



Who are you:	Group
Name:	Sunbeam House Services
Reference:	ARKLPF-155848
Submission Made	October 23, 2025 4:00 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART B Settlement Specific Objectives.

- B.4 Economic Development & Employment

Maps:

- Land Use Map

Appendices:

- Social Infrastructure Audit

- Other topics

Upload a File (optional)

Ballyraine Planning Submission.docx, 0.07MB

21-10-25

Sunbeam House Services,



Subject: Submission for the Arklow Development Plan: Strategic
Development of a 21-Acre Site at Ballyraine

To the Planning Department, Wicklow County Council,

Sunbeam House Services is pleased to make this submission regarding the future development of the 21-acre site at Ballyraine, Arklow. With a long-term history of providing essential support in the community for generations of Wicklow families, our organisation has a deep and abiding commitment to the county. We believe this site presents a unique and strategic opportunity to build on this legacy and deliver significant social, economic, and community benefits that align with the long-term goals of the Arklow Development Plan. Ballyraine is a beautiful site with a lot of potential and we feel as an organisation the time is right to future plan to invest in this site.

We note that the site is currently zoned E1 – Employment and Enterprise. While we fully support the creation of employment-generating uses, our vision for this site is an integrated model that combines specialised social infrastructure with complementary residential and enterprise elements. Our primary concern is the long-term financial viability of this project, which is essential to improve and expand what we can offer families in Wicklow. To make this visionary project sustainable, we would need to consider a mix of uses that includes a residential component. The residential component would be specialised housing or a mixture of housing types but our core work is supporting people with Intellectual disabilities live full and happy lives.

Our vision is therefore to create a holistic and integrated campus that addresses several key areas of community need through a phased and

sensitively designed development. The core components of our proposal include:

1. **Specialised Housing:**

We propose the development of high-quality, purpose-built housing designed to meet the specific needs of our client base. This is not just standard housing; it is supported living that promotes independence, dignity, and integration within the community. This would directly address the critical shortage of appropriate housing options for vulnerable adults in County Wicklow.

2. **Respite and Holiday Facility:**

A dedicated respite and holiday facility would become one of the east coast's main centres for people with disabilities. This facility would provide a vital short-term break for families and full-time carers—offering parents a significant and well-deserved rest—while also offering our clients a welcoming and accessible venue for holidays and short stays.

3. **Facilities for the Care of the Elderly:**

Recognising the demographic trend of an ageing population, we envision complementary facilities for the elderly. This could range from sheltered housing to a day-care centre, fostering intergenerational connections and providing a continuum of care within a single, supportive environment.

4. **Social Enterprise Centre:**

This element aligns directly with the E1 zoning objective and is central to the project's economic impact. The Social Enterprise Centre would be designed to:

- **Create Meaningful Employment:** It would provide job opportunities for our clients and the wider community.
- **Foster Local Enterprise:** The centre could host start-ups, local artisans, and businesses aligned with our social mission.
- **Generate Sustainable Revenue:** Profits would be reinvested into the care and housing services, creating a self-sustaining model.

The Strategic Opportunity and Partnerships:

This integrated proposal represents a chance to create a sustainable and inclusive community asset. Critically, we have excellent, long-standing relationships with other Approved Housing Bodies, the HSE, and Wicklow

County Council itself. This proven track record of collaboration ensures that the project will be delivered effectively and in partnership with key public bodies.

The development would:

- Create Jobs: Through both construction and the permanent operation of the enterprise centre and care facilities.
- Deliver Specialised Infrastructure: It addresses identified gaps in public service provision in a coordinated and efficient manner.
- Promote Social Inclusion: By creating a vibrant community where people of all abilities and ages can live, work, and interact.

We respectfully request that the Wicklow County Council considers the unique social value of this proposal and supports a variation to the current zoning or a specific local objective to facilitate a mixed-use development that includes residential, community, and enterprise uses. This would ensure the project's viability and maximise its benefit to the community. We thank you for your consideration and welcome the opportunity to discuss this submission further.

Yours sincerely,

Thomas Redmond
Facilities Lead
Sunbeam House Services.

	Arklow LPF Variation No.5
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Who are you:	Group
Name:	Thomas Redmond
Reference:	ARKLPF-121241
Submission Made	October 24, 2025 12:18 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 1 of the Wicklow County Development Plan 2022-2028
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART A Strategy

- A.3 Factors Influencing Future Development Options

Local Planning Framework PART B Settlement Specific Objectives.

- B.3 Housing Development
- B.4 Economic Development & Employment

Maps:

- Land Use Map

Appendices:

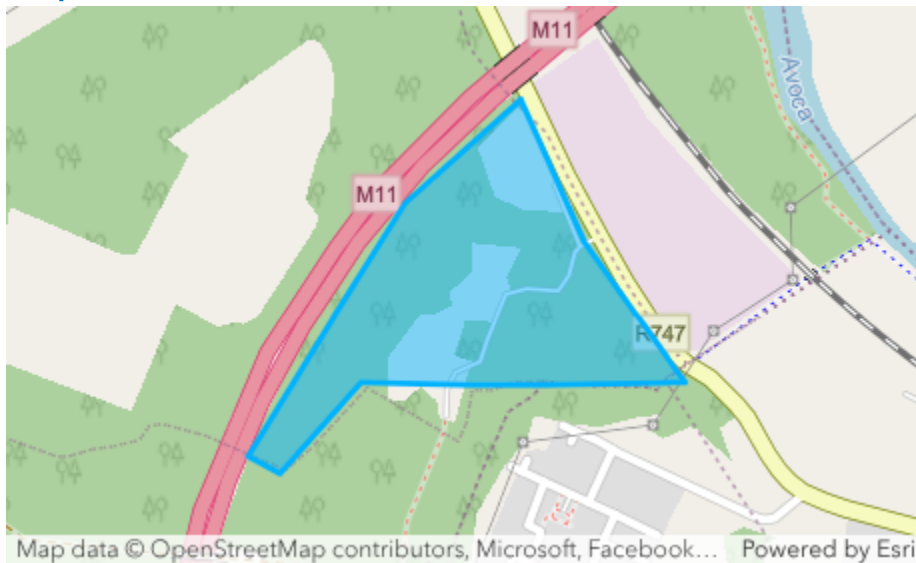
- Other topics

Maps:

Hello .

Following my email of our submission yesterday from Sunbeam House Services . I will make it again with the maps added. I hope this only construew one application and, while i now understand we might have the right zoning. I want it on record that we do want to apply for housing for perosns with disabilities.

Map



Site Description:

Upload a File (optional)