



## WICKLOW COUNTY COUNCIL

### Proposed Variation to the Wicklow County Development Plan 2022-2028

including the **Draft Arklow Local Planning Framework (LPF)**

Second report to the members of Wicklow County Council under Section 13 of the Planning and Development Act 2000 (as amended) on the submissions received during the public consultation of the Proposed Material Alterations to Proposed Variation including the Draft Arklow Local Planning Framework



**Issue date:** 05 June 2026

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

The Proposed Material Alteration documentation, as published for public display, is available [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'.

## PART I: INTRODUCTION

### 1.1 Introduction

The Proposed Variation, including the draft Arklow Local Planning Framework (LPF), was published on the 01 October 2025 for public consultation and the 1st Chief Executive's Report was issued on 25 February 2026. By resolution at the Council meeting on 13 April 2026, the members of the planning authority decided to make alterations to the Proposed Variation-Draft LPF.

As said alterations constituted 'material' alterations to the Proposed Variation-Draft LPF, the planning authority was required to publish notice of the Proposed Material Alterations (PMAs) and any determination that required the carrying out of a Strategic Environmental Assessment or Appropriate Assessment for public consultation.

The Proposed Material Alterations (PMAs) and associated determinations went on public display for a period of not less than 4 weeks on **01 May 2026** with submissions invited until **29 May 2026**.

All valid submissions shall be taken into account before the Variation including the LPF is made.

This Chief Executive's (CE) Report relates to the submissions or observations received on the Proposed Material Alterations to the Proposed Variation, including the Draft Arklow LPF. This Chief Executive's Report is submitted to the members under Section 13 of the Planning and Development Act 2000 (as amended). This report contains the following:

- (i) a list of the persons or bodies that made submissions,
- (ii) a summary of the issues raised by them,
- (iii) the opinion of the Chief Executive in relation to the issues raised, and her recommendations in relation to the Proposed Material Alterations to the Proposed Variation-Draft LPF, including any change to the Proposed Material Alterations as she considers appropriate, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

The members of the planning authority are required to consider the Proposed Material Alterations of the Proposed Variation-Draft LPF and the report of the Chief Executive.

**It should be noted that some submissions (either in full or in part) raise issues that do not relate to any of the published Proposed Material Alterations. Such submissions / issues cannot be considered in this report or at this stage in the variation making process and therefore will not appear in this report.**

### 1.2 Next steps

As set out in the Planning and Development Act 2000 (as amended), following consideration of this Chief Executive's Report, the Variation including the LPF shall be made by the planning authority by resolution, with all, some, some with further modifications or none of the material alterations.

Where the planning authority decides to make the Variation-LPF or further modify the material alterations of the Variation-LPF by resolution, the following shall apply in relation to any modifications to the material alteration proposed:

A further modification to the variation:

- i. may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,
- ii. shall not be made where it refers to
  - (I) an increase in the area of land zoned for any purpose, or
  - (II) an addition to or deletion from the record of protected structures.

When performing their functions under this subsection, the members of the planning authority shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

This report is being issued to the members on 05 June 2026.

**The consideration of this report and the making of the Variation including the LPF, is a matter that will be on the agenda for consideration at the County Council meeting on 06 July 2026.**

The LPF / Variation to the Wicklow County Development Plan 2022-2028 shall have effect from the day that the LPF / variation is made.

### **1.3 Draft Consultation Process**

The Proposed Material Alterations to the Proposed Variation including the Arklow LPF were placed on display during the period of 01 May 2026 to 29 May 2026 (4 weeks). The aim of the consultation process was to enable the public and interested parties to give their observations on the Proposed Material Alterations to the Proposed Variation-Draft LPF.

An online consultation portal was provided that allowed the submitter to identify that their submission related to a specific Proposed Material Alterations to the Proposed Variation-Draft LPF. Posted or hand delivered submission were also accepted. A total of **22** valid submissions were made in relation to the Proposed Material Alterations to the Proposed Variation-Draft LPF. All submissions are available to view online on Wicklow County Councils website [HERE](#).

### **1.4 Strategic Environmental Assessment, Appropriate Assessment & Strategic Flood Risk Assessment**

In accordance with the relevant legislative requirements, the Proposed Variation-Draft LPF was accompanied by a Strategic Environmental Assessment - Environmental Report, an Appropriate Assessment Natura Impact Report and a Strategic Flood Risk Assessment; the Proposed Material Alterations to the Proposed Variation-Draft LPF were accompanied by an Addendum to the Environmental Report (including the Non-Technical Summary), an Addendum to the Appropriate Assessment Natura Impact Report and an Addendum to the Strategic Flood Risk Assessment. This Chief Executive's Report should be read in conjunction with all of these reports, with specific reference to the addenda as they assess the Proposed Material Alterations.

**SEA** - The Proposed Material Alterations to the Proposed Variation-Draft LPF have been evaluated in the manner set out in the SEA Regulations and the findings of that analysis was published with the Proposed Material Alterations.

**AA** - An Appropriate Assessment Natura Impact Report accompanied the Proposed Variation-Draft LPF. The Proposed Material Alterations to the Proposed Variation-Draft LPF have also been evaluated in this

manner and it has been determined that the Proposed Material Alterations to the Proposed Variation-Draft LPF will not result in likely significant effects on any European site.

Following circulation of the CE's report to the Members, a final, consolidated Appropriate Assessment (AA) Natura Impact Report will be prepared, taking into account the original AA NIR for the Proposed Variation, the AA NIR for the Proposed Material Alterations and submissions received during the Variation-preparation/AA process.

**SFRA** - The Proposed Material Alterations have undergone Strategic Flood Risk Assessment, and the results of that assessment are presented in the SFRA addendum to the Proposed Material Alterations.

It is incumbent on the elected members to take account of the findings of the above assessments and to have regard to same in their decision whether to adopt or modify the variation / proposed material alterations. In all cases, it will be necessary for a full record to be made of any decision made and how the environmental considerations were taken account of in the decision-making process.

Following adoption of the Variation, a Strategic Environmental Assessment (SEA) Statement, summarising how environmental considerations have been integrated into the Variation, and an AA Conclusion Statement, summarising the findings of the AA process, will be prepared.

Submissions received on the SEA and AA have been addressed in Part 5 of this report. Submissions on the SFRA have been dealt with as part of any individual PMA relevant to flooding.

## 1.5 Considering the submissions

The written submissions have been analysed by the Executive of the County Council. The valid submissions are summarised, and the opinion and recommendations of the Chief Executive have been given in Part 4.

Wherever the **published proposed alteration** is referred to, changes are shown as follows: Altered / new text in red, deleted text in ~~blue~~.

Any **further modification** proposed by the Chief Executive is shown in purple text for new text, and deleted text in ~~purple~~.

Each Proposed Material Alteration and any recommended further modification have been assessed for impacts on the environment and / or impacts on designated European sites. The associated SEA and AA processes have confirmed that, from an environmental perspective, the CE's recommendations for further modifications are minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site.

A summary table of each published Proposed Material Alteration (PMA), details of any valid submission on the PMA and the CE's recommendation is presented here in Part 1.6.

This Report is submitted to the Members for their consideration.

## 1.6 Summary of Proposed Material Alterations

In the table to follow, the following abbreviations apply:

**CE** This means the PMA was proposed by the Chief Executive  
**EM** This means the PMA was proposed by the elected members

**Proceed** This means the CE is recommending that the member make the Proposed Material Amendments

**Further Modify & Proceed** This means the CE is recommending that the PMA be made with a modification.

**Not proceed** This means the CE is recommending that the members **do not** make the PMA

| PMA No. | EM CE   | Brief Description                                                                                                                                                                             | Valid Submission              | CE Recommendation  |
|---------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------|
| 1       | EM      | Add new objective ARK2(B) to Arklow TC objectives (Parade Grounds to St. Marys Park)                                                                                                          | MARA, ÚE                      | Proceed            |
| 2       | CE      | Alter the text of OP1 (Protected Structure – Ormonde Cinema & National Monument -Castle)                                                                                                      | none                          | Proceed            |
| 3 (a)   | EM      | Amend the boundary of 'Opportunity site 2 – Main Street'                                                                                                                                      | An Post                       | Proceed            |
| 3 (b)   | EM      | Amend the Concept Plan of 'Opportunity site 2 – Main Street'                                                                                                                                  | Titan Vision                  | Proceed and modify |
| 3 (c)   | CE & EM | Amend the text objectives of Objective OP2 (Area of Archaeological Potential, indoor community space, car park extension, pedestrian link, facades orientation, focal point/ new green space) | MARA, Titan Vision, Cllr WO'T | Proceed and modify |
| 4       | CE      | Add new objective to Employment Objective (large scale employment development)                                                                                                                | ESB                           | Proceed            |
| 5       | EM      | Linked with PMA No. <b>23</b><br><br>Add new objective to Employment Objective (Ballynattin)                                                                                                  | TII, NTA                      | NOT Proceed        |
| 6       | CE      | Amend Tourism Objective ARK 35 (marina quayside berthing)                                                                                                                                     | MARA                          | Proceed            |
| 7       | EM      | Amend Tourism Objective ARK 36 (Port Access Road links)                                                                                                                                       | Cllr WO'T                     | Proceed            |
| 8       | CE      | Amend Social and Community Objective ARK 43 (flood risk -sequential approach)                                                                                                                 | DoEd, OPW                     | Proceed            |
| 9       | CE      | Amend Heritage, Biodiversity & GI Objective ARK 57 (pNHAs)                                                                                                                                    | none                          | Proceed            |
| 10 (a)  | EM      | Amend Heritage, Biodiversity & GI Objective ARK 64 (links to Arklow's southern beaches,)                                                                                                      | Cllr WO'T                     | Proceed            |
| 10 (b)  | EM      | Linked with PMA No. <b>28</b><br><br>Amend Heritage, Biodiversity & GI Objective ARK 64 (biodiversity & ecological woodland type corridor)                                                    | Cllr WO'T                     | NOT proceed        |
| 11      | CE      | Add new Heritage, Biodiversity & GI Objective (                                                                                                                                               | none                          | Proceed            |

|               |    |                                                                                                               |                                                                                          |             |
|---------------|----|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------|
|               |    | Arklow/Ormonde Castle. )                                                                                      |                                                                                          |             |
| <b>12</b>     | CE | Amend Active Travel Objective ARK 77 (links design / standards)                                               | none                                                                                     | Proceed     |
| <b>13</b>     | CE | Add new Car Parking Objective (off street & on street parking)                                                | none                                                                                     | Proceed     |
| <b>14</b>     | EM | Amend Roads Objective ARK 82 (access to Arklow's southern beaches)                                            | ClIr WO'T, ESB                                                                           | Proceed     |
| <b>15</b>     | CE | Add new Roads Objective (strategic function of N/M11)                                                         | TII                                                                                      | NOT Proceed |
| <b>16</b>     | CE | Add new Roads Objective (support LTP)                                                                         | TII                                                                                      | Proceed     |
| <b>17</b>     | CE | Amend Flood & Coastal Objective ARK 85 (possible flood risk)                                                  |                                                                                          | Proceed     |
| <b>18</b>     | CE | Amend Energy & Electricity Objective ARK 88 (western)                                                         | ESB                                                                                      | Proceed     |
| <b>19</b>     | CE | Add new objective on public realm infrastructure (public realm works)                                         | ÚE, ClIr WO'T ESB                                                                        | Proceed     |
| <b>20</b>     | CE | Amend text of SLO2 southern waterfront zone objectives (emergency services)                                   |                                                                                          | Proceed     |
| <b>21 (a)</b> | EM | Amend MAP No. 1 (Land Use Zoning) for lands at SLO 5 - Kilbride – (Increase AOS by 20%.)                      | Lowick & Oakley                                                                          | NOT proceed |
| <b>21 (b)</b> | CE | Amend SLO5 Kilbride objective (omit 250 occupancy condition)                                                  | DoEd                                                                                     | Proceed     |
| <b>21 (c)</b> | CE | Amend SLO5 Kilbride Objective (distinct residential areas)                                                    | none                                                                                     | Proceed     |
| <b>21 (d)</b> | CE | Amend SLO5 Kilbride Objective (views of the Howard Mausoleum)                                                 | none                                                                                     | Proceed     |
| <b>22 (a)</b> | EM | Amend map no. 1 land use zoning and add new Specific Local Objective (SLO) SLO6 – Ballyraine, (OS2 to RN/OS2) | HAS,<br>A Ryan,<br>O Zazilan<br>TII<br>H Hawthorne<br>A Merrigan<br>S Tarrant<br>N Doyle | NOT proceed |
| <b>22 (b)</b> | EM | Add new text objectives for SLO6 – Ballyraine,                                                                | HAS<br>A Ryan,<br>O Zazilan<br>TII<br>H Hawthorne<br>A Merrigan<br>S Tarrant<br>N Doyle  | NOT proceed |
| <b>23</b>     | EM | Linked with PMA No. 5<br><br>Amend map no. 1 land use zoning land at Ballynattin (T to E1)                    | TII<br>Profile Prop.<br>NTA                                                              | NOT Proceed |
| <b>24</b>     | CE | Amend map no. 1 land use zoning land at Kynock Lodge (RE to T/OS1)                                            | none                                                                                     | Proceed     |
| <b>25</b>     | CE | Amend map no. 1 land use zoning land at Avoca River Park                                                      | HSA                                                                                      | Proceed     |



|          |    |                                                                                                                                                                                                       |             |             |
|----------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
|          |    | A: Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment'<br>B: Change c. 1.4ha from 'unzoned' to 'E – Employment'                                                                             |             |             |
| 26       | CE | Amend map no. 1 land use zoning land at Lamberton,<br>A: Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential'<br>B: Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas' | TII         | Proceed     |
| 27       | CE | Amend map no. 1 land use zoning land at Money Big<br>A: Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment'<br>B: Exclude c. 6.1ha of Employment 'E' zoned land from SLO4                  | Castlethorn | Proceed     |
| 28       | EM | Linked with PMA No. 10 (b)<br><br>Amend Map No. 6 Active Travel Strategy to include new active travel route (ATX)                                                                                     | Cllr WO'T   | NOT proceed |
| 29       | CE | Update Appendix 4: Strategic Flood Risk Assessment                                                                                                                                                    | OPW         | Proceed     |
| SEA / AA |    | SEA submission                                                                                                                                                                                        | EPA         |             |

