primary facades with a continuous streetscape, active frontage and passive surveillance shall address the river, Kinsella's Lane, St. Mary's Park and Main Street. In particular buildings along the River Walkway to the north shall be a minimum height of 3 storeys with active uses/windows/balconies directly overlooking this walking route.*
- *To ensure, where possible, there are active ground floor uses in the buildings along public spaces, walkways and streets and that all new structures present an appropriate façade to the river, walkways and roadside with strong passive surveillance, a continuous streetscape and building frontage where appropriate.*
- *Additional links from the Main Street to the river should be incorporated through the site where feasible with active ground floor uses fronting public spaces, walkways and streets. In this regard proposals shall retain and reopen the existing archway addressing the Main Street. Where feasible this archway shall serve as the entrance to a new pedestrianised link between the Main Street and the river ~~and/or provide access to a new internal courtyard to the rear of these properties with active uses at ground level.~~*
- ***To facilitate the enhancement and extension of the adjacent public car park into a public amenity civic open space area to the northern riverside aspect of the site.***
- *To facilitate the enhancement of the landscaped linear open space ~~park~~ along the river bank, **including an accessible pedestrian link to Coomie Lane.***
- ***Any redevelopment proposals for properties on the east side of St. Marys Park shall make provision for the western facades / gables to be orientated towards the new civic town square establishing an active vibrant connection between the Main Street and the riverwalk.***
- ***The Local Planning Framework supports the integration of open space and potential civic functions in Arklow town centre revitalising the historic street frontage, creating a focal entry point and bus stop, providing new green space, using the site's topography for a public amphitheatre/stepped seating/viewing area, and connecting visually and physically to the Avoca River.***

**Section B.4 ECONOMIC DEVELOPMENT AND EMPLOYMENT**

**Proposed Material Alteration No. 4**

Add new objective to **EMPLOYMENT OBJECTIVES** as follows:

**ARK X 1** *To continue to facilitate the development of large-scale employment development (including ICT development and associated energy infrastructure) on E zoned lands at Avoca River Park and Bogland / Money Big.*

**Proposed Material Alteration No. 5**

Add new objective to **EMPLOYMENT OBJECTIVES** as follows:

**ARK X 2**      *Any future development of 'Employment' (E1) lands at Ballynattin located to the West of the M11, shall be accompanied by the delivery of active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11.*

## Section B.5 TOURISM DEVELOPMENT

### Proposed Material Alteration No. 6

Amend **TOURISM DEVELOPMENT OBJECTIVES**, as follows:

#### **ARK 35**

*'To support and facilitate the improvement of existing and the development of additional recreational infrastructure at beaches, harbours and coastlines in the LPF area, including (but not limited to):*

- *improvements to coastal access, including for those with disabilities, in particular Improvements to the visual and physical connectivity between the town centre and Arklow South Beach;*
- *improvement of existing or development of new toilets, changing facilities, waste disposal facilities etc;*
- *improvement of existing or development of new appropriately scaled and located car parking;*
- *infrastructure supporting swimming, sailing, marina/quayside berthing, rowing and other water sports, and shore fishing subject to ensuring no adverse environmental or visual impacts.'*

### **Proposed Material Alteration No. 7**

Amend **TOURISM DEVELOPMENT OBJECTIVES**, as follows:

#### **ARK 36**

*To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:*

- *The Avoca River Walk and linkages to Vale Road and Arklow Main Street;*
- *Lamberton Avenue/Woodlands Park leading to Glenart Woods;*
- *Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park;*
- *Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site;*
- *Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*

## Section B.6 SOCIAL AND COMMUNITY DEVELOPMENT

### Proposed Material Alteration No. 8

Amend **SOCIAL AND COMMUNITY OBJECTIVES**, as follows:

#### **ARK 43**

*Having regard to the potential longer term education needs in the Arklow area which have not been determined at this time but may arise; the physical and environmental constraints present in the area; and the space required particularly for new secondary schools, the development of new schools shall be permissible in principle in all land use zones in this LPF, other than OS1 and OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:*

- *In order to ensure an appropriate spatial distribution of schools throughout the LPF area and to ensure maximum accessibility of all residential areas to schools, no new primary school shall be located within a 10-minute walking time of any existing primary schools or no new secondary school shall be located within a 20-minute walking time of any existing secondary schools;*
- *The site has excellent public transport and active travel infrastructure in situ, or planned and committed to coincide with a new school opening at the site;*
- *No such development will be considered on lands in existing community use where the loss in the use / facility is not being made up for elsewhere within the settlement.*
- *In relation to flood risk, the sequential approach shall be applied in site planning, to ensure no encroachment onto, or loss of flood plain. Only water compatible development such as Open Space will be permitted for lands which are identified as being at risk of flooding'*

## Section B.7 HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE

### Proposed Material Alteration No. 9

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

#### **ARK57**

*To ensure development is planned in a manner that has appropriate regard to specific ecological sensitivities associated with the Arklow area, including those associated with **pNHAs within and around the Arklow LPF area** ~~the Arklow pNHA~~, the Avoca River, coastal habitats and species, and sites suitable for wintering birds. In particular, to ensure the protection and where possible the restoration of the biodiversity associated with Avoca River and its riparian (bankside) habitats. Proposals for development at or in the vicinity of the Avoca River should be informed by ecological surveying and ecological impact assessment*

## Proposed Material Alteration No. 10

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

### **ARK64**

*To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:*

- *The Avoca River Walk and Shillelagh to Arklow Greenway Route;*
- *Glenart Woods Forest;*
- *Arklow Seafront and Waterfront Zones;*
- *Arklow Rock Cliff Walk;*
- *Arklow North and South Quays;*
- *Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*
- *A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.<sup>1</sup>*

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<sup>1</sup> Where this route runs along the proposed SPAR, it shall comprise a segregated green spine separated from the SPAR by mature hedgerows and planting.

