

	Arklow Local Planning Framework: Proposed Material Alterations to the Wicklow County Development Plan (2022– 2028) Submission Report
---	--

Who are you:	State Body
Name:	Electricity Supply Board
Reference:	ARKPMA-155739
Submission Made	May 29, 2026 3:59 PM

Topic

LPF - Proposed Material Alterations No. 4 Submission
Submission

A Chara,

Please see attached PDF document for detailed submission.

Thank you.

Topic

LPF - Proposed Material Alterations No. 14 Submission
Submission

A Chara,

Please see attached PDF document for detailed submission.

Thank you.

Topic

LPF - Proposed Material Alterations No. 18 Submission
Submission

A Chara,

Please see attached PDF document for detailed submission.

Thank you.

Topic

LPF - Proposed Material Alterations No. 19 Submission
Submission

A Chara,

Please see attached PDF document for detailed submission.

Thank you.

[Upload a File \(optional\)](#)

ESB SUB WICKLOW CDP DRAFT ARKLOW LPF MA - ISSUED.pdf, 0.19MB

29th May 2026

Re: ESB Submission to the Proposed Material Alterations to the Proposed Variation to the Wicklow County Development Plan - Draft Arklow Local Planning Framework (LPF).

A Chara,

Electricity Supply Board (ESB), 27 Lower Fitzwilliam Street, Dublin 2, welcomes this opportunity to make a submission to the Proposed Material Alterations to the Proposed Variation to the Wicklow County Development Plan - Draft Arklow Local Planning Framework (LPF). ESB is a landowner and employer in Arklow with property and infrastructural assets throughout the area serving Arklow and its hinterland.

While this submission addresses solely the Proposed Material Alterations, it should be considered within the broader context of our prior submission (Ref: ARKLAP135009) to the Pre-Draft Arklow Local Area Plan. ESB's detailed submission, submitted on 29th March 2024, was formally acknowledged as one of the submissions received and assigned the reference number above.

Accordingly, ESB respectfully requests that the following points be carefully considered, together with the context provided in our earlier submission.

Proposed Material Alterations

In reviewing the Proposed Material Alterations to the Arklow Local Planning Framework (LPF), ESB has a number of observations in relation to the proposed amendments.

PMA 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.

ESB welcomes this amendment to ARK88, in particular the change from "eastern" to "western" side of the Dublin Road. This is a positive and practical revision, as it removes a significant constraint associated with the Dublin Road and better reflects the spatial requirements for future electricity infrastructure. The amendment therefore improves the objective from an infrastructure planning perspective and supports the potential expansion of the existing substation and wider electricity network in Arklow.

PMA 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 the Avoca River Park and Bogland/Money Big.

ESB notes the Proposed Material Alterations relating to the expansion and consolidation of employment lands, including at Avoca River Park, Ballynattin and Money Big. These lands have the potential to accommodate significant employment-generating uses, including industry and other electricity-intensive development. In this regard, ESB emphasises that such development will generate substantial additional electricity demand and will require careful consideration of network capacity and infrastructure provision. It is therefore essential that the Local Planning Framework ensures alignment between land use zoning and electricity infrastructure capacity, and that early engagement with ESB is required as part of the planning and delivery of major employment developments.

PMA 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.*

In relation to the introduction of new public realm infrastructure objectives, including those which seek to promote the undergrounding of services, ESB supports in principle the coordinated delivery of high-quality public realm improvements. However, it should be noted that the undergrounding of electricity infrastructure is complex and capital-intensive, with significant technical and operational implications. The feasibility of such measures is highly site-specific and dependent on a range of factors including network configuration, ground conditions and cost considerations. Accordingly, ESB recommends that any requirement for undergrounding be appropriately qualified and subject to detailed feasibility assessment and early engagement with ESB to ensure that proposed works can be delivered in a practical and sustainable manner.

PMA No. 14

Amend Roads Objectives as follows:

ARK 82

To 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*

ESB further notes the proposed improvements to transport infrastructure, including the Southern Port Access Road and associated road and active travel proposals. It is important that such infrastructure is planned and delivered in a coordinated manner with existing and future utility infrastructure. In particular, ESB emphasises the need to protect existing electricity infrastructure and to ensure that new development does not adversely impact critical assets. There may also be opportunities to facilitate the co-location of infrastructure and to integrate utility provision within wider infrastructure corridors, and these should be explored where appropriate.

Conclusion

Investment in infrastructure is crucial to the economic and social well-being of our country. Such investment creates jobs, stimulates economic activity and provides modern, efficient facilities to provide the services that people need including healthcare, education and community services amongst others. There is a significant multiplier effect from investment in infrastructure which means that it stimulates growth in the local economy. This investment in infrastructure is also necessary to support EU and national policy on climate change adaptation and mitigation.

ESB, is building a truly sustainable company by investing in smart networks, renewable energy and modernising the generation portfolio. Sustainability, both within the company and in the services, we provide, is integral to our corporate strategy. We are committed to reducing carbon emissions and addressing long-term concerns over future fuel supplies. ESB is implementing energy strategies that support the transition of Ireland to a low-carbon and ultimately post-carbon economy to become a competitive, resilient and sustainable region. We request that due consideration is given to the following:

- ESB fully supports a collaborative partnership with Wicklow County Council.
- ESB requests that the final LPF protects and facilitates existing and future electricity infrastructure, with early engagement to ensure proposals are deliverable and do not constrain network development.
- ESB emphasises the need to align land use and infrastructure planning, particularly in relation to major employment growth and other electricity-intensive development.

If we can be of any further assistance, or if you wish to clarify any of the points raised, please do not hesitate in contacting the undersigned.

Yours sincerely,



Energy for
generations

A handwritten signature in black ink, appearing to read 'Keith O'Brien'.

Keith O'Brien | Spatial Planner | Group Property | Engineering & Major Projects | ESB
T: +353 1 702 6357 / +353 86 136 1258 | www.esb.ie
27 Fitzwilliam Street Lower, Dublin 2,