## 1.7 Guidance for the Elected Members

Responsibility for approving a Variation-LPF, including the various policies and objectives contained within it, in accordance with the various provisions of the Planning and Development Act 2000 as amended, rests with the elected members of the planning authority, as a reserved function under Section 13 of the Act. In making the Variation-LPF, the elected representatives, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the "Code of Conduct for Councillors" prepared under the Local Government Act 2001, carry out their duties in this regard in a transparent manner, must follow due process and must make their decisions based on relevant considerations, while ignoring that which is irrelevant within the requirements of the statutory planning framework. The members, following consideration of the Proposed Variation-Draft LPF and this report, shall decide whether to make the Variation-LPF (with or without the agreed PMAs).

## 1.8 Office of the Planning Regulator

The Office of the Planning Regulator is an important prescribed body in the process of plan / variation making. The OPR has made a submission on the PMAs, however the content is not in relation to any specific PMA. In relation to their submission, the OPR states: *"The Office's assessment of the Proposed Variation at material alterations stage concludes that **no further recommendations or observations are warranted**."* The full submission can be viewed [here](#).

**PART 2: LIST OF SUBMISSIONS****2.1 List of submissions**

This is a list of submissions made during the display of the Proposed Material Alterations to the Draft Arklow Local Planning Framework 2026 / Proposed Variation. Each name is also a hyperlink to view the submission online.

The majority of the submissions have been made through the consultation portal.

\*\* These submissions have been made by hand or by post and following receipt, have been submitted in through the consultation portal for ease of record keeping purposes.

| Reference Number | Name / Hyperlink                                                   | PMA Number                         | Consultation Portal Reference |
|------------------|--------------------------------------------------------------------|------------------------------------|-------------------------------|
| 1                | <a href="#">Health and Safety Authority</a> (HSA)                  | 22 (a) and 25                      | ARKPMA-162439                 |
| 2                | <a href="#">Maritime Area Regulatory Authority</a> (MARA)          | 1, 3 (c) and 6                     | ARKPMA-100757                 |
| 3**              | <a href="#">Annmarie Ryan</a>                                      | 22 (a) and 22 (b)                  | ARKPMA-092622                 |
| 4**              | <a href="#">Onur Zazilan</a>                                       | 22 (a) and 22 (b)                  | ARKPMA-093003                 |
| 5                | <a href="#">Department of Education and Youth</a> (DoEd)           | 8 and 21(b)                        | ARKPMA-115909                 |
| 6                | <a href="#">Uisce Éireann</a> (UE)                                 | 1 and 19                           | ARKPMA-144107                 |
| 7                | <a href="#">Transport Infrastructure Ireland</a> (TII)             | 5, 15, 16, 22(a), 22(b), 23 and 26 | ARKPMA-172425                 |
| 8                | <a href="#">Office of Public Works (OPW) Flood Risk Management</a> | 8 and 29                           | ARKPMA-090859                 |
| 9**              | <a href="#">Hayley Hawthorne</a>                                   | 22 (a) and 22 (b)                  | ARKPMA-103736                 |
| 10**             | <a href="#">Alan Merrigan</a>                                      | 22 (a) and 22 (b)                  | ARKPMA-104343                 |
| 11**             | <a href="#">Sinead Tarrant</a>                                     | 22 (a) and 22 (b)                  | ARKPMA-104858                 |
| 12               | <a href="#">Environmental Protection Agency</a> (EPA)              | SEA                                | ARKPMA-123604                 |
| 13               | <a href="#">An Post</a>                                            | 3 (a)                              | ARKPMA-135534                 |
| 14               | <a href="#">Office of the Planning Regulator</a> (OPR)             | n/a                                | ARKPMA-141711                 |
| 15               | <a href="#">Profile Properties</a>                                 | 23                                 | ARKPMA-100614                 |
| 16               | <a href="#">National Transport Authority</a> (NTA)                 | 5 and 23                           | ARKPMA-104430                 |
| 17               | <a href="#">Titan Vision</a>                                       | 3(b) and 3(c)                      | ARKPMA-112814                 |
| 18               | <a href="#">Lowick Home and Oaklow Limited</a>                     | 21(a)                              | ARKPMA-112413                 |
| 19               | <a href="#">Warren O'Toole</a>                                     | 3(c), 7, 10, 14, 19 and 28         | ARKPMA-143216                 |
| 20               | <a href="#">Castlethorn</a>                                        | 27                                 | ARKPMA-103928                 |
| 21               | <a href="#">Electricity Supply Board</a>                           | 4, 14, 18 and 19                   | ARKPMA-155739                 |
| 22               | <a href="#">Noel Doyle</a>                                         | 22 (a) and 22 (b)                  | ARKPMA-165230                 |

### PART 3: SUMMARY OF ISSUES RAISED AND CHIEF EXECUTIVE'S OPINION AND RECOMMENDATIONS ON THE PROPOSED MATERIAL ALTERATIONS

The Proposed Material Alterations (PMAs) are presented in the same order as set out in the 'Proposed Material Alterations to the Proposed Variation to the Wicklow County Development Plan 2022 – 2028: Draft Arklow Local Planning Framework (LPF)' document published on 01 May 2026.

**Note** – All PMAs are regarding the Draft Local Planning Framework (Part 2:3 of the Proposed Variation). There are no PMAs regarding the Wicklow County Development Plan Written Statement part of the Proposed Variation (Part 1:1, Part 1:2, Part 1:3, Part 1:4, Part 2:1 and 2:2).

#### 3.1 Proposed Material Alterations to Proposed Variation / Draft Local Planning Framework

The following is a list of the Proposed Material Alterations (PMAs) to the Draft LPF. Each PMA is followed by a summary of the submissions, if any, that were received on that PMA, followed by the Opinion of the CE on the submission and a recommendation of the Chief Executive (CE) whether to proceed to make the alteration or not, or to make the alteration with a further modification/s .

The majority of the PMAs were recommended by the Chief Executive in her previous report on submissions made to the Proposed Variation / Draft Arklow Local Planning Framework, which can be viewed [HERE](#).

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Proposed Material Alteration No. 1</b></p> <p>Add new objective to <b>ARKLOW TOWN CENTRE OBJECTIVES</b>, as follows:</p> <p><b>ARK2(B)</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>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;</i></li> <li><i>To facilitate the enhancement of the landscaped linear open space park along the riverbank linking Coomie Lane to St. Mary's Park.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Summary of Submission/s</b></p> <p><b><u>Maritime Area Regulatory Authority ARKPMA-100757</u></b></p> <p>MARA notes that the PMA includes specific objectives relating to projects or activities which are located in the maritime area such as the proposed Avoca Riverwalk, proposed new bridges and quayside and marina developments which may require Maritime Usage Licences (MULs) or Maritime Area Consents (MACs), and early consultation with MARA would be encouraged to ascertain same.</p> <p>Further general information on MULs and MACs are provided in this submission.</p> <p><b><u>Uisce Éireann ARKPMA-144107</u></b></p> <p>Planned public realm and road projects have the potential to impact on Uisce Éireann assets and projects e.g., tree planting, building over of assets, new connections, requirement to programme upgrade works in advance of road projects. Early engagement in relation to planned road and public realm projects is requested to ensure public water services are protected, enable Uisce Éireann to plan works accordingly and ultimately minimise disruption to the public.</p> <p><b><u>Opinion of the Chief Executive</u></b></p> <p>Any issues raised by MARA with respect to new infrastructure or other developments at the project consent / permission stage, in the maritime area, will be appropriately taken into account through the development management process. The MUL and MAC requirements for projects / activities in the maritime area are noted.</p> <p>Any issues raised by Uisce Éireann with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.</p> <p>This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.</p> <p>The CE has no objection to the proposed alteration.</p> <p><b><u>Recommendation of the Chief Executive</u></b></p> <p><b>To proceed to make</b> the Proposed Material Alteration.</p> |

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

##### Proposed Material Alteration No. 2

Alter the text of OPPORTUNITY SITE 1 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 (WI040-029002-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.*

##### Summary of Submission/s

No valid submissions were received regarding this PMA.

##### Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

##### Recommendation of the Chief Executive

**To proceed to make** the Proposed Material Alteration.

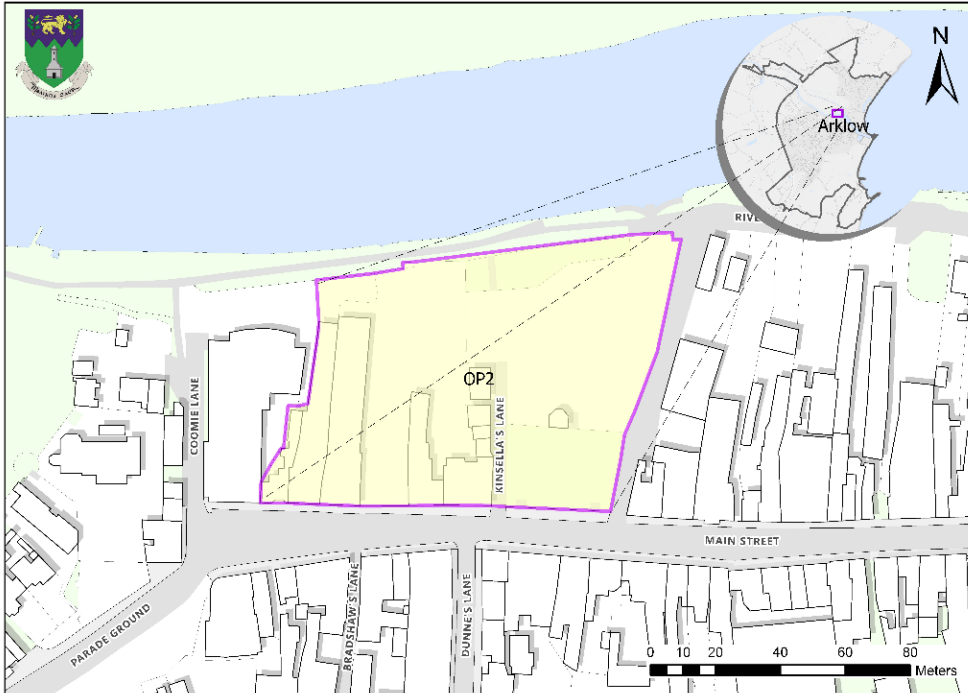
## Section B.1.4 OPPORTUNITY SITE 2 – MAIN STREET