**Proposed Material Alteration No. 11**

Add new objective to **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

**ARK X 3** *Development, where relevant, should have regard to the structure and setting of Arklow/Ormonde Castle.*

**Section B.8 PHYSICAL INFRASTRUCTURE**

**ARKLOW PHYSICAL INFRASTRUCTURE OBJECTIVES**

**Proposed Material Alteration No. 12**

Amend **ACTIVE TRAVEL – WALKING & CYCLING INFRASTRUCTURE OBJECTIVES** as follows:

**ARK77**

*To promote and support the delivery of connections which would significantly reduce walking times to Arklow Train Station including but not limited to the following:*

- *The provision of a new link/bridge over the railway line between Arklow Train Station and Tesco;*
- *A new pedestrian/cycle link between Yellow Lane and Arklow Train Station;*
- *Improvements to existing pedestrian links between the Main Street and the Train Station in particular Ditch Lane and Tom's Lane.*

*These links shall be designed to high-quality standards, fully accessible, and integrated into the broader town centre regeneration and public-realm improvement programmes.*

**(PT4)**

**Proposed Material Alteration No. 13**

Add new objective to **CAR PARKING OBJECTIVES** as follows:

**ARK X 4** *To support the development and optimisation of off-street car-parking facilities in or adjacent to the town centre so that on-street, all-day parking can be relocated. On-street spaces shall be managed and repurposed where feasible to favour set-down/drop-off areas, short-stay visitor parking and active loading rather than long-stay parking.*

## Proposed Material Alteration No. 14

Amend **ROADS OBJECTIVES** as follows:

### **ARK82**

*Support and promote the development of the following new regional/distributor roads and road improvements:*

- *The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement ~~and~~ (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and (d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6)*
- *To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south*
- *To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4)*
- *To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments.*

**Proposed Material Alteration No. 15**

Add new objective to **ROADS OBJECTIVES** as follows:

**ARK X 5** *To protect the strategic function of the N/M11 in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.*

**Proposed Material Alteration No. 16**

Add new objective to **ROADS OBJECTIVES** as follows:

**ARK X 6** *To support and promote the implementation of the recommended measures set out in the Local Transport Plan.*

## **Proposed Material Alteration No. 17**

Amend **FLOOD AND COASTAL MANAGEMENT OBJECTIVES** as follows:

### **ARK85**

*Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this LPF OR in Flood Zone C but within an area:*

- *that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or*
- *that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to nearby watercourses that lack corresponding indicative flood zones;*
- *that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map 4C attached to this LPF or on any future maps prepared by the OPW during the lifetime of the LPF;*

*shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of 'The Planning System and Flood Risk Management' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this LPF) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the LPF SFRA.*

**Proposed Material Alteration No. 18**

Amend **ENERGY AND ELECTRICITY OBJECTIVES** as follows:

**ARK88**

*To require that the development of Public Utility lands on the ~~eastern~~ western side of the Dublin Road to facilitate the expansion of the existing electricity substation comprise of high-quality design and boundary treatments, include planting and landscaping proposals to mitigate their visual impact having regard to their prominent location along the northern gateway entrance to Arklow Town.*

## Proposed Material Alteration No. 19

Add new subsection and objective to **ARKLOW PHYSICAL INFRASTRUCTURE OBJECTIVES** as follows:

### **PUBLIC REALM INFRASTRUCTURE OBJECTIVES**

- ARK X 7** *Public-realm works in Arklow town centre (including lighting, accessible street furniture, paving and signage) shall wherever feasible be carried out in a coordinated, locally distinctive manner which advances high-quality design, reduces visual clutter, reinforces the town's heritage, and improves the overall visitor and community experience, in particular:*
- *New lighting, wiring and communications infrastructure shall be placed underground wherever feasible, to reduce over-head cabling, poles and visual intrusion.*
  - *Lighting design shall wherever feasible be site-specific, using decorative standards in plazas and along quays, emphasising heritage frontages, town-centre gateways and riverside links*
  - *The public-realm works shall wherever feasible reflect Arklow's heritage (boat-building, pottery, seaside identity) and integrate craft/design elements, coordinated across streets, junctions and the waterfront to create a cohesive sense of place.*
  - *Infrastructure renewal shall wherever feasible, be planned and delivered as part of a comprehensive public-realm master-scheme rather than piecemeal, ensuring continuity of design, materials, branding and quality across the town-centre regeneration area.*

**Section B.10 SPECIFIC LOCAL OBJECTIVES (SLOs)**

**Proposed Material Alteration No. 20**

Amend text of **SLO2 SOUTHERN WATERFRONT ZONE OBJECTIVES** as follows:

- *Maintaining ease of access to the waterfront for existing and future marine users (such as the Sea Scouts and Arklow Rowing Club) **as well as emergency services** shall be a key consideration in the regeneration of this area.*

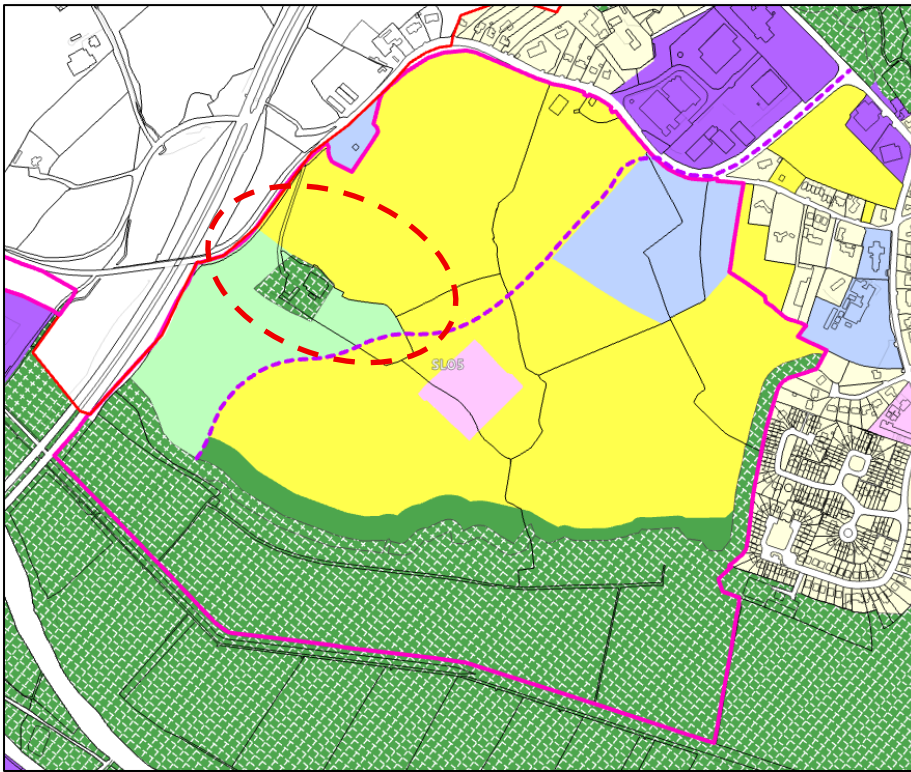
**Proposed Material Alteration No. 21(a)**

