



Arklow Local Area Plan Submission - Report

Who are you:	Agent
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Email Address:	[REDACTED]
Reference:	ARKLAP-161925
Submission Made	April 2, 2024 4:23 PM

File

24.04.02 Kish Business Park Submission.pdf, 2.03MB

KISH

Conor McCarthy & Associates Ltd
Consulting Engineers and Project managers

Business Park Ltd
Arklow



Change of Zoning Submission, Arklow & Environs Town Plan

April 2024

Description of Site

The site is located immediately North of the established Kish Business Park, Clogga Road and is c.4.7 Hectares/11.6 Acre



Site
For
Consideration



Current zoning

**E Special:
SPECIAL
EMPLOYMENT**

To provide for a large, single, undivided employment development.

developments in a good quality physical environment.

To facilitate the development of a particular type of employment provision, that is, to provide for large, single, undivided employment development, such as 'direct foreign investment' businesses and would be likely to appeal to multinationals or significant IT (such a data centres) / green technology / pharmaceutical industries.

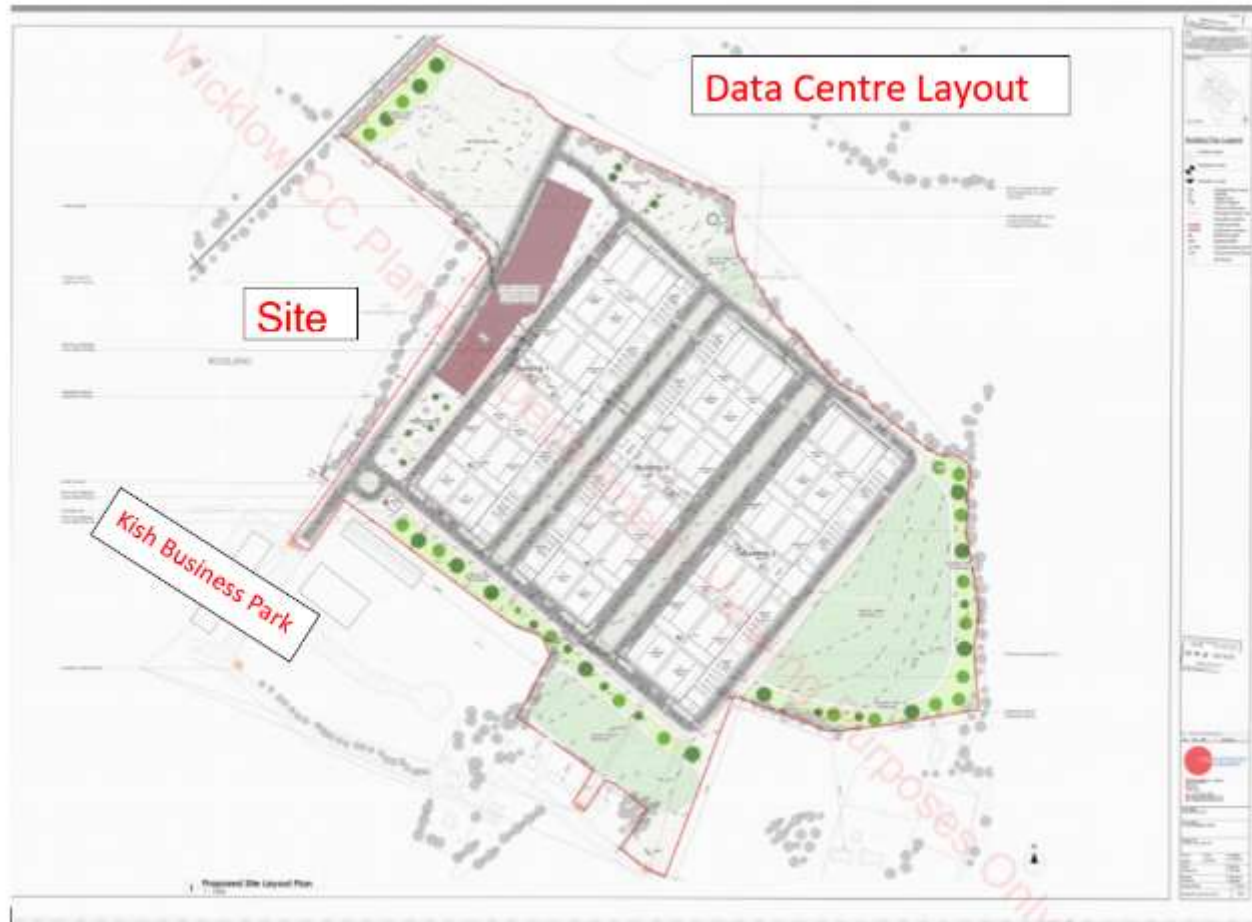
Proposed Zoning

**E1:
EMPLOYMENT**

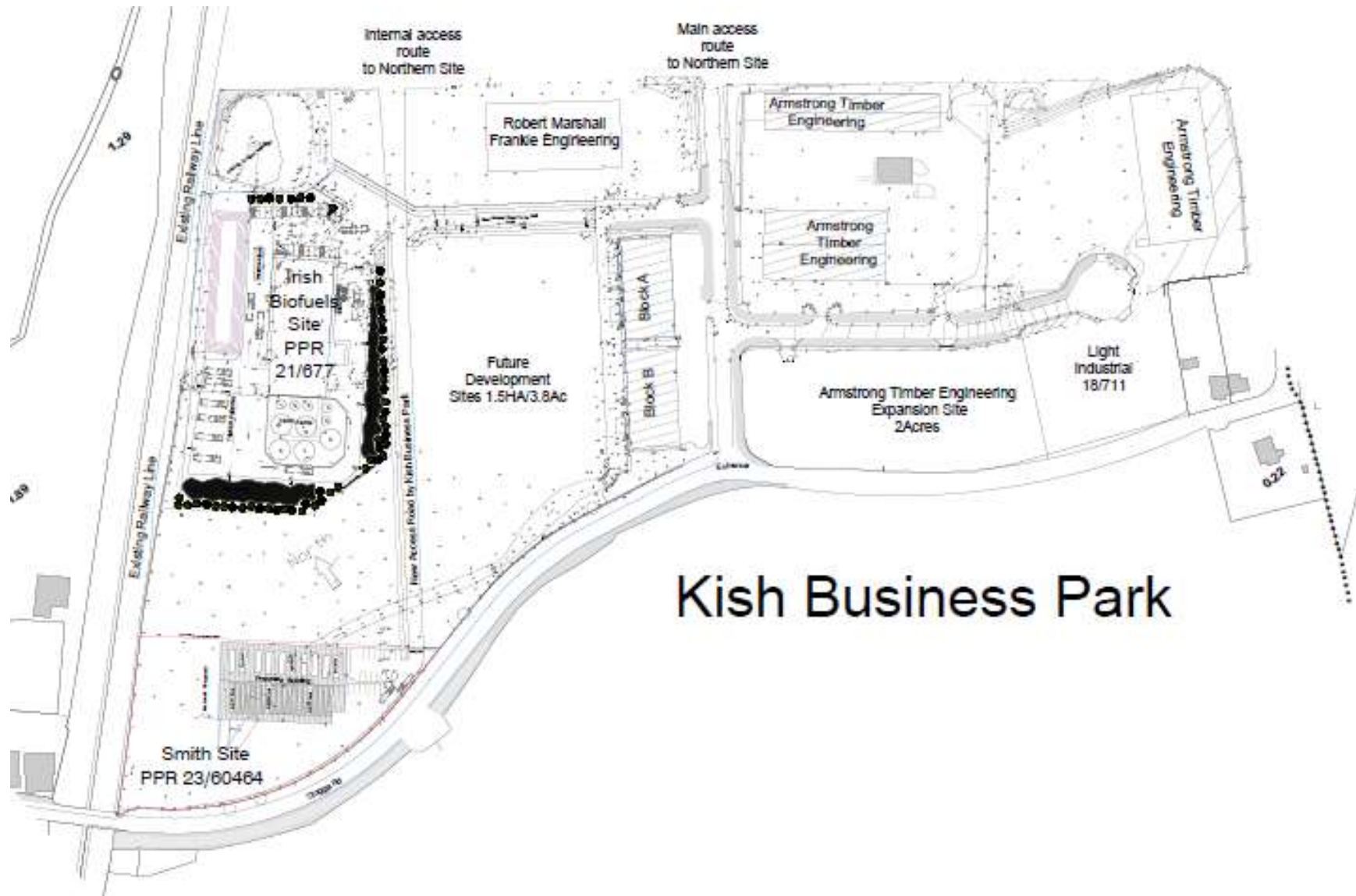
To provide for the development of enterprise and employment

with an appropriate high quality architectural design/appearance.
To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.

With the granting of permission for the Echelon Data Centre on the 60acre adjacent site the Special Employment Zoning has been fulfilled.



The committed land usage within Kish Business Park means that it is now required to expand.