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

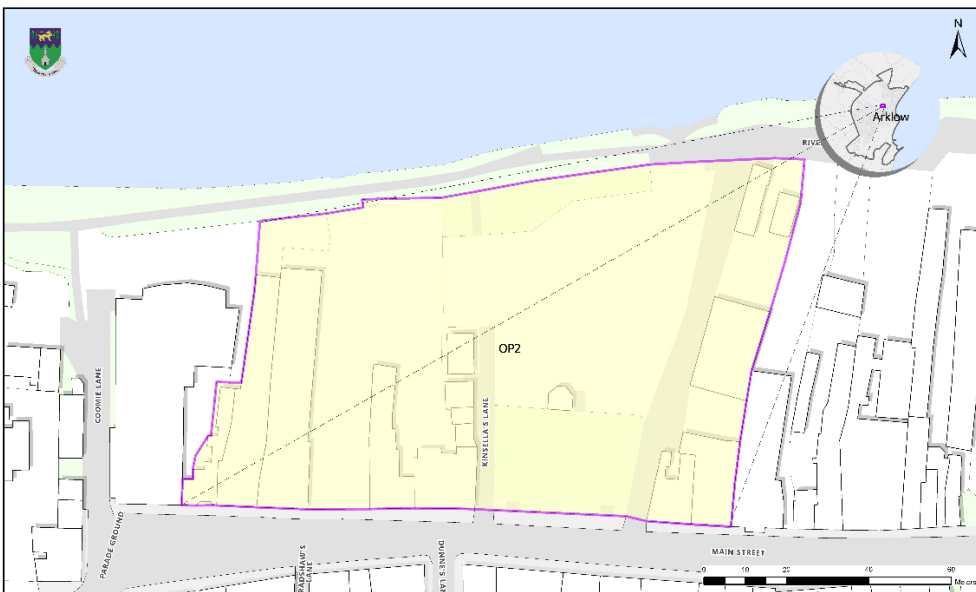
Amend the **boundary** of 'OPPORTUNITY SITE 2 – MAIN STREET'

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

Change from:



Change to:

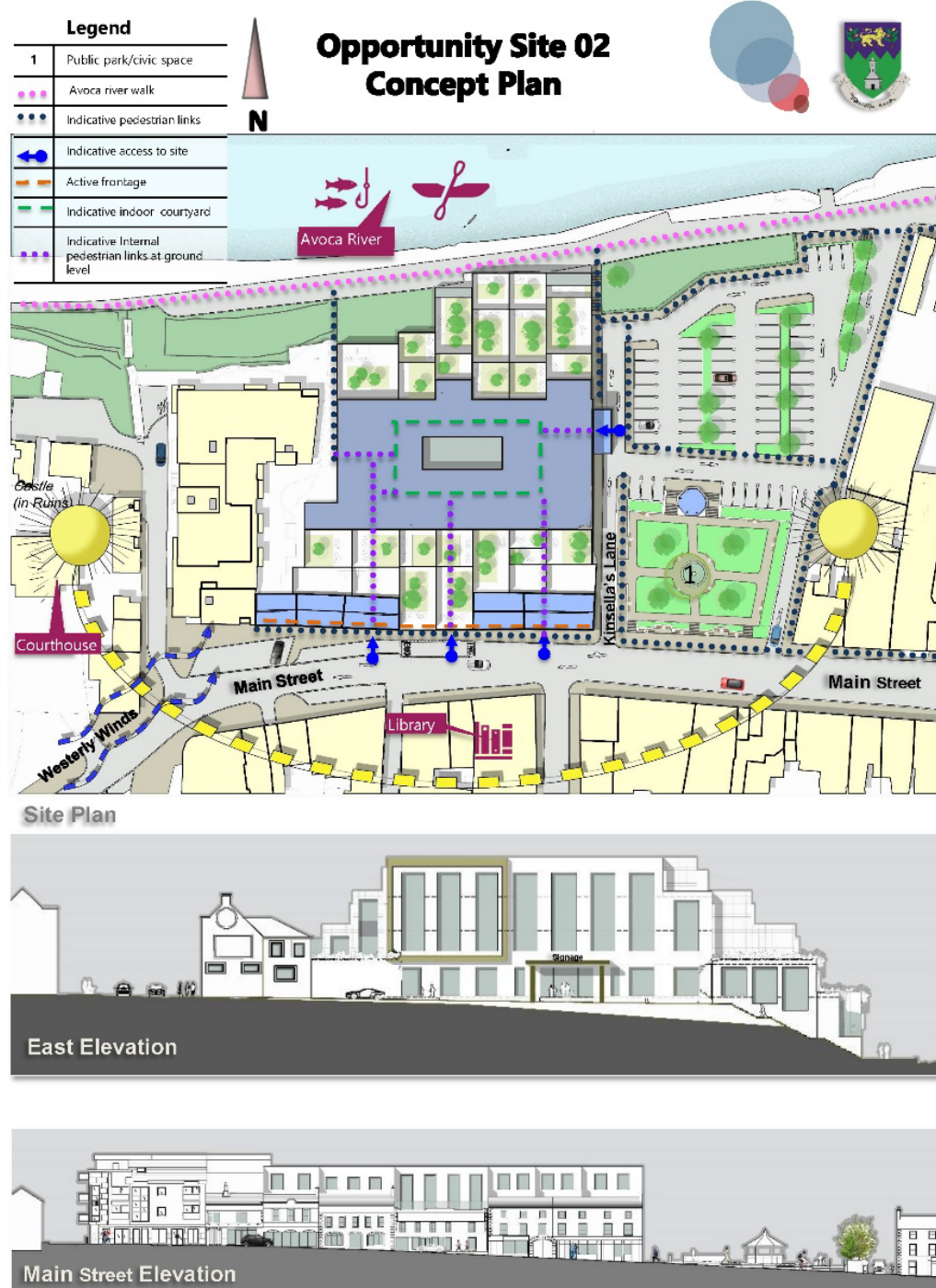


## Proposed Material Alteration No. 3(b)

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

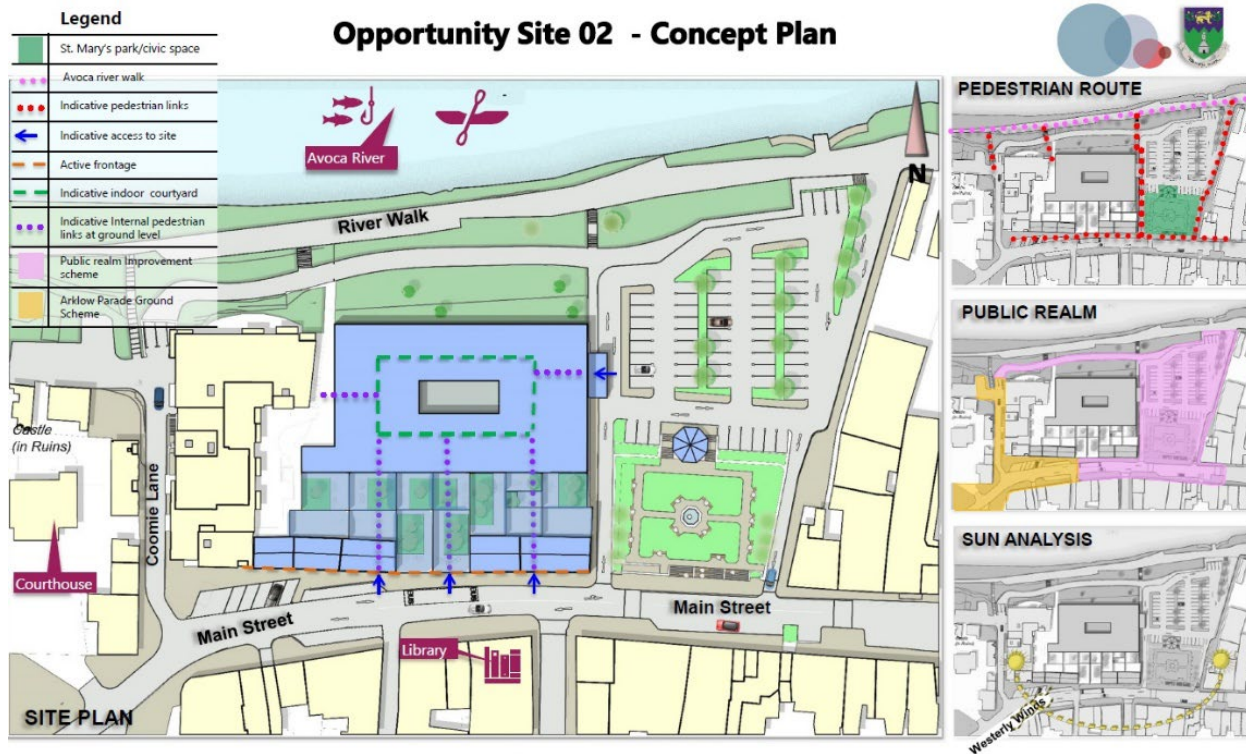
Alter 'OP2 Concept Plan' as follows:

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.*

#### **Summary of Submission/s to 3 (a), 3 (b) and 3 (c)**

##### **Maritime Area Regulatory Authority ARKPMA-100757**

MARA notes that the PMA includes specific objectives relating to projects or activities which are located in the maritime area such as the proposed Avoca Riverwalk, proposed new bridges and quayside and marina developments which may require Maritime Usage Licences (MULs) or Maritime Area Consents (MACs), and early consultation with MARA would be encouraged to ascertain same.

Further general information on MULs and MACs are provided in this submission.

##### **An Post ARKPMA-135534**

An Post own and operate a postal facility on Main Street. Under Proposed Material Alteration No. 3(a), the boundary of Opportunity Site 2 – Main Street is proposed to be extended eastwards to incorporate the existing An Post unit. While An Post is supportive of the overarching objectives of the LPF, the organisation relies on this facility to support the delivery of postal services within Arklow and its wider hinterland. The facility also contributes to local employment, supports town centre activity, and provides an important community service.

An Post remains committed to maintaining an efficient and reliable postal service from its Arklow facility. To support the continued operation of the facility, it is important that the necessary infrastructure, access, servicing, and operational functionality are safeguarded.

While An Post welcomes the designation of Opportunity Site 2 and is supportive of the broader regeneration objectives for the area, it should be noted that An Post does not, at this time, have any plans to redevelop its site.

Accordingly, the inclusion of the existing An Post facility within the extended Opportunity Site boundary should not give rise to any requirement or expectation that An Post alter or relocate its existing operations. In addition, any future redevelopment proposals relating to the remaining Opportunity Site lands should be undertaken having due regard to the operational requirements of the An Post facility and should ensure that the continued operation, accessibility, servicing, and functionality of the facility are not adversely impacted.

It is respectfully requested that the Local Authority acknowledge within the LPF that the inclusion of lands within an Opportunity Site does not imply a requirement for redevelopment and does not prejudice the continuation of existing permitted uses.

An Post remains open to future engagement with the Local Authority regarding the long-term evolution of the site, subject to operational requirements.

##### **Titan Vision ARKPMA-112814**

Titan Vision owns No. 56 Main Street. As a landowner for a portion of the overall site identified in this Objective, it is requested that the Council takes a less prescriptive approach to the form and nature of future development given

the fragmented ownership pattern of the overall site. It is put forward that it is imperative that the adopted Objectives focus on key development principles and desired outcomes, rather than prescribing specific uses.

The vision for the Opportunity Site is acknowledged and supported; the submitter considers that the illustrative detail is overly determinative and the level of specificity applied to future block layouts would inadvertently constrain future design evolution and the ability of individual proposals to deliver regeneration of the lands.

The landowner indicates that it is progressing proposals for the regeneration of No.56 Main Street however it is put forward that it is important for the Council to acknowledge that the OP2 site is in fragmented ownership and it will be necessary to assess individual applications on their merits. This submission highlights that the proposed wording in PMA 3(c) moves beyond a framework of aspirations into a quasi-masterplan with highly specific deliverables, which could inadvertently constrain deliverability, viability and design innovation. It would have the unintended planning consequence of sterilizing redevelopment potential.

At a minimum, it is requested that PMA 3(c) is adopted **without this text addition:**

*"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."*

#### **Cllr. Warren O'Toole ARKPMA-143126**

The submission welcomes the continued requirement for a minimum 600sqm indoor multifunctional community space however, concerns remain that 600sqm is not enough for a town the size of Arklow.

It is requested that the Council continue to seek a larger dedicated community and cultural facility in the town centre as part of future regeneration. Arklow needs space for community groups, youth services, training, meetings, events, exhibitions and cultural use.

#### **Opinion of the Chief Executive**

Any issues raised by **MARA** with respect to new infrastructure or other developments at the project consent / permission stage in the maritime area will be appropriately taken into account through the development management process. The MUL and MAC requirements for projects / activities in the maritime area are noted.

**An Post** – Any redevelopment proposals will come forward for consent will as a matter of course be subject to public consultation, and An Post could engage with this process should any concerns arise as to how any proposals might impact on their site / operations.

The inclusion of lands within an Opportunity Site does not imply a requirement for redevelopment and does not prejudice the continuation of existing permitted uses. As set out in the County Development Plan (CDP), the CDP/Framework *"sets a framework within which developments could be undertaken, in the event that the public or private sectors have the finance to develop."* *"The plan sets out the policies and objectives to guide the future development of the County"*.