Amend **MAP No. 1 (Land Use Zoning)** for lands at **SLO 5 - KILBRIDE**

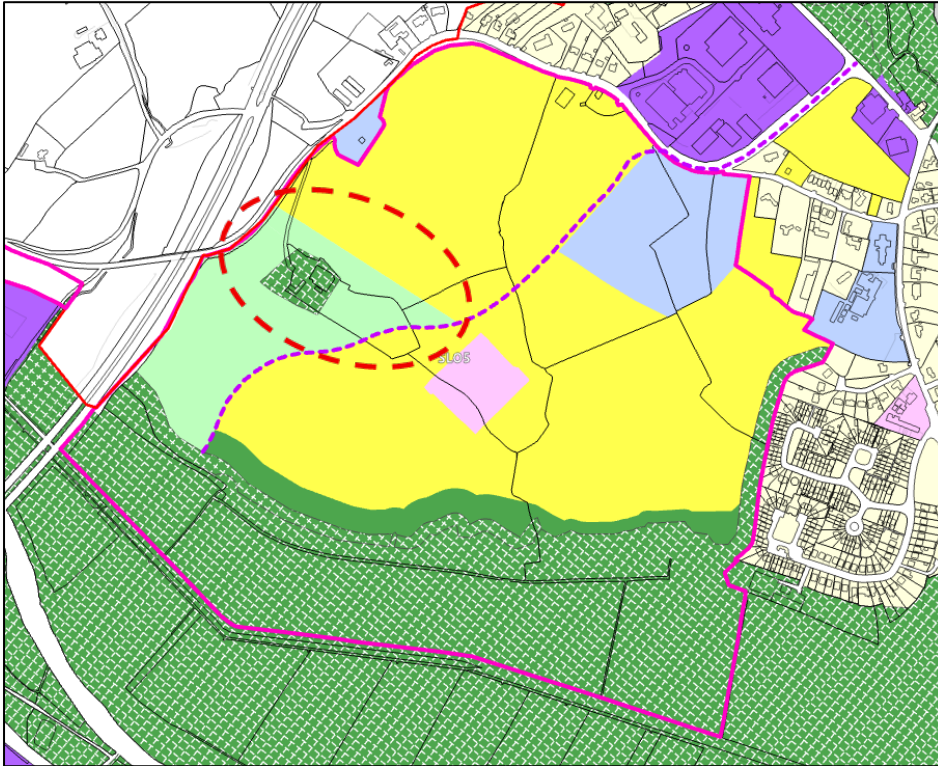
Increase AOS by 20%.

Amend land use zoning at SLO5 of c. 1.24ha from New Residential 'RN' to Active Open Space 'AOS'.

**Change from:**



**Change to:**



**Note:** If the Proposed Material Alteration is made, it would require minor changes to the text of SLO5 to reflect the revised areas of each zone.

**Proposed Material Alteration No. 21(b)**

Amend **SLO5 KILBRIDE OBJECTIVES**, as follows:

**Amend** SLO5 objective

- An area of **5ha zoned CE: Community & Education** shall be reserved to facilitate the planned development of a new school campus (primary and post primary). ~~No more than 250 dwellings may be occupied in this SLO until the CE lands have been transferred to the relevant authorities or otherwise made available for the provision of a schools campus.~~

**Proposed Material Alteration No. 21(c)**

Amend **SLO5 KILBRIDE OBJECTIVES**, as follows:

**Amend** SLO5 objective

- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct residential areas (not exceeding ~~150~~ 200 units) each containing materially different house designs and typologies within an overall unified theme.

**Proposed Material Alteration No. 21(d)**

Amend **SLO5 KILBRIDE OBJECTIVES**, as follows:

**Insert** additional SLO5 objective

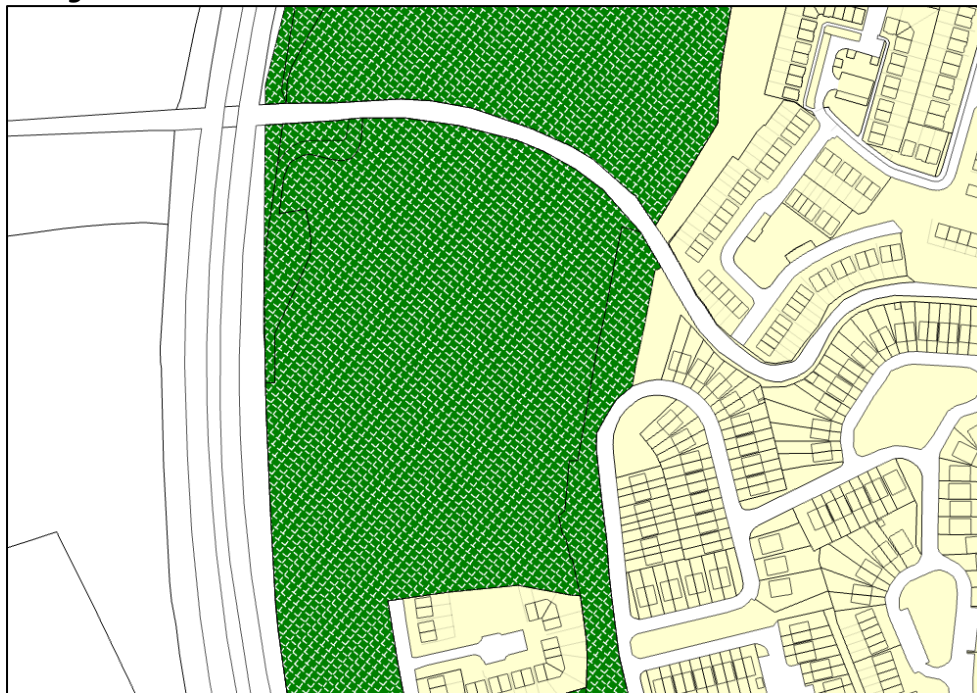
- *Development of this SLO shall ensure that views of the Howard Mausoleum from Ferrybank, and local road L-6179 Ticknock – Kilbride are maintained where feasible.*