The changing nature of the Urban Core of the town with the loss of traditional industrial sites on both the South and North Quays to WDZ zonings requires suitably zoned and serviced industrial land for both new and relocating employment industries. The adoption of the Moneylands/Tinahask Upper Action Area Plan sets out the lands to the North of the subject site for mixed use- primarily residential and certainly not industrial uses.

Site access

Primary site access is via main Kish Business Park Entrance road. The access extends along the full Eastern boundary(Data Centre Side) of the site

Secondary pedestrian access from the old N11 is available via a right of way at the North West corner of the site.

Internal access from Kish Business Park is also available with Motorway access is close by.



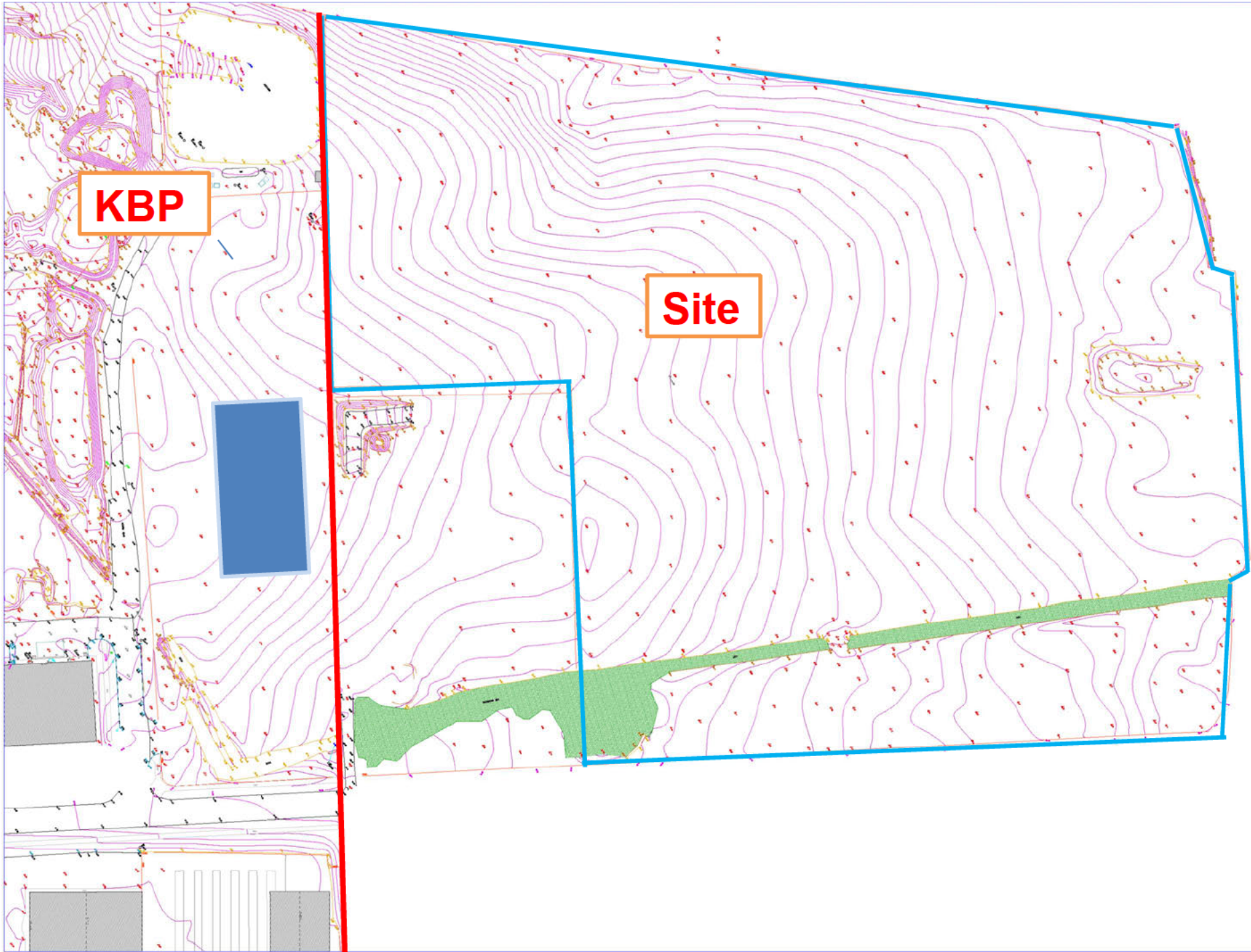
Site Services

100mm water main available in Kish Business Park

Standard communications & Broadband available from National Suppliers in Clogga Road or Kish Business Park.

ESB Networks standard power services available in the locality.