It is noted that the vision for the Opportunity Site is acknowledged and supported by **Titan Vision**. The submission has concerns over the concept sketch. With regard to concept sketches, the LPF clearly states *"For a number of the OPs concept sketches are shown in this LPF. These are conceptual only, did not include complete site surveys/analysis, and should not be taken as a definitive guide as to the acceptability or otherwise of any access points, road layouts or building positions/designs. Any application for permission on said lands must conform to all standards and requirements of the Planning Authority, as set out in this LPF and the Wicklow County Development Plan."*

It is noted that the opportunity site has a number of landowners. Any planning application that comes in on all/ part of these lands will be assessed on their own merits, in line with the requirements of OP2 and the general objectives of the LPF and CDP.

#### **Community Space requirement**

The PMA proposes the addition of the following objective: *'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.'*

This element of the PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026. The CE is not opposed to this element of the proposed alteration, but is recommending a non-material modification to same having regard to submission received (see below).

**Titan Vision** seeks the removal of this requirement for this community space having regard to concern raised regarding the fragmented pattern of the lands, and the ability of individual proposals to deliver regeneration of the lands and the stated objectives. In light of this valid concern, the CE is recommending the modifications detailed below as it is important that all objectives are capable of being implemented, as set out in the Development Plan Guidelines for Planning Authorities (June 2022).

It is noted that **Cllr O'Toole** welcomes the requirement for the 600sqm indoor community space. While his request is for a larger space to be provided, any change in this objective to expand this floor area would not be a minor modification and cannot be made at this stage of plan making.

It is understood that it was not the intent of the elected members in proposing this alteration that this space would comprise a stand-alone large sports and community centre, but rather would comprise spaces dedicated to community and cultural uses such as space for the arts, for meetings etc that would be integrated into the design of any overall larger mixed use development. The CE is supportive of a such a space being located within an overall larger mixed use development and recommends that this be clarified by way of a slight wording change (detailed below).

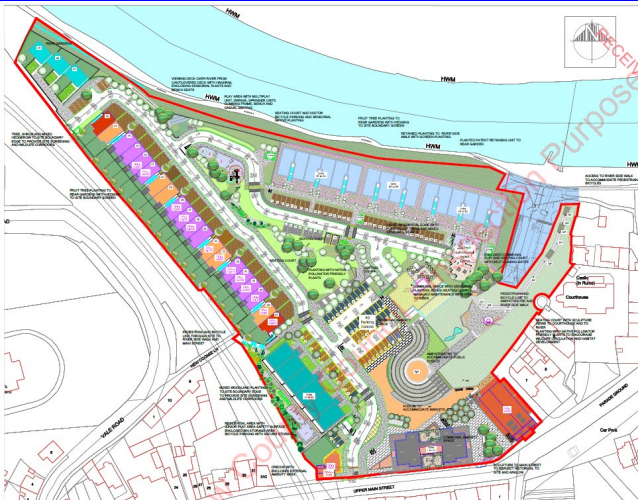
The development of a larger scale, mixed sports and community centre, would require a much larger footprint and site for both a building and associated car parking, and this would more optimally be provided as a stand-alone development rather than as part of a constrained mixed use town centre site. As detailed in the Social Infrastructure Audit that is appended to the draft LPF, there is more than adequate land zoned to accommodate such a stand-alone town sports / community centre, on a greenfield type site particular in the SLO areas. It is important to note that it is not within the remit of the LPF to deliver these facilities.

### **Overall Proposed Material Alteration 3 (a), 3 (b) and 3 (c)**

The proposed alteration to (3 (a)) the Opportunity Site boundary, (3 (b)) alteration to the concept sketch and (3 (c)) the proposed written text alterations, seeking indoor multi-functional community space, public amenity civic open space area, links to Coomie Lane, façade orientation and the new green space and amphitheatre were proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE is generally not opposed to increasing the open space along the river and some of the additional public realm and design objectives, however the following aspects of the revised proposals are **not** supported:

- The addition of a second route / roadway / pathway between the development site and the existing riverside walkway. This is considered unnecessary duplication, but there are also concerns regarding the developability of such a routeway given the topography of the lands (steep bank). The members are reminded that as set out in the Development Plan Guidelines for Planning Authorities (June 2022), it is important that all objectives are capable of being implemented.
- The inclusion of an objective for a '*public amphitheatre/stepped seating/viewing area*'. Given the constraints of the site, including its topography, seeking for a "*public amphitheatre/stepped seating/viewing area*" to be delivered may not be achievable and would potentially require removal of existing much needed public parking at St. Mary's car park. It is also important to note that on an amphitheatre has recently been granted planning permission on the nearby 'Alps' site under PRR 25/60756. See site layout image below. Having two amphitheatres so close is not considered necessary.



Should the proposed alteration be approved, it is recommended that the following wording be omitted and the concept sketch is modified to omit the second route / roadway / pathway.

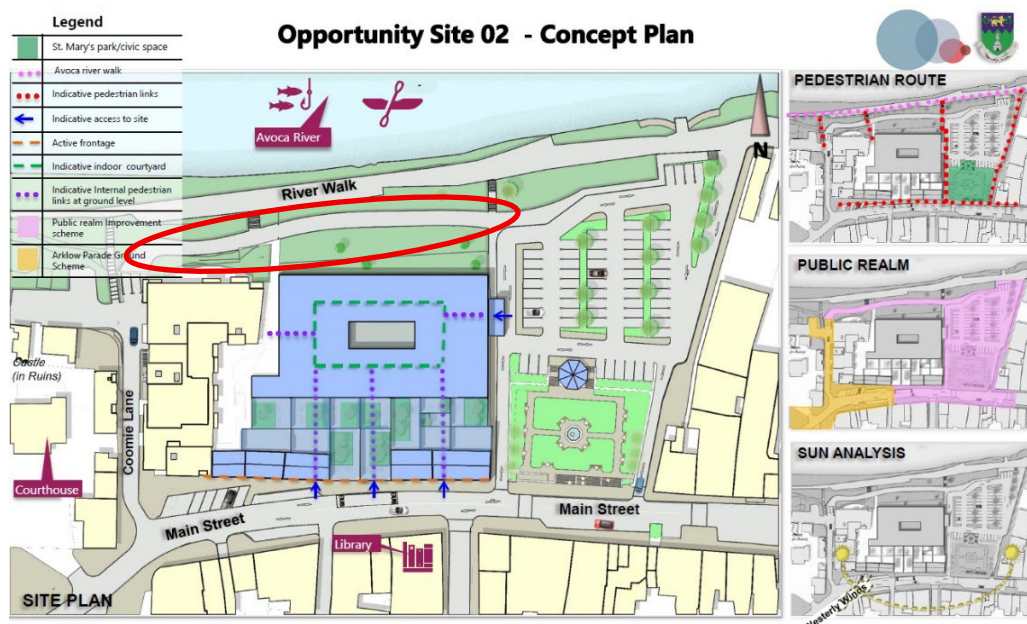
- The Local Planning Framework supports the integration of open space and potential civic functions in Arklow town centre revitalising the historic street frontage, creating a focal entry point and bus stop, providing new green space **using the site's topography for a public amphitheatre/stepped seating/viewing area**, and connecting visually and physically to the Avoca River.

### Recommendation of the Chief Executive

To proceed to make Proposed Material Alteration 3 (a), 3 (b) and 3 (c) with the following further modification to 3 (b) and (c):

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

Amend the concept sketch to remove the marked second route / roadway / pathway:





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

#### **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, integrated as internal floor space as part of an overall mixed use development, which shall be devoted to the use of the public <sup>1</sup>.*
- 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.*

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<sup>1</sup> *In the event that the re-development of this OP does not come forward as a single project, any individual application shall provide such internal community floor space on a pro rata basis having regard to their share of the overall development lands in this OP.*

## 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.*

### Summary of Submission/s

#### **Electricity Supply Board - ARKPMA-155739**

ESB notes the Proposed Material Alterations relating to the expansion and consolidation of employment lands, including at Avoca River Park, Ballynattin and Money Big. It is flagged that 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.

### Opinion of the Chief Executive

It is noted that ESB acknowledge this objective. Any issues raised by the ESB with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

### Recommendation of the Chief Executive

**To proceed to make** the Proposed Material Alteration.

**Proposed Material Alteration No. 5**

**Note – this text PMA related to the map PMA No. 23**

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.*

**Summary of Submission/s**

**Transport Infrastructure Ireland ARKPMA-172425**

TII highlights that in the context of official policy there is a requirement to carefully consider zoning and development proposals in the vicinity of the strategic national road network and associated junctions. Proposals for development and land use zoning designations at national road interchanges and junctions require careful consideration and any proposals should be prepared in the context of the provisions of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities.

In accordance with Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), particular care must be exercised in the assessment and management of development proposals in the Development Plan relating to development objectives or the zoning of locations at, or close to junctions on the national road network which should be subject to an appropriate evidence-base in accordance with the provisions of official national roads policy.

In accordance with Chapter 2 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), there are requirements to co-ordinate proposed land use zoning designations and / or access strategies in the Development Plan and accompanying settlement plans, as appropriate, with speed limits on national roads. Where large scale development in urban areas and / or areas adjoining national roads, including at major junctions and interchanges, is being considered Development Plans should ensure that the capacity on national roads is utilised appropriately and that such roads can continue to perform their intended function into the future by:

- ensuring such development is evidence based and supported by appropriate assessments of road capacity, junction structure and provision of suitable transport alternatives;
- protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements;
- ensuring that capacity enhancements and or traffic management measures will be put in place to facilitate new development; and
- improving operational efficiency of the regional and local road and transportation infrastructure – e.g. where appropriate, promoting new regional and local road networks and alternative modes.

The Council is also advised that any costs such as land acquisition, additional road infrastructure and environmental mitigation measures arising for the national roads network to accommodate local development proposals will be borne by the local authority. Such schemes will not be funded by TII. Thus, costs should be integrated within future local development contributions schemes.

TII is unable to find any record of consideration of appropriate evidence base for the proposed rezoning of a significant 17ha of land at Junction 21 of the M11 (proposed material alteration no. 23) in the proposed material alterations documents. In addition, TII notes that this land use rezoning was not considered in the formulation of the accompanying Local Transport Plan (LTP), nor surprisingly has it been identified as requiring consideration in the supplied LTP review which accompanies the material variations **on display having been** identified as having “no



direct impact" in the LTP material alterations review. In addition, TII notes that section "A:3.2 Sustainable Transportation" of the Draft Local Planning Framework that provides a summary rendition of the LTP does not record any proposed material alteration to reflect a revision to indicate an assessment of the impact and management of the additional transport that will arise from the proposed material alteration rezoning.

TII is of the opinion that proposed material alteration no. 5 which proposes new objective "ARK X 2" is inappropriate in its current form as it proposes and encourages "... *active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11*". TII highlights that there is no existing overbridge or underpass connection from the lands at Ballynattin west of the M11 with lands in Knockmore east of the M11 nor do any appear proposed as part of the LTP measures that accompany the Draft Local Planning Framework for Arklow.

In this way, the proposed local transport routing which appears envisaged in proposed "ARK X 2" (material alteration no. 5) does not appear to exist. The utilisation of Junction 21 (Arklow South) to accommodate local traffic and sustainable travel access to Ballynattin is currently inappropriate and contrary to the function of the national road interchange, official national roads policy, and public safety. In its current form TII does not consider that proposed material alteration no. 5 ("ARK X 2") is in the interests of the sustainable development of Arklow generally.

**TII recommendation: Removal or revision of proposed material alteration no. 23 (proposed rezoning of land at Ballynattin from Tourism 'T' to Employment 'E1' (c. 17ha) and no. 5 (proposed new employment objective ARK X 2).**

The proposed Employment rezoning is expected to generate traffic at peak traffic times which would not arise from the current Tourism land use zoning. TII considers the absence of evidence base to support the proposed rezoning from Tourism 'T' to Employment 'E1' at Ballynattin as presented by material alteration no. 23 is contrary to Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012). Any additional improvements relating to national roads identified at by Wicklow County Council should have been considered in consultation with, and subject to the agreement of TII and have been identified and assessed against an appropriate evidence base, in accordance with the requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), national policy investment priorities and TII Publications.