**Proposed Material Alteration No. 22(a)**

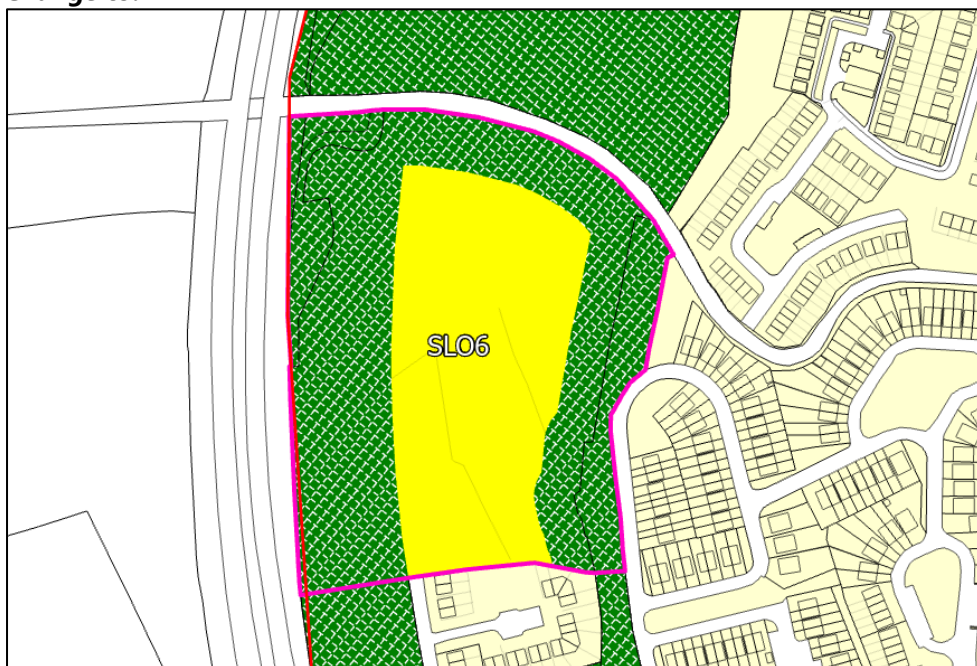
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective (SLO) **SLO6 – Ballyraine**, as follows:

Amend **MAP NO. 1 LAND USE ZONING** for lands at Ballyraine from Natural Areas 'OS2' (c. 6 ha) to New Residential 'RN' (c. 2.5 ha) and Natural Areas 'OS2' (c. 3.5 ha) and add new SLO boundary.

**Change from:**



**Change to:**



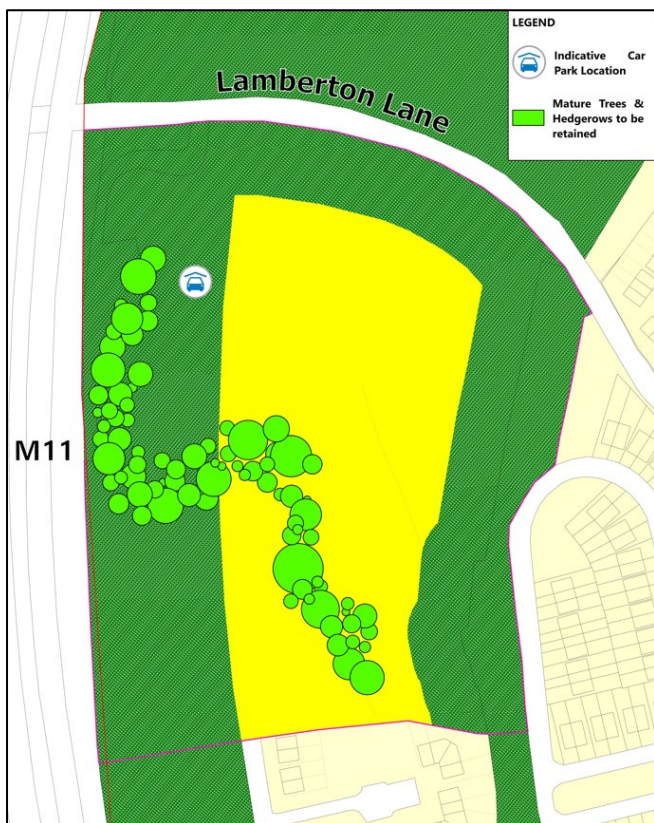
## Proposed Material Alteration No. 22(b)

Add new text objectives for **SLO6 – Ballyraine**, as follows:

### **SLO 6 - BALLYRAINE**

*These lands measuring c. 6 ha are located in the townland of Ballyraine to the west of Arklow town centre and are zoned for new residential (RN – c. 2.5ha) and open space use (OS2 – c. 3.5ha). This area may be developed for a mix of uses including residential, community and open space uses, in accordance with the following requirements:*

- a) Approximately 2 ha of this site, along the boundary with the M11 (zoned OS2), shall be reserved free of development (other than the lands required for the car parking required by part (e) to follow) and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;*
- b) Approximately 0.7 ha of this site along the boundary of Lambertton Lane (zoned OS2) and corresponding to a 35m set back from the lane shall be reserved free of development and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;*
- c) Any development shall safeguard and retain existing watercourses, wetlands, and ponds, incorporating them into the site design with the appropriate setbacks (in accordance with objective ARK63 and County Development Plan Objective CPO 17.26);*
- d) Any development shall ensure the retention and protection of all existing mature trees on site in accordance with County Development Plan Objectives CPO 17.20, 17.21, 17.22 and 17.23), in particular those identified on the drawing below, which shall be identified and evaluated by a qualified arborist in any application for development and justification provided where any removal is proposed;*
- e) A permeable surface car park adjoining Lambertton Lane of 20 No. spaces shall be delivered as part of any development on the OS2 zone along the M11 described in part (a) above. Said car park shall be accessed only from the south with pedestrian and cycling links to Lambertton Lane only (no vehicular access from Lambertton Lane will be considered).*