Foul Gravity Sewer runs parallel with Railway on the Western side with access available through Kish Business Park infrastructure.



NOTES:
 1. All elevations in meters.
 2. Contour lines are referenced to the DTM.
 3. Contour lines are shown every 1m.

LEGEND:

40	Access Chamber
41	Boundary Line
42	Contour Line
43	Core Line
44	Core Line
45	Core Line
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80	Core Line

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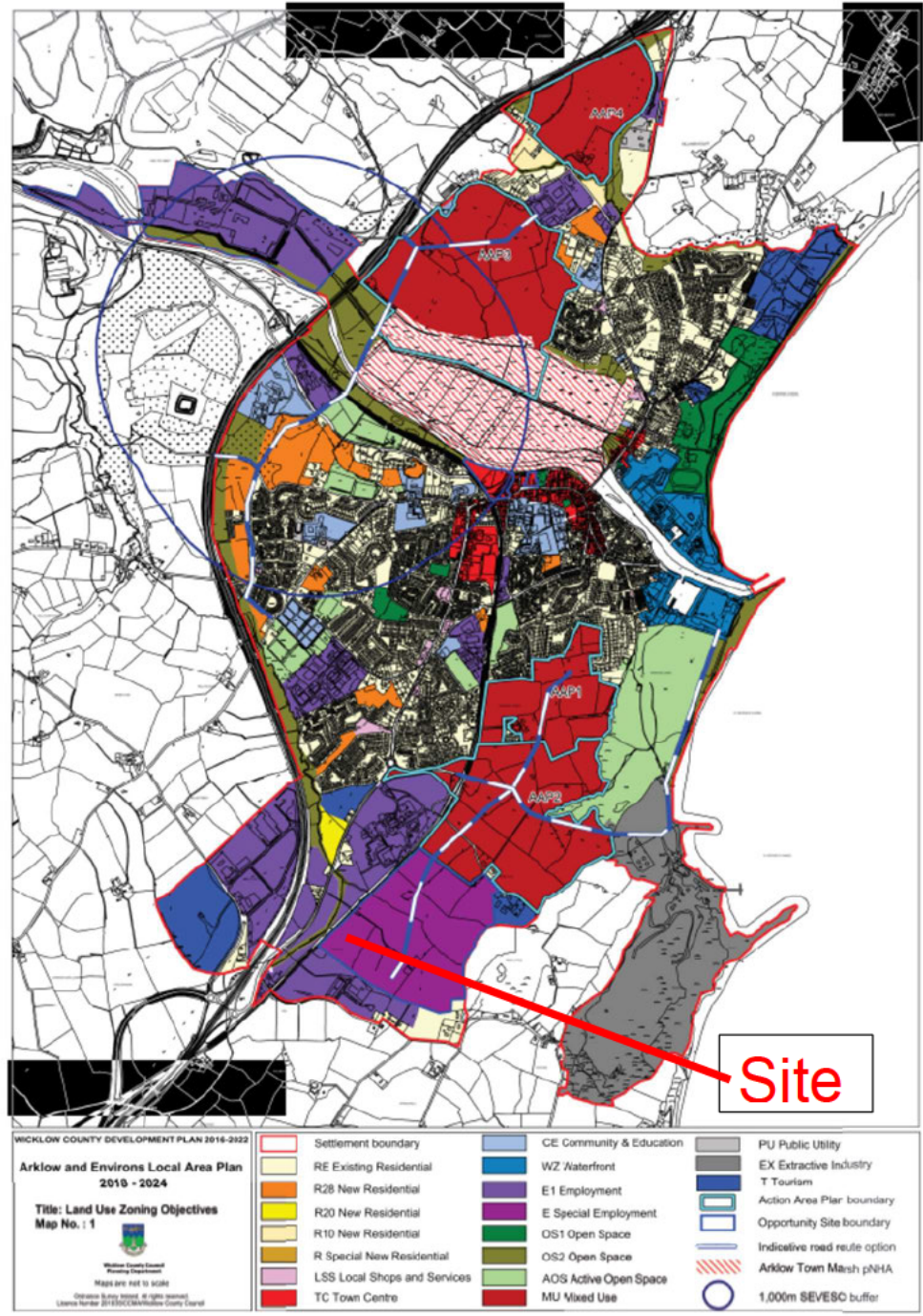
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PROJECT: Pump station for
 Fish Business Park
 A166
 Fish Business Park

CLIENT: Deerfield & Assoc.
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 Colton
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Drawn by: AS
 Checked by: SM
 Date: 15/08/14
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Zoning Map Arklow & Environs Local Area Plan 2018-2024