Furthermore, TII is seriously concerned that proposed material alteration no. 5 for new employment objective "ARK X 2" which appears to seek to minimise impact of additional traffic generation for the rezoned lands on the M11 and Junction 21 by identifying local transport links would not be difficult to implement and deliver. TII are not convinced that the "AR X 2" objective proposed will operate to minimise the impact of the proposed rezoning

#### **National Transport Authority ARKPMA-104430**

Proposed Material Alterations (MA) no. 23 and no. 5 propose to amend the zoning objective for c. 17ha of lands at Ballynattin, west of the M11, from 'Tourism' to 'Employment'. The NTA had previously raised concerns with the lack of clarity as to the meaning of "Tourism", in terms of the intensity of use envisaged, during consultation on the previous Local Area Plan. Similar concerns arise with the proposed alterations. The subject lands are peripheral to the established built-up-area of Arklow, are adjacent to the strategic road network and are removed from the town's active travel network and the public transport network. Measure PLAN4 of the Transport Strategy titled 'Consolidated Development' states the following:

*"In accordance with the NPF and RSES, the NTA will support and prioritise development patterns in the GDA which seek to consolidate development as a means of preventing urban sprawl, reducing the demand for long-distance travel and maximising the use of existing transport infrastructure and services.*

*Peripheral development will be supported in exceptional circumstances – on an evidence-based planned approach – where located on high capacity public transport routes and for specific land uses that cannot be accommodated in town and city centres”<sup>2</sup>.*

Based on the above and the availability of existing 'Employment' zoned lands in more sequentially appropriate locations, the NTA would recommend that the Local Authority review the subject zoning and the available evidence base to support same in the context of current land use planning and transport planning policy and guidance.

It is also noted that the Spatial Planning and National Road: Guidelines for Planning Authorities (2012) state that in preparing development plans and local area plans, planning authorities must consider how proposed zoning objectives and the projected resulting trip demand are to be catered for, with a promotion of sustainable modes and while protecting the strategic function of the national road network.

Notwithstanding the proposed inclusion of an objective for concurrent active travel infrastructure to serve this location under MA no. 5, the NTA is concerned that any future development of trip-intensive employment use at this location would be primarily catered for by car, given the sites location, which is peripheral to the built-up-area of Arklow and the public transport network, and the adjacency of the national road network. Such a scenario could negatively impact on the strategic road network and would not the support the fulfilment of important local and national objectives that seek a reduction in emissions from the transport sector.

#### **NTA Recommendation:**

**The NTA recommends that the proposed zoning at Ballynattin, west of the M11, is reviewed against land use planning and transport planning policies and guidelines and, in the event that such a review demonstrates the appropriateness of the proposed zoning and it is subsequently brought forward, that an objective is included in the LPF which states that this site will only provide for specific forms of employment that cannot be accommodated in Arklow Town Centre, in accordance with the Transport Strategy.**

#### **Opinion of the Chief Executive**

This PMA is linked with PMA No. 23. This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

In the first CE Report, the CE expressed concerns regarding the proposed zoning change at Ballynattin on the grounds that there was more than sufficient lands already zoned for employment use in south Arklow; that these lands were some distance from the town centre and from the majority of residential areas, and any development thereon would be very much therefore car dependent. In addition it was flagged that these lands were located on the west side of the N11, where services and infrastructure (such as wastewater collection network, footpaths / cycleways) were not preset or limited.

However having considered that the zoning of this land for a number of years for tourism purposes has not resulted in any tourism development progress, and given the additional active travel and public transport measures proposed in this objective, the CE was not opposed to the proposed alteration.

Given the strong opposition expressed by the TII and NTA, which suggest that active travel connections to these lands would not be possible, the CE no longer is able to support the Proposed Material Alteration as it would result in unacceptable and unsustainable travel patterns.

#### **Recommendation of the Chief Executive**

To **NOT** proceed to make the Proposed Material Alteration.

<sup>2</sup> Greater Dublin Area Transport Strategy, Chapter 8, Page 60.

**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.*

**Summary of Submission/s****Maritime Area Regulatory Authority ARKPMA-100757**

MARA notes that the PMA includes specific objectives relating to projects or activities which are located in the maritime area such as the proposed Avoca Riverwalk, proposed new bridges and quayside and marina developments which may require Maritime Usage Licences (MUL's) or Maritime Area Consents (MACs), and early consultation with MARA would be encouraged to ascertain same.

Further general information on MUL's and MAC's are provided in this submission.

**Opinion of the Chief Executive**

Any issues raised by MARA with respect to new infrastructure or other developments at the project consent / permission stage in the maritime area will be appropriately taken into account through the development management process. The MUL and MAC requirements for projects / activities in the maritime area are noted.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

**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.*

**Summary of Submission/s****Cllr. Warren O'Toole ARKPMA-143126**

The submission welcomes the stronger references to walking infrastructure from South Beach to The Cove, Nun's Beach and Clogga Beach

**Opinion of the Chief Executive**

The contents of the submission made is noted.

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026. The CE is not opposed to the proposed alteration.

The provision of walking infrastructure access to Arklow South Beach from the Southern Port Access Road would be considered beneficial as it would provide improved linkages to the amenity and would encourage active travel.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

## 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.*

#### **Summary of Submission/s**

##### **Department of Education and Youth ARKPMA-115909**

The department notes that the material alteration proposes to amend the Social and Community Objective ARK 43 to include additional text in relation flood risk.

##### **OPW Flood Risk Management ARKPMA-090859**

In relation to Objective ARK43 which proposes the potential development of education uses on lands zoned AOS Active Open Space, the OPW welcomes the proposed additional text to the objective in material alteration No. 8. The new text is to ensure that the sequential approach is applied and only water compatible development will be permitted for lands at risk of flooding.

#### **Opinion of the Chief Executive**

The contents of the submissions made are noted.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

#### **Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

## 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*

#### **Summary of Submission/s**

No valid submissions were received regarding this PMA.

#### **Opinion of the Chief Executive**

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

#### **Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.



| <b>Proposed Material Alteration No. 10</b>                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amend <b>HERITAGE, BIODIVERSITY &amp; GREEN INFRASTRUCTURE OBJECTIVES</b> as follows: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>ARK64</b>                                                                          | <p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>The Avoca River Walk and Shillelagh to Arklow Greenway Route;</i></li> <li>▪ <i>Glenart Woods Forest;</i></li> <li>▪ <i>Arklow Seafront and Waterfront Zones;</i></li> <li>▪ <i>Arklow Rock Cliff Walk;</i></li> <li>▪ <i>Arklow North and South Quays;</i></li> </ul>                                                                                    |
| <b>PMA 10 (a)-</b>                                                                    | ▪ <i>Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PMA 10 (b)-</b>                                                                    | <ul style="list-style-type: none"> <li>▪ <i>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>3</sup></i></li> </ul> |

| <b>Summary of Submission/s</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>Cllr. Warren O'Toole ARKPMA-143126</b></p> <p>The submission strongly welcomes the inclusion of the biodiversity and ecological woodland-type corridor linking South Beach, the former town boundary, The Maples, Kish, Knockmore, Glenart and the Arklow–Shillelagh Greenway. This is exactly the type of connected green infrastructure Arklow needs.</p> <p>It is requested that the 20 metre width is treated as a minimum only and that wider sections are provided where possible, especially on undeveloped lands; this corridor should be designed for biodiversity, native planting, pollinator-friendly planting, walking routes, accessibility and links into existing and future residential areas.</p>                                                                                                                                                                                                                                                                                                                                         |
| <b>Opinion of the Chief Executive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>The contents of the submission made are noted.</p> <p>The 2 new bullet points of this PMA were both proposed by the Elected Members at the Council meeting of the 13 April 2026.</p> <p><b>PMA 10 (a)</b></p> <ul style="list-style-type: none"> <li>▪ <i>Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.</i></li> </ul> <p>The CE is not opposed to the proposed first bullet point regarding links to the beaches. The provision of walking infrastructure access to Arklow's beaches would be considered beneficial as it would provide improved linkages to the amenity and would encourage active travel.</p> <p><b>PMA 10 (b)</b></p> <ul style="list-style-type: none"> <li>▪ <i>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</i></li> </ul> |

<sup>3</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.

*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.*

The second bullet point regarding the biodiversity and ecological woodland-type **corridor** is linked with PMA No. 28.

The CE has no objection to the concept of this proposed alteration, however there are a number of concerns as to how it could be implemented and / or delivered given that the route travels along many areas close to existing development where there will be no / limited opportunity presented by new development to require the route to be delivered; in addition there are multiple landowners along its route and this may lead to a fragmented route of limited value. As set out in the Development Plan Guidelines for Planning Authorities (June 2022), it is important that all objectives are capable of being implemented.

Therefore PMA 10 (b) is not supported.

#### **Recommendation of the Chief Executive**

**To proceed to make** Proposed Material Alteration No. 10 (a).

To **NOT proceed** to make Proposed Material Alteration No. 10 (b).

**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.*

**Summary of Submission/s**

No valid submissions were received regarding this PMA.

**Opinion of the Chief Executive**

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

**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)**

*(Note – PT4 refers to the LTP measure / objective.)*

**Summary of Submission/s**

No valid submissions were received regarding this PMA.

**Opinion of the Chief Executive**

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

### 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.*

### Summary of Submission/s

No valid submissions were received regarding this PMA.

### Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

### Recommendation of the Chief Executive

**To proceed to make** the Proposed Material Alteration.

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| <b>Proposed Material Alteration No. 14</b><br><br>Amend <b>ROADS OBJECTIVES</b> as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>ARK82</b><br><br><i>Support and promote the development of the following new regional/distributor roads and road improvements:</i> <ul style="list-style-type: none"> <li>▪ <i>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 <del>and</del> (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)</i></li> <li>▪ <i>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</i></li> <li>▪ <i>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)</i></li> <li>▪ <i>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.</i></li> </ul> |

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| <b>Summary of Submission/s</b><br><b><u>Cllr. Warren O'Toole</u> ARKPMA-143126</b><br>The submission welcomes the stronger references to walking infrastructure from South Beach to The Cove, Nun's Beach and Clogga Beach.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b><u>Electricity Supply Board</u> - ARKPMA-155739</b><br>ESB notes the proposed improvements to transport infrastructure, including the Southern Port Access Road and associated road and active travel proposals. ESB flags that 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 and points out that 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. |
| <b><u>Opinion of the Chief Executive</u></b><br><br>The contents of the submissions made are noted.<br>Any issues raised by the ESB with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process. This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.<br>The CE is not opposed to the proposed alteration.                                                                                                                                                                                                                                                                                       |
| <b><u>Recommendation of the Chief Executive</u></b><br><br><b>To proceed to make</b> the Proposed Material Alteration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposed Material Alteration No. 15</b>               |                                                                                                                                                                                                          |
| Add new objective to <b>ROADS OBJECTIVES</b> as follows: |                                                                                                                                                                                                          |
| <b>ARK X 5</b>                                           | <i>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.</i> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Summary of Submission/s</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Transport Infrastructure Ireland ARKPMA-172425</b></p> <p>TII is uncertain of the purpose of proposed material alteration no. 15 for "ARK X 5" if it is to appear as proposed under the heading "roads objectives" of the "Arklow Physical Infrastructure Objectives" of Section B.8 Physical Infrastructure of the Draft Local Planning Framework. There is already an existing "roads objective" "ARK 81" in exactly the same terms of proposed material alteration no. 15 ("ARK X 5") under "roads objectives" of the Draft Local Planning Framework.</p> <p>The proposed "measures" or "interventions" of the Local Transport Plan are stated to support the "recommendations" of the LTP. Proposed LTP "measures" relate to all modes of transport interventions not just roads and there is interaction of a number of those "measures" with the national roads network as identified in TII's submission to the Draft Local Planning Framework / proposed Variation No. 5 in October 2025. TII notes, for example that proposed material alteration no. 28 to Map No. 6 Active Travel Strategy "to include new active travel route (ATX)" is to occur in part parallel to the M11 and therefore the requirements of both the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications compliance will be engaged as may motorway maintenance boundary interactions. Having regard to the more than "roads objectives" impact of proposed LTP "measures", TII observes that the positioning of proposed material alteration no. 15 ("ARK X 5") to a position under "Active Travel – Walking &amp; Cycling Infrastructure Objectives" of the "Arklow Physical Infrastructure Objectives" of Section B.8 Physical Infrastructure of the Draft Local Planning Framework is preferable than under "roads objectives".</p> <p>TII therefore recommends that proposed material alteration no. 15 ("ARK X 5") should be moved to a position between Active Travel – Walking &amp; Cycling Infrastructure Objectives "ARK 68" and "ARK 69"</p> <p><b>TII recommendation: Repositioning of proposed material alteration no. 15 ("ARK X 5") to "Active Travel – Walking &amp; Cycling Infrastructure Objectives" of Section B.8 Physical Infrastructure.</b></p> |
| <b>Opinion of the Chief Executive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>This proposed alteration was recommended by the Chief Executive in her previous report. It is noted now however that a similar provision was already provided for in the draft LPF and therefore it is considered that this Proposed Material Alteration is actually unnecessary.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Recommendation of the Chief Executive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>To <b>NOT</b> proceed make the Proposed Material Alteration.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



### 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.*

### Summary of Submission/s

#### **Transport Infrastructure Ireland ARKPMA-172425**

TII welcomes proposed material alteration no. 16 ("ARK X 6") for its clarification of the implementation of proposed LTP "measures" and its connection to the requirement by proposed material alteration no. 15 ("ARK X 5") that the measures in their implementation will have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and observe compliance with TII Publications (Standards and Technical).