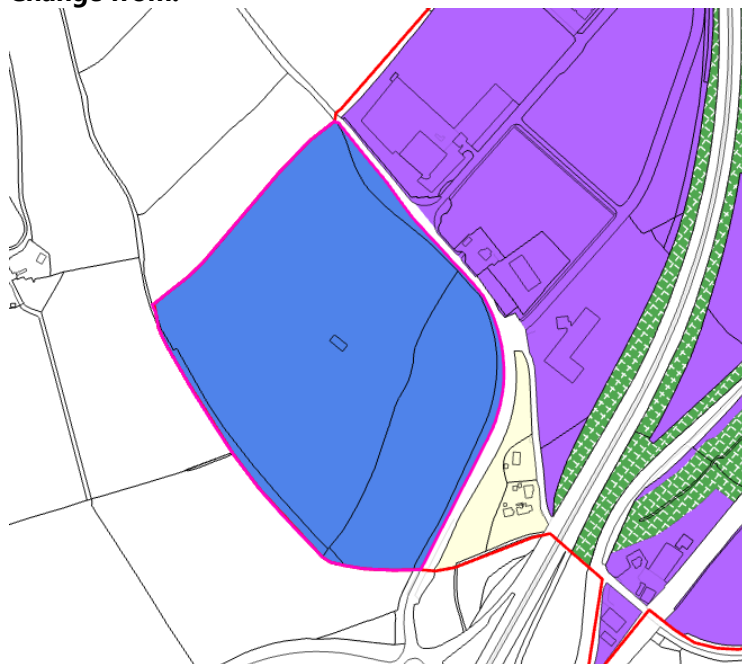
## MAPS AND APPENDICES

### Proposed Material Alteration No. 23

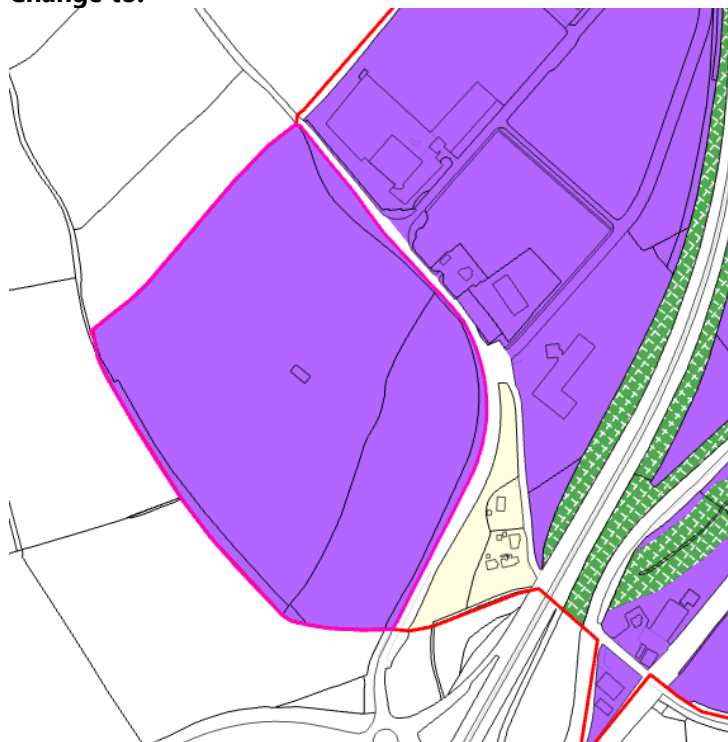
Amend **MAP NO.1 LAND USE ZONING** land at **Ballynattin** as follows:

Amend zoning of land at Ballynattin from Tourism 'T' (c. 17ha) to Employment 'E1' (c. 17ha).

#### Change from:



#### Change to:

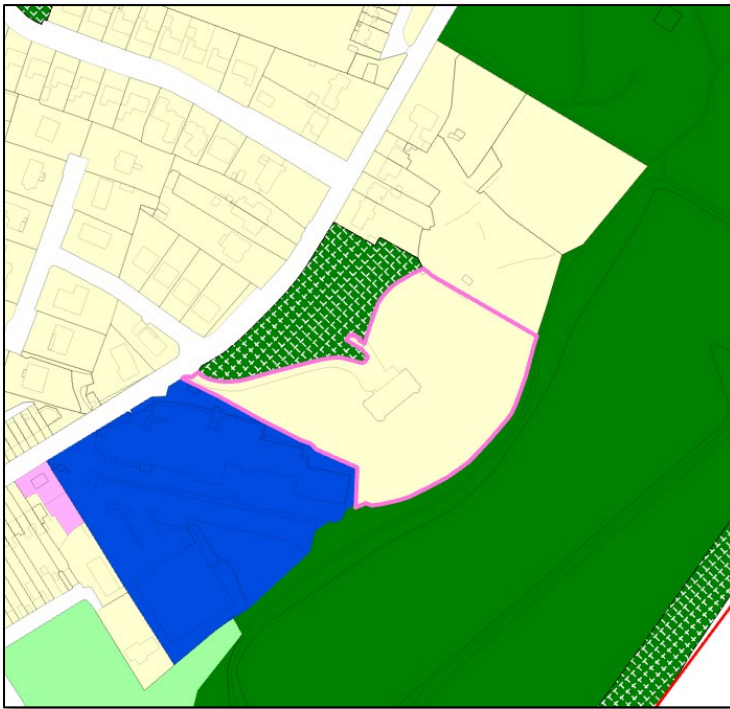


**Proposed Material Alteration No. 24**

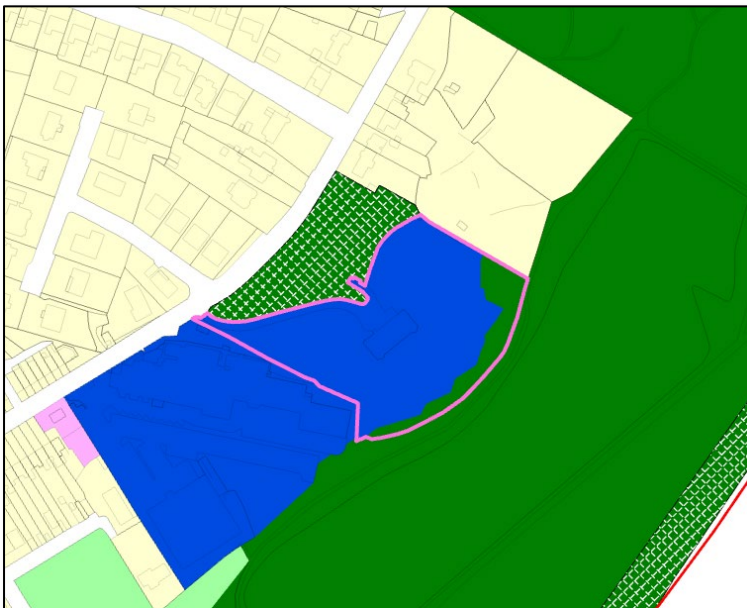
Amend **MAP NO. 1 LAND USE ZONING** for lands at **Kynoch Lodge, Sea Road**, as follows:

Amend zoning of lands at Kynoch Lodge, Sea Road from c. 0.96ha of 'RE – Existing Residential' to c. 0.83ha 'T – Tourism' and c. 0.13ha 'OS1 – Open Space'.