TII notes that proposed material alteration no. 16 ("ARK X 6") is indicated to be inserted under the heading "roads objectives" of the "Arklow Physical Infrastructure Objectives" of Section B.8 Physical Infrastructure of the Draft Local Planning Framework. TII observes that the main LTP related objectives occur under the heading of Active Travel – Walking & Cycling Infrastructure Objectives" of the "Arklow Physical Infrastructure Objectives" of Section B.8 Physical Infrastructure of the Draft Local Planning Framework.

In the interests of clarity and coherency for LTP "recommendations" (already at ARK 68), TII recommends that proposed material alteration no. 16 ("ARK X 6") should be moved to a position under proposed material alteration no. 15 ("ARK X 5") to a position between Active Travel – Walking & Cycling Infrastructure Objectives "ARK 68" and "ARK 69".

### Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

In response to the point raised by TII, it is recommended that in the final published LPF, under 'Arklow Physical Infrastructure Objectives' a new subheading is inserted called 'Transportation & Movement Objectives – General' that includes any objectives that relate to all aspects of 'Transportation & Movement' such as the new objective provided for by this alteration and any other existing objectives that would more correctly be located under a 'General' heading.

This would not be a material change, it would simply be a minor formatting improvement.

### Recommendation of the Chief Executive

**To proceed to make** the Proposed Material Alteration.

To improve the formatting of the 'Arklow Physical Infrastructure Objectives'.

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| <p><b>Proposed Material Alteration No. 17</b></p> <p>Amend <b>FLOOD AND COASTAL MANAGEMENT OBJECTIVES</b> as follows:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>ARK85</b></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>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</i></li> <li>▪ <i>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;</i></li> <li>▪ <i>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;</i></li> </ul> <p><i>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.</i></p> |

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| <p><b>Summary of Submission/s</b></p> <p>No specific submissions were received regarding this PMA.</p> <p>It should be noted however that the OPW has made a submission with respect to flood risk assessment overall which may indirectly relate to this Proposed Material Alteration. However its submission does not identify any specific issue with the wording of PMA 17.</p> |
| <p><b>Opinion of the Chief Executive</b></p> <p>This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.</p>                                                                                                                                                                                                                |
| <p><b>Recommendation of the Chief Executive</b></p> <p>To proceed to make the Proposed Material Alteration.</p>                                                                                                                                                                                                                                                                     |

### 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.*

#### **Summary of Submission/s**

##### **Electricity Supply Board - ARKPMA-155739**

ESB welcomes this amendment to ARK88, in particular the change from "eastern" to "western" side of the Dublin Road. It is put forward that 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.

#### **Opinion of the Chief Executive**

The ESB submission is noted.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

#### **Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

**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.*

**Summary of Submission/s****Uisce Éireann ARKPMA-144107**

Planned public realm and road projects have the potential to impact on Uisce Éireann assets and projects e.g. tree planting, building over of assets, new connections, requirement to programme upgrade works in advance of road projects. Early engagement in relation to planned road and public realm projects is requested to ensure public water services are protected, enable Uisce Éireann to plan works accordingly and ultimately minimise disruption to the public.

**Cllr. Warren O'Toole ARKPMA-143126**

The submission welcomes the new public realm objective. It is put forward that Arklow needs a coordinated approach rather than piecemeal works; that future public realm works should reflect Arklow's heritage, including its maritime, boat-building, railway and riverside history, and that lighting, paving, signage, street furniture and public spaces should be planned as part of one joined-up vision for the town.

**Electricity Supply Board - ARKPMA-155739**

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 requests that it should be noted that the undergrounding of electricity infrastructure is complex and capital-intensive, with significant technical and operational implications, and 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.

**Opinion of the Chief Executive**

The submissions made are noted.

Any issues raised by the ESB and Uisce Eireann with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

#### **Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

## 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.*

### Summary of Submission/s

No valid submissions were received regarding this PMA.

### Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

### Recommendation of the Chief Executive

**To proceed to make** the Proposed Material Alteration.

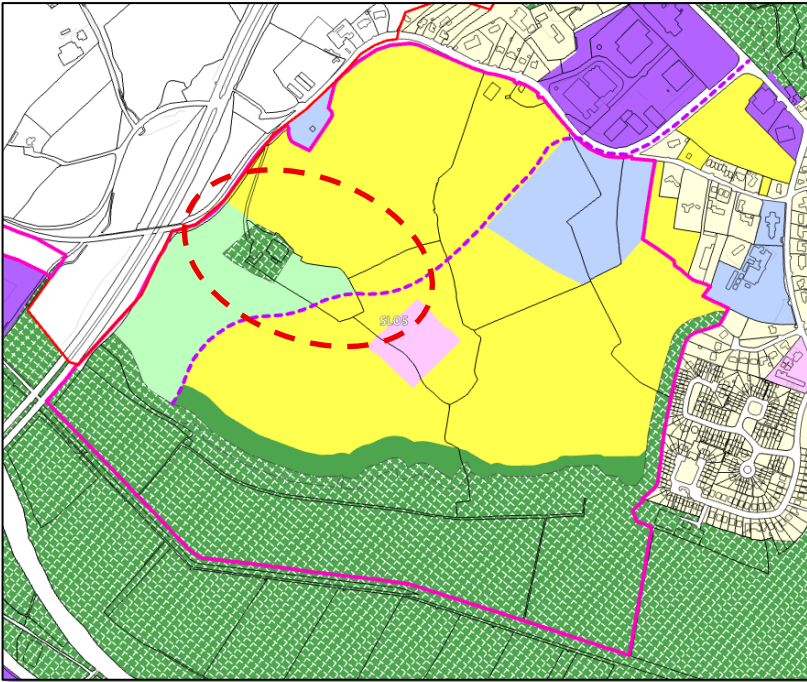
**Proposed Material Alteration No. 21(a)**

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

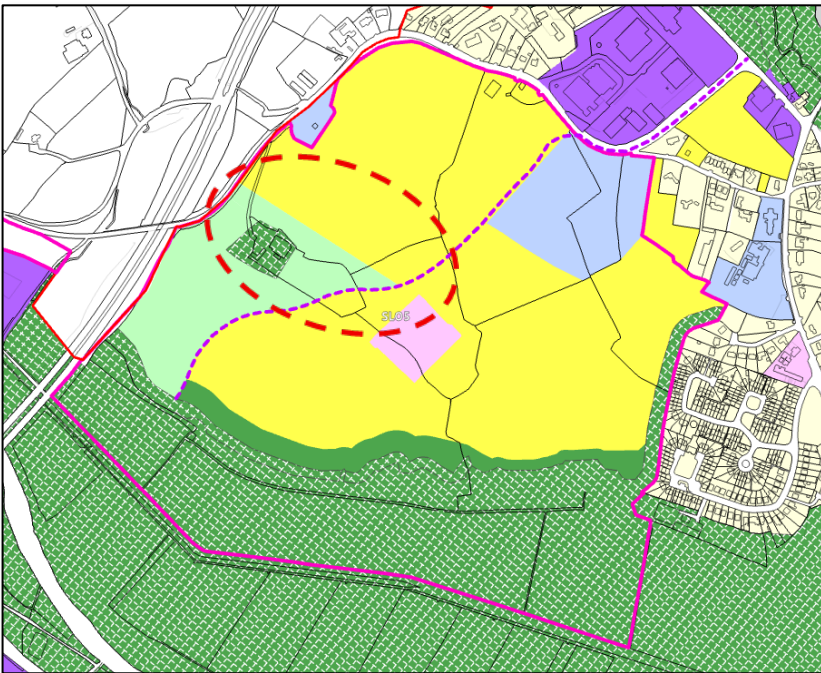
Increase AOS by 20%.

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.

### Summary of Submission/s

#### **Lowick Homes and Oaklow Limited ARKPMA-112413**

Lowick Homes and Oaklow Limited own the majority of the land within SLO 5 - Kilbride. They are seeking that WCC reject the proposal to increase the Active Open Space (AOS) zoning in the Kilbride SLO5.

The submission refers to the existing planning permissions in the Kilbride SLO area and the existing agreed action area for the Kilbride lands. The submission requests that the integrity of the agreed Action Area Master Plan framework for the Kilbride lands is affirmed, in order to protect extant permissions and provide planning certainty.

The submission also makes reference to the Social Infrastructure Audit that was published as an appendix to the Draft Arklow Local Planning Framework. The submission requests that the existing AOS designation as set out in the Draft Plan is confirmed, consistent with the findings of the Chief Executive's social infrastructure audit. The Chief Executive's social infrastructure audit, prepared as part of the Draft Plan process, found that AOS provision in Draft Arklow LPF already exceeds what is required under the Draft Plan. The submitter points out that this finding was stress-tested against a scenario in which Arklow grows at twice the rate permitted under the Development Plan — and even in that scenario, existing AOS provision was found to be adequate.

The submission also highlights a procedurally irregularity, where no submission to the Draft Plan process specifically identified the Kilbride lands as deficient in open space.

It is put forward that the proposal is in conflict with biodiversity objectives where implementation would require removal of trees and hedgerows, contrary to the Council's own environmental commitments.

It is suggested that the proposal is also disproportionate and inequitable as it falls unequally on their landholding within a multi-owner masterplan area and will reduce housing yield, contrary to Development Plan and NPF objectives.

### Opinion of the Chief Executive

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE **does not support** the proposed alteration.

The CE is concerned that no submission made to the Draft LPF suggests a change in the zoning of these lands and this would raise a concern about the **validity** of the proposal. As set out in Section 13(6)(a) the Planning Act, the members are obliged to consider only the contents of the Proposed Variation (the draft LPF) and the contents of the CE's Report in coming to their decision to make or materially alter the Proposed Variation and there is no reference to this proposal / zoning change in the CE's Report as it was not raised in any submission.

The Arklow Social Infrastructure Audit has identified the minimum zoning provision necessary to cater for a population of 25,000, which has been reflected in the AOS: Active Open Space and OS1: Open Space zonings in the draft LPF. Table B.6.2 of the Draft LPF Written Statement sets out that provision has been made for c. 25ha additional AOS zoned lands, which accommodates the total shortfall identified for such facilities in the Arklow Social Infrastructure Audit. Therefore, an expansion of AOS zoning in this location is not considered justified.

Furthermore, the requested rezoning includes a modest expansion of AOS zoning northward across a field boundary. As the extended AOS area is relatively narrow in depth despite its area, the development of the full extent of these lands for active open space uses would in this case require the removal of an additional 2 No. segments of hedgerow along the northern boundary of the AOS lands. The level of biodiversity loss entailed may therefore not be commensurate with the gain of expanded AOS lands at this location.

|                                                                       |
|-----------------------------------------------------------------------|
| <b>Recommendation of the Chief Executive</b>                          |
| To <b>NOT</b> proceed to make Proposed Material Alteration No. 21 (a) |

**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.~~*

**Summary of Submission/s**

**Department of Education and Youth ARKPMA-115909**

The department notes that the proposed text amendment regarding SLO5 Kilbride Objective does not impact on the core aspect of the objective which relates to the reservation of an area of 5ha zoned CE: Community & Education to facilitate the planned development of a new school campus (primary and post primary).

**Opinion of the Chief Executive**

The submission made is noted and welcomed.  
This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

|                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Proposed Material Alteration No. 21(c)</b></p> <p>Amend <b>SLO5 KILBRIDE OBJECTIVES</b> as follows:</p>                                                                                                                                                                                                                                                                                             |
| <p><b>Amend</b> SLO5 objective</p> <ul style="list-style-type: none"> <li><i>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 <del>150</del> 200 units) each containing materially different house designs and typologies within an overall unified theme.</i></li> </ul> |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>Summary of Submission/s</b>                                                                                   |
| No valid submissions were received regarding this PMA.                                                           |
| <b>Opinion of the Chief Executive</b>                                                                            |
| This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended. |
| <b>Recommendation of the Chief Executive</b>                                                                     |
| <b>To proceed to make</b> the Proposed Material Alteration.                                                      |

|                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposed Material Alteration No. 21(d)</b>                                                                                                                                                                                                                              |
| Amend <b>SLO5 KILBRIDE OBJECTIVES</b> as follows:                                                                                                                                                                                                                          |
| <p><b>Insert</b> additional SLO5 objective</p> <ul style="list-style-type: none"> <li>▪ <i>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.</i></li> </ul> |

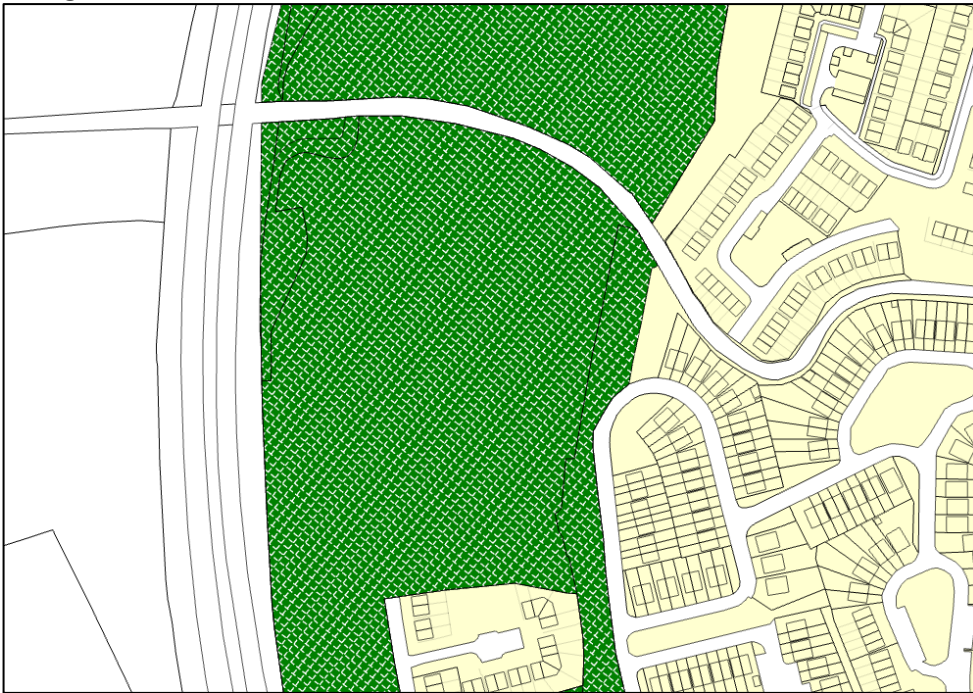
|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>Summary of Submission/s</b>                                                                                   |
| No valid submissions were received regarding this PMA.                                                           |
| <b>Opinion of the Chief Executive</b>                                                                            |
| This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended. |
| <b>Recommendation of the Chief Executive</b>                                                                     |
| <b>To proceed to make</b> the Proposed Material Alteration.                                                      |

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

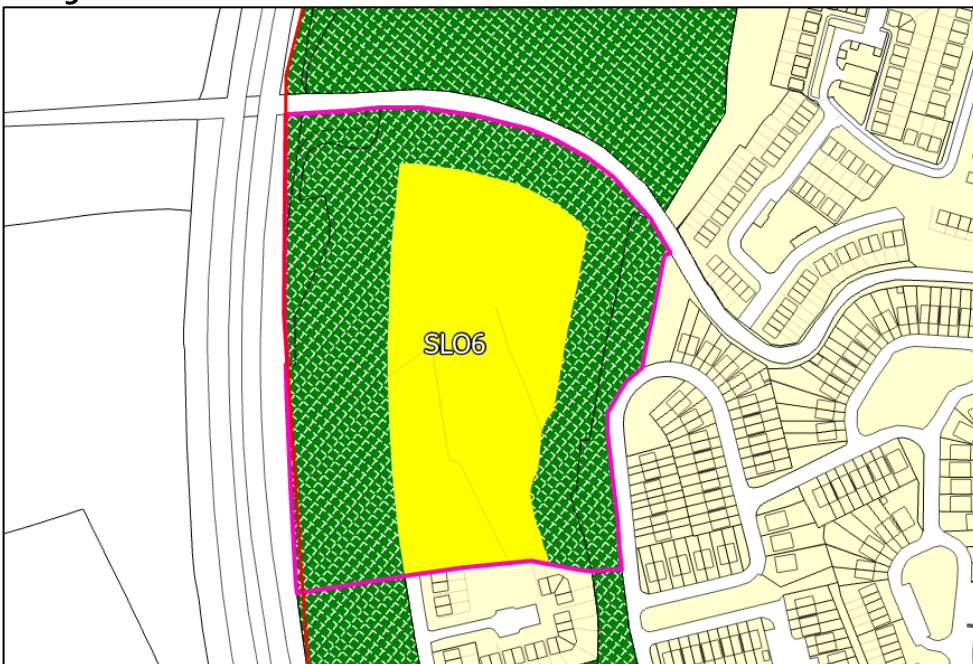
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective (SLO) **SLO6 – Ballyraine**, as follows:

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:**



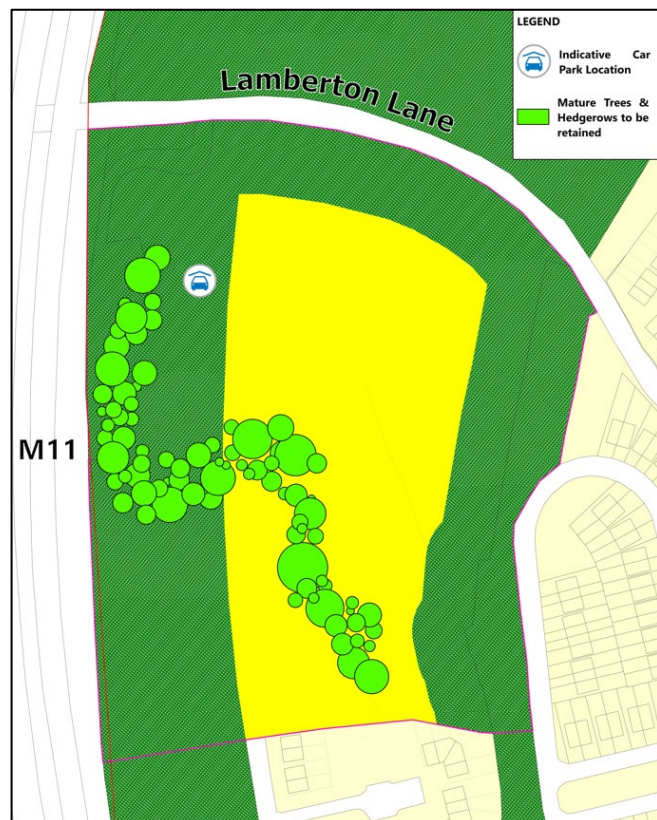
**Proposed Material Alteration No. 22(b)**

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 Lamberton 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 Lamberton 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 Lamberton Lane only (no vehicular access from Lamberton Lane will be considered).*





## Summary of Submission/s to 22 (a) and 22 (b)

### **Health & Safety Authority ARKPMA-162439**

The HSA is a prescribed body responsible for major accident hazard sites. The Authority highlights the LPF should contain the following:

- 1) An indication of planning policy in relation to major accident hazard sites notified under the regulations, which reflects the intentions of Article 13 of Directive 2012/18/EU.
- 2) The consultation distances and generic advice, where applicable, supplied by the Authority to Wicklow County Council in relation to such sites. These distances to be indicated on the various maps included in the plan, as well as any more specific distances and advice supplied by the Authority.
- 3) A policy on the siting of new major hazard establishments, taking account of Article 13 and the published policy of the Authority in relation to new developments, including developments in the vicinity of such establishments.
- 4) Mention of the following notified establishments:
  - Zoetis Belgium S.A. Ireland branch T/A Zoetis Rathdrum
  - Sigma Aldrich Ireland Ltd, Vale road , Arklow

Proposed Material Alteration No. 22(a) SLO6 Ballyraine appears to be within the consultation distance of an established site.

### **Transport Infrastructure Ireland ARKPMA-172425**

TII observes that both proposed material alteration nos. 22 and 26 propose residential land use zoning in close proximity to the M11. TII reminds the Council that TII will entertain no future claims in respect of impacts (e.g. noise and visual) on development arising on foot of proposed new land use zonings objectives, due to the presence of the existing road or any new road scheme which is currently in planning. In this regard, TII is unable to ascertain that the proposed material alteration zoning objectives provide sufficient consideration and mitigation of potential impacts such as noise, air and light as part of the proposed residential land use zonings to ensure residential amenity of future residents and the protection of the maintenance of the safe and efficient operation of the M11 and its associated infrastructure. TII would refer to the requirements of Chapter 3, Section 3.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).

Having regard to proposed new land use zoning objectives in the vicinity of the M11, the recognition of its presence and potential direct and indirect interactions of new development with the national road network, TII puts forward that it is vital to ensure the compatibility of the safe and efficient operation of the national road network with the delivery of appropriate levels of residential amenity and safety. TII makes the following recommendation:

#### **TII recommendation:**

Compatible development of residential zoned lands in the vicinity of the M11 with the function of the national roads network as proposed under material alteration nos. 22 and 26

TII recommends the inclusion of the following provision, or a provision to like effect in respect of proposed material alteration nos. 22 and 26:

*Residential development in the vicinity of the M11 shall incorporate noise mitigation measures identified as part of a noise assessment to accompany the development proposal. Mitigation measures arising shall be the sole responsibility of the developer as part of the recital development arising.*

### **Annmarie Ryan ARKPMA-092622**

This submission is from a resident of the Emyvale estate to the south of the lands that are the subject of this PMA. It is in support of the completion of the unfinished parts of the Emyvale estate. It is put forward that following the completion of the existing houses (c.2008), the remainder of the estate was not finished due to the economic downturn.

The submitter considers that the upzoning of these lands presents a good opportunity to finish the estate for the benefit of the existing and new residents. The submission goes on to state "I understand that the builder/owner is also interested in seeing the estate completed."

It is put forward that completing the estate would improve the overall appearance, safety, and long-term future of Emyvale Estate. The submission asks Wicklow County Council to give positive consideration to any appropriate proposal that would allow Emyvale Estate to be completed in a proper and planned manner, for the benefit of both current and future residents.

**Onur Zazilan ARKPMA-093003**

This submission is from a resident of the Emyvale estate to the south of the lands that are the subject of this PMA. It is in support of the completion of the unfinished parts of the Emyvale estate. It is put forward that following the completion of the existing houses (c.2008), the remainder of the estate was not finished due to the economic crash. The submitter considers that the upzoning of these lands presents a good opportunity to finish the estate for the benefit of the existing and new residents. The submission goes on to state *"I understand that the builder/owner is also interested in seeing the estate completed."*

It is put forward that completing the estate would improve the overall appearance, safety, and long-term future of Emyvale Estate. The submission asks Wicklow County Council to give positive consideration to any appropriate proposal that would allow Emyvale Estate to be completed in a proper and planned manner, for the benefit of both current and future residents.

**Hayley Hawthorne ARKPMA-103736**

This submission is from a resident of the Emyvale estate to the south of the lands that are the subject of this PMA. It is in support of the completion of the unfinished parts of the Emyvale estate. It is put forward that following the completion of the existing houses (c.2008), the remainder of the estate was not finished due to the economic downturn.

The submitter would welcome the estate being brought to a more complete stage. They believe this would be a positive step for the people living here and for the estate as a whole. It would also help make the estate safer and more secure for residents, and help avoid any unfinished areas becoming untidy or attracting rubbish over time.

They do not wish to see the relevant lands that are subject of the PMA changed in a way that would make it harder for Emyvale Estate to be completed properly.

**Alan Merrigan ARKPMA-104343**

This submission is from a resident of the Emyvale estate to the south of the lands that are the subject of this PMA. The submitter has concerns about the proposed alteration as it relates to this land.

It is put forward that this is a good location for homes, close to existing houses, schools, local services and Arklow town centre, all within walking distance and that homes are needed in Arklow.

They believe the completion of Emyvale Estate would be a positive step for the area and it would also help improve the overall appearance of the estate and make the area safer and more secure for residents. They would welcome the estate being finished in a practical and planned way, for the benefit of current residents and the wider community.

**Sinead Tarrant ARKPMA-104858**

This submission is in opposition to the PMA 22(a) and 22(b).

The submitter supports the proper completion of Emyvale Estate and any appropriate approach that would allow the estate to be finished in a positive and practical way; that improvements to the entrance, roads, footpaths and general finish would help the overall appearance of the area and would also support safety and security for residents.

The submitter considers that completing Emyvale Estate in a proper and planned way would be a positive step for this part of Arklow and would improve how the area is viewed by residents, visitors and people passing through. The proper completion of the estate would make good use of a well-located area and would support the local community. The submission asks the Council to take this support for the proper completion of Emyvale Estate into account, while also noting its opposition to the PMA as currently presented.

It is put forward that homes are needed in Arklow, especially in locations close to existing amenities such as schools and the town, both of which are within walking distance of Emyvale.