**Change from:**



**Change to:**



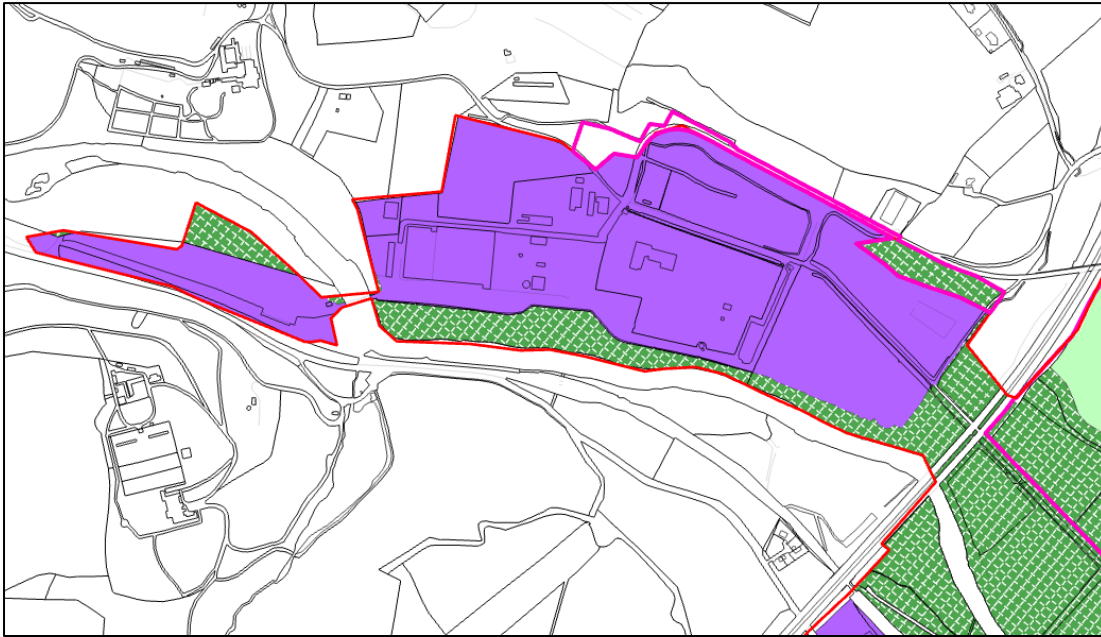
## Proposed Material Alteration No. 25

Amend **MAP NO. 1 LAND USE ZONING** for lands at **Avoca River Park**, as follows:

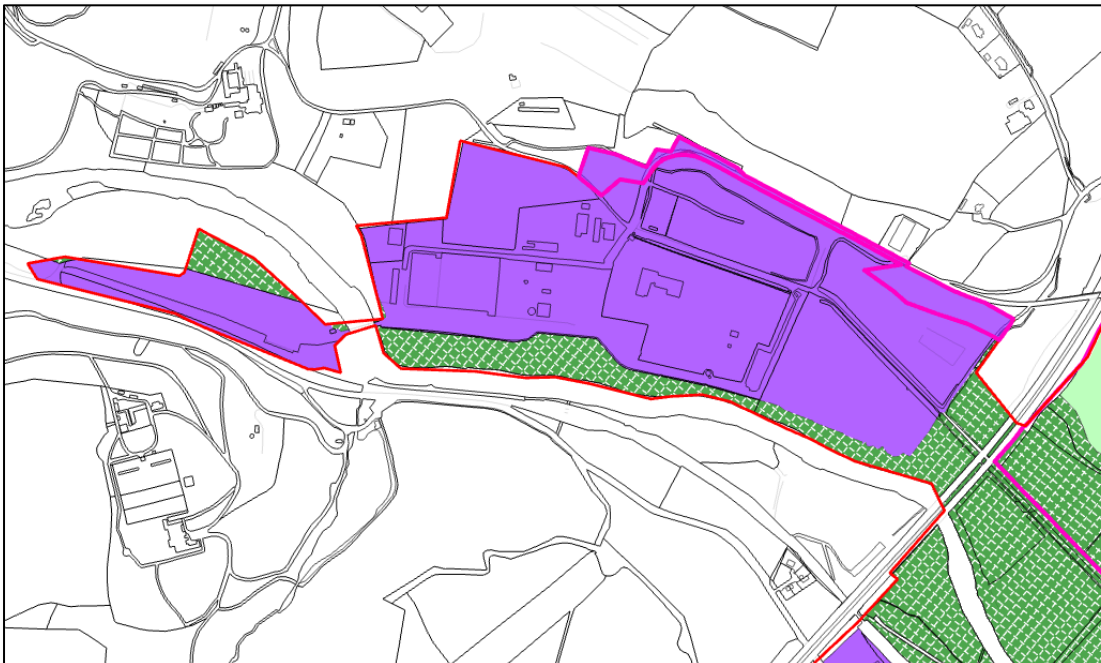
A: Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment'

B: Change c. 1.4ha from 'unzoned' to 'E – Employment'

### Change from:



### Change to:



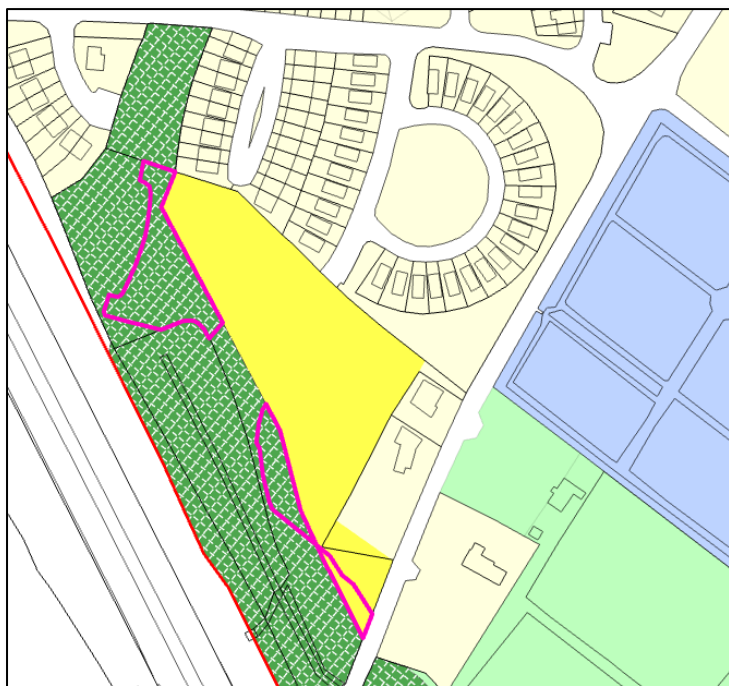
**Proposed Material Alteration No. 26**

Amend **MAP NO. 1 LAND USE ZONING** for lands at **Lamberton**, as follows:

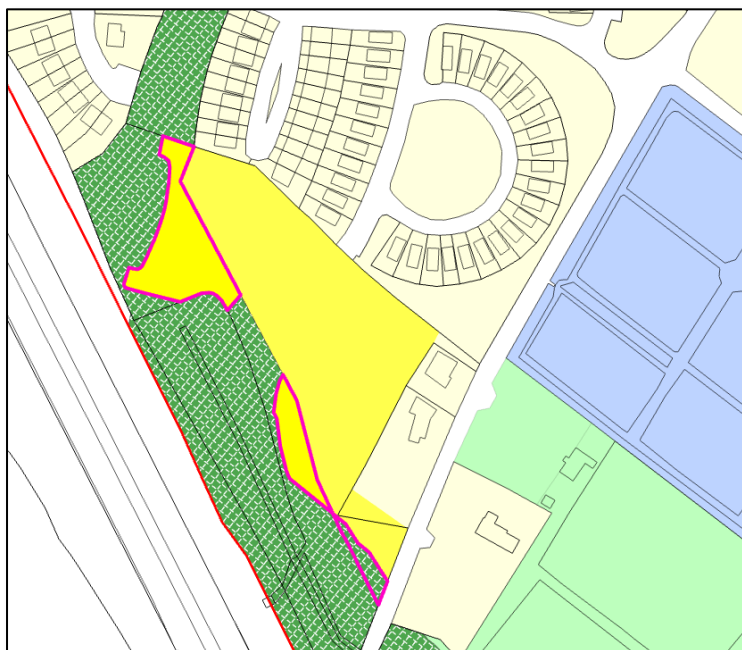
A: Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential'

B: Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas'

**Change from:**



**Change to:**



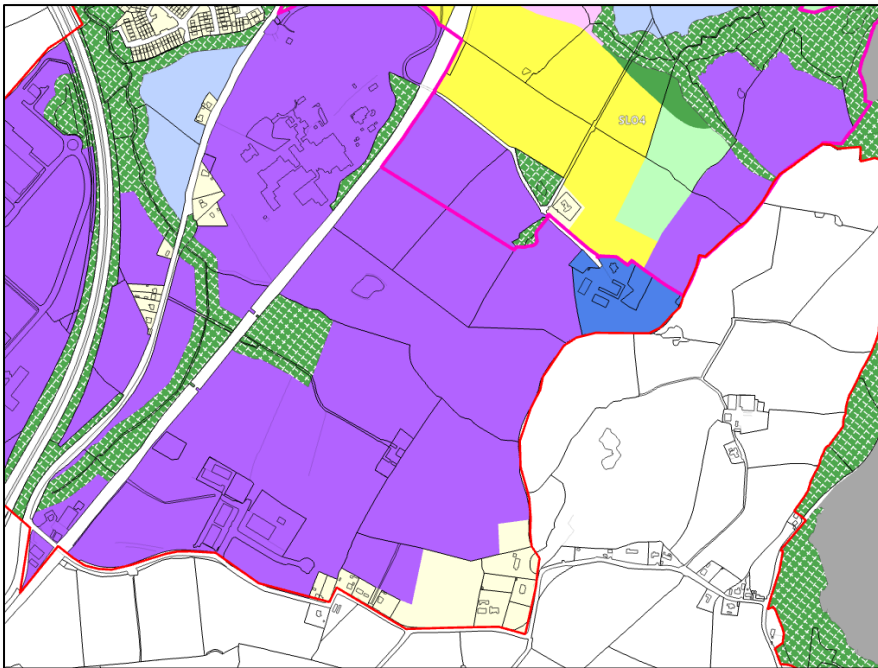
**Proposed Material Alteration No. 27**

Amend **MAP NO. 1 LAND USE ZONING** and **SLO4 BOUNDARY** for lands at **Money Big**, as follows:

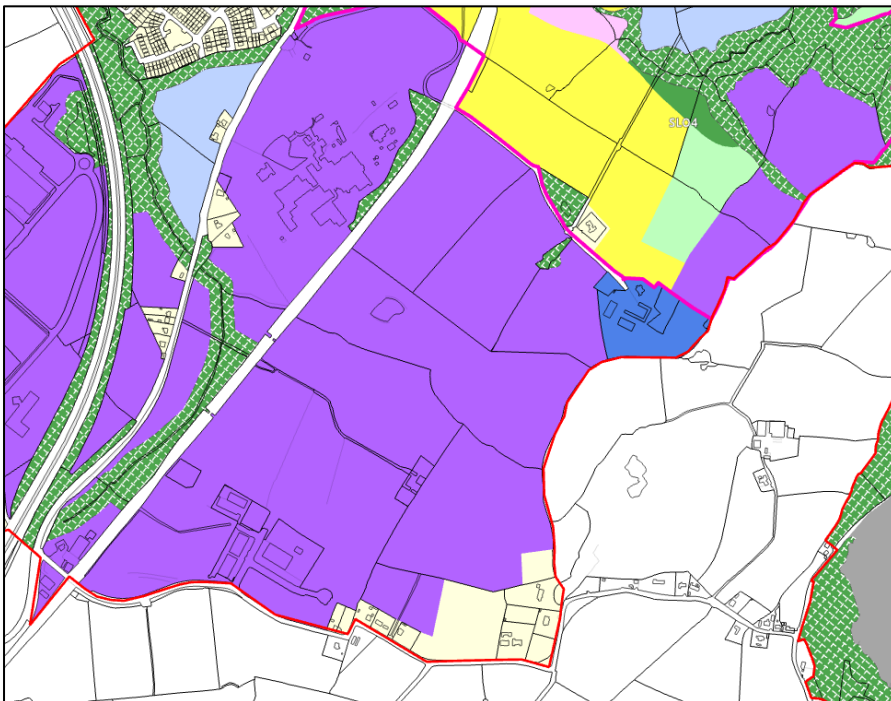
A: Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment'

B: Exclude c. 6.1ha of Employment 'E' zoned land from SLO4

**Change from:**



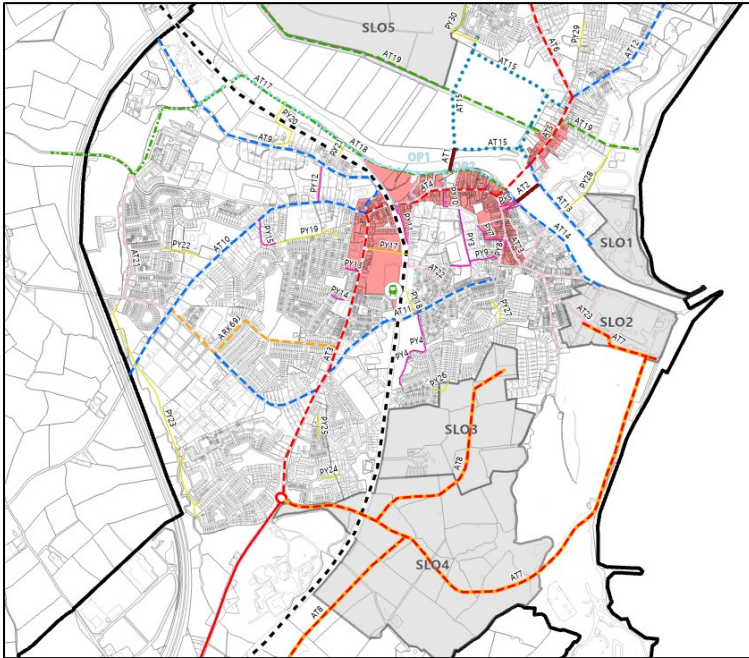
**Change to:**



### Proposed Material Alteration No. 28

Amend **MAP NO. 6 ACTIVE TRAVEL STRATEGY** to include new active travel route (**ATX**), as follows (shown in **bright green**):

**Change from:**



**Change to:**



Plus any changes consequent to LTP

**APPENDIX 4: STRATEGIC FLOOD RISK ASSESSMENT**

**Proposed Material Alteration No. 29**

Update **APPENDIX 4: STRATEGIC FLOOD RISK ASSESSMENT** as follows:

**Update flood mapping** as detailed in Addendum I.2 to the Strategic Flood Risk Assessment

### 3.0 Note on made Variation No. 5 Wicklow County Development Plan 2022 – 2028

Variation No. 5 of the Wicklow County Development Plan 2022 – 2028 was made and came into effect on 30 March 2026. This variation revised the Wicklow Core Strategy and associated housing targets, and a number of related housing objectives set out in the Wicklow County Development Plan 2022-2028 Written Statement. This variation had the effect of essentially removing the distinction between RN1 and RN2 and placing them at equal status with regard to phasing / prioritisation.

As this variation is now in effect, the 'New Residential RN1' and 'New Residential RN2' lands that were presented in the Draft Arklow Local Planning Framework Land Use Objectives maps are henceforth now all identified as RN New Residential' and the following text changes will be made to reflect this variation (deleted text shown in ~~strikethrough~~):

#### B:3 HOUSING DEVELOPMENT

##### B:3.1 Zoning for residential development

*Limited residential development has occurred in the settlement of Arklow under the previous two Local Area Plans due in part to the economic downturn and in the case of the most recent plan due to the lack of waste water treatment infrastructure. Census data shows that Arklow has a declining population of 0-5 year olds in the settlement, likely due to lack of new household formations in the settlement, and shows a slow population growth rate noting that the 2018 LAP was framed around a population target of 19,494 people by 2022. The 2022 Census results show a population at just 13,399, an increase of just 1.8% over 6 years (0.3% pa).*

*Noting the above it is considered that there is a pent up demand for new housing development in Arklow Town to serve the existing residents who have grown up in and wish to remain in the area as well as from those wishing to move to the town.*

*It is an aim of this LPF to focus new residential development into the existing serviced built up envelope of the settlement. The 'Town Centre' (TC) zone, Waterfront Zone (WZ) and the 'Existing Residential' (RE) zone all present significant housing opportunities through densification of the existing built up area, re-use of derelict or brownfield sites and the development of infill and backland sites. In any development proposal for these areas, particular cognisance must be taken of the need to respect the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within the settlement. These central areas may not be sufficient in size and scope to accommodate all of the required long term future housing growth and therefore new 'greenfield' housing development shall also be considered. In this regard:*

- *Edge of centre' locations will be considered the priority location for such new greenfield residential development ~~and will generally be zoned as 'New Residential – Priority 1' (zoned RN1). These sites are generally within a 15 minute walk of the Arklow Main Street and/or a 15 minute walk of Arklow Train Station.~~*
- *More 'out of centre' housing sites ~~(zoned 'New Residential – Priority 2' RN2) will only be considered where Objective ARK 18 is satisfied and~~ on the basis of integrated housing / community facilities / open space schemes that can be well connected to the existing built up area.*

### **B.3.3 Housing Targets & Extant Planning Permissions**

Having regard to the Core Strategy and population/housing targets provided therein for Arklow, there is capacity within the lands zoned TC, WZ, RE (all located in the serviced, built up envelope) and lands zoned RN1 (greenfield residential lands either within the built envelope or with extant planning permission) to meet current targets.

~~In order to ensure a long term supply of zoned land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this LPF with particular regard to the new housing targets for County Wicklow set out in the 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' issued by the Minister under Section 28 of the Planning & Development Act (July 2025), this LPF also provides for additional zoned serviced / serviceable residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Permission will only be considered during the lifetime of this LPF for RN2 where the following conditions are satisfied:~~

- ~~▪ At least 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated);~~
- ~~▪ It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached.~~
- 

Table B: 3.1 to follow sets out the land zoned for new residential development in this LPF.

### **Arklow Housing Objectives**

~~**ARK 18** — Notwithstanding the zoning/designation of land for new 'greenfield' residential development (RN), permission will only be considered for RN2 Priority 2 lands where the following conditions are satisfied:~~

- ~~– At least 75% of Priority 1 new residential lands (RN1) have been activated (i.e. consent obtained and development initiated); 57~~
- ~~– It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached.~~

There will also be a number of changes consequent to the text, table and maps of the Arklow LPF to remove reference to 'RN1' and 'RN2' and to change them to 'RN'

**As these changes are either already 'made' or are a 'change consequent' to the made variation, these changes are not subject to further submissions or amendments and do not form part of this consultation on the Proposed Material Alterations to this variation / the Arklow LPF.**