**Noel Doyle ARKPMA-165230**

The submitter puts forward that more houses are needed in Arklow and Emyvale estate should be allowed to be completed, as it is a fully serviced site.

## Opinion of the Chief Executive

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE **does not support** PMA No. 22 (a) and 22 (b) for the reasons previously set out, which are as follows:

*'The ..... site has been visited multiple times in the preparation of the Draft LPF and at different times of the year by various professionals including the Council's Biodiversity Officer to assess the current conditions. The site exhibits clear and multiple indicators of wetland habitat and woodland legacy, even during dry conditions, frog spawn, live frogs and soil cracks have been observed. This site, or any equivalent wetland, is not suitable for development.'*

*'As set out in the GI report, this site appears as an ancient woodland on both the Ordnance Survey 6- inch (1830s–1840s) and 25-inch (1880s–1910s) maps, indicating continuous woodland cover from at least the early 19th century. It is mapped in the National Inventory of Ancient and Long-Established Woodland (ALEW) as possible ancient woodland. Although cleared in 2022, regrowth dominated by willow scrub (Salix spp.) and wetland vegetation was observed during a May 2025 site visit, confirming persistent wet conditions and the likely presence of a viable woodland seedbank and soil structure'.*

*'... 25-inch historical mapping indicates that watercourses have been present on site for an extended time period. Inland Fisheries Ireland (IFI) has recommended the application of riparian buffer zones in this catchment, and their guidance advises a minimum 20 m buffer to protect aquatic and riparian ecosystems.....The recommendations are driven by ecological protection functions, not whether the channel is natural or artificial.'*

*'...the site lies adjacent to a tributary of the Ballyduff Stream, which is classified as having moderate ecological status and is at risk of not achieving good status, according to EPA monitoring. Through the source pathway receptor mechanism these watercourses connect to the Ballyduff stream and ultimately the Avoca River. Accordingly, the provision of buffer zones along these watercourses is appropriate to disrupt pollutant pathways and safeguard the of the wider ecological network.'*

*Rezoning the Ballyrairie wetland site (as all OS2) aligns strongly with multiple local, national, and EU policies and plans that emphasise the protection, restoration, and sustainable management of biodiversity and water resources including the **Wicklow Biodiversity Action Plan 2025–2030 (Draft)**, **Wicklow Climate Action Plan 2024–2029** and the **Wicklow County Development Plan 2022– 2028**.*

*Retaining existing proposals provides a better level of environmental protection (i.e. locally important biodiversity site) and would better support alignment with and the achievement of the following Strategic Environmental Objectives defined for the CDP:*

- *To preserve, protect, maintain, and where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species*
- *Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species*
- *Enhance the biodiversity in line with National Biodiversity Action Plan and its targets*
- *To protect, maintain and conserve the County's natural capital'*

### Response to submissions:

A number of the submissions made to this PMA relate to the Emyvale Estate located to the south of the PMA site. It is noted that this estate has not been fully completed to the standards required and it this is an ongoing compliance matter.

There is no requirement in this PMA that development of these lands, if zoned, would result in the completion of the Emyvale estate and it is unclear why this impression has been formed.

With respect to the submission from the **HSA**, the Draft LPF already include the following objective:

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ARK 32</b> | <p>In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to:</p> <ul style="list-style-type: none"> <li>▪ comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;</li> <li>▪ where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;</li> <li>▪ ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and</li> <li>▪ have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.</li> </ul> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

With respect to the submission from **TII**, this matter is already addressed in the County Development Plan, the provisions of which apply directly in Arklow:

#### Chapter 15

*CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.*

#### Appendix 1

##### 1.4.3 Noise Pollution

*Noise nuisance is defined in Section 108 of the EPA Act 1992 as "Any noise which is so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood". The Planning Authority will use the Development Management process to ensure that future developments are designed and constructed in such a way as to minimise noise disturbance and prevent noise nuisance. The Planning Authority will have regard to the WHO/Europe Night Noise Guidelines (2009) in the assessment of applications with potential night-time noise implications.*

*In this regard, the Planning Authority may require developers to produce a Sound Impact Assessment and Mitigation Plan where a noise-generating use is proposed and specialist input is deemed necessary, for any new development that the Planning Authority considers will impact negatively on pre-existing environmental sound levels.*

*In considering applications for development where the proposed use may cause noise, vibrations and air emissions (for example, gyms, public houses, leisure facilities, restaurants and retail) applicants will be required to demonstrate that consideration has been given to the ventilation strategy for buildings at the design stage, to prevent noise, vibration and air emissions that may cause nuisance from equipment and ducting.*

*The Planning Authority will have regard to the Wicklow Noise Action Plan 2018, when assessing planning applications along major road and rail transport corridors – the objective being to reduce noise from new sources and to identify and protect and create areas of low sound levels.*

#### Recommendation of the Chief Executive

To **NOT** proceed to make Proposed Material Alteration No. 22 (a) and 22 (b)

## MAPS AND APPENDICES

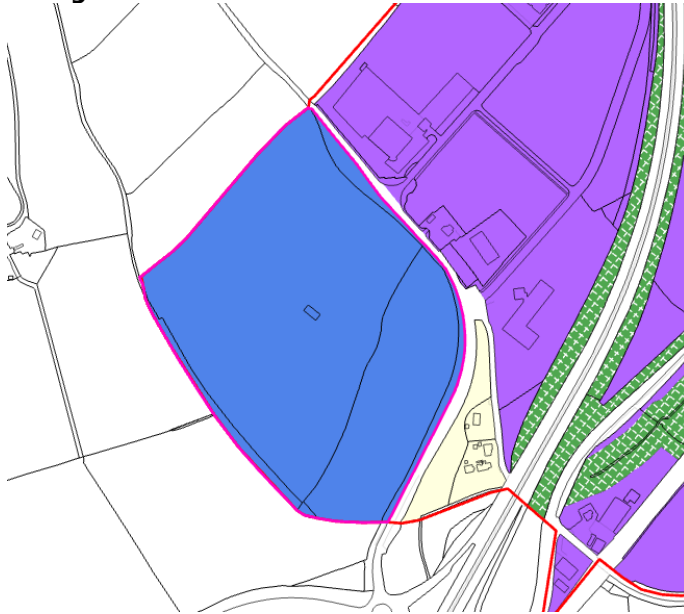
### Proposed Material Alteration No. 23

**Note – this map PMA related to the text PMA No. 5**

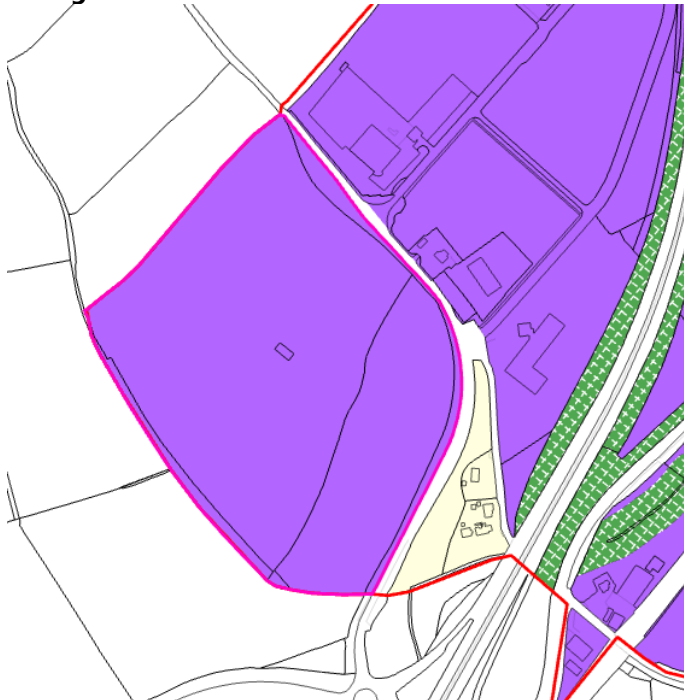
Amend **MAP NO.1 LAND USE ZONING** land at **Ballynattin** as follows:

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

**Change from:**



**Change to:**





## Summary of Submission/s

### **Transport Infrastructure Ireland ARKMA-172425**

TII highlights that in the context of official policy there is a requirement to carefully consider zoning and development proposals in the vicinity of the strategic national road network and associated junctions. Proposals for development and land use zoning designations at national road interchanges and junctions require careful consideration and any proposals should be prepared in the context of the provisions of Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities.

In accordance with Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), particular care must be exercised in the assessment and management of development proposals in the Development Plan relating to development objectives or the zoning of locations at, or close to junctions on the national road network which should be subject to an appropriate evidence-base in accordance with the provisions of official national roads policy.

In accordance with Chapter 2 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), there are requirements to co-ordinate proposed land use zoning designations and / or access strategies in the Development Plan and accompanying settlement plans, as appropriate, with speed limits on national roads. Where large scale development in urban areas and / or areas adjoining national roads, including at major junctions and interchanges, is being considered Development Plans should ensure that the capacity on national roads is utilised appropriately and that such roads can continue to perform their intended function into the future by:

- ensuring such development is evidence based and supported by appropriate assessments of road capacity, junction structure and provision of suitable transport alternatives;
- protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements;
- ensuring that capacity enhancements and or traffic management measures will be put in place to facilitate new development; and
- improving operational efficiency of the regional and local road and transportation infrastructure – e.g. where appropriate, promoting new regional and local road networks and alternative modes.

The Council is also advised that any costs such as land acquisition, additional road infrastructure and environmental mitigation measures arising for the national roads network to accommodate local development proposals will be borne by the local authority. Such schemes will not be funded by TII. Thus, costs should be integrated within future local development contributions schemes.

TII is unable to find any record of consideration of appropriate evidence base for the proposed rezoning of a significant 17ha of land at Junction 21 of the M11 (proposed material alteration no. 23) in the proposed material alterations documents. In addition, TII notes that this land use rezoning was not considered in the formulation of the accompanying Local Transport Plan (LTP), nor surprisingly has it been identified as requiring consideration in the supplied LTP review which accompanies the material variations **on display having been** identified as having "no direct impact" in the LTP material alterations review. In addition, TII notes that section "A:3.2 Sustainable Transportation" of the Draft Local Planning Framework that provides a summary rendition of the LTP does not record any proposed material alteration to reflect a revision to indicate an assessment of the impact and management of the additional transport that will arise from the proposed material alteration rezoning.

TII is of the opinion that proposed material alteration no. 5 which proposes new objective "ARK X 2" is inappropriate in its current form as it proposes and encourages "... *active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11*". TII highlights that there is no existing overbridge or underpass connection from the lands at Ballynattin west of the M11 with lands in Knockmore east of the M11 nor do any appear proposed as part of the LTP measures that accompany the Draft Local Planning Framework for Arklow. In this way, the proposed local transport routing which appears envisaged in proposed "ARK X 2" (material alteration no. 5) does not appear to exist. The utilisation of Junction 21 (Arklow South) to accommodate local traffic and sustainable travel access to Ballynattin is currently inappropriate and contrary to the function of the national road interchange, official national roads policy, and public safety. In its current form TII does not consider that proposed material alteration no. 5 ("ARK X 2") is in the interests of the sustainable development of Arklow generally.

**TII recommendation: Removal or revision of proposed material alteration no. 23 (proposed rezoning of land at Ballynattin from Tourism 'T' to Employment 'E1' (c. 17ha) and no. 5 (proposed new employment objective ARK X 2)).**

The proposed Employment rezoning is expected to generate traffic at peak traffic times which would not arise from the current Tourism land use zoning. TII considers the absence of evidence base to support the proposed rezoning from Tourism 'T' to Employment 'E1' at Ballynattin as presented by material alteration no. 23 is contrary to Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012). Any additional improvements relating to national roads identified at by Wicklow County Council should have been considered in consultation with, and subject to the agreement of TII and have been identified and assessed against an appropriate evidence base, in accordance with the requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), national policy investment priorities and TII Publications.

Furthermore, TII is seriously concerned that proposed material alteration no. 5 for new employment objective "ARK X 2" which appears to seek to minimise impact of additional traffic generation for the rezoned lands on the M11 and Junction 21 by identifying local transport links would not be difficult to implement and deliver. TII are not convinced that the "AR X 2" objective proposed will operate to minimise the impact of the proposed rezoning

**National Transport Authority ARKPMA-104430**

Proposed Material Alterations (MA) no. 23 and no. 5 propose to amend the zoning objective for c. 17ha of lands at Ballynattin, west of the M11, from 'Tourism' to 'Employment'. The NTA had previously raised concerns with the lack of clarity as to the meaning of "Tourism", in terms of the intensity of use envisaged, during consultation on the previous Local Area Plan. Similar concerns arise with the proposed alterations. The subject lands are peripheral to the established built-up-area of Arklow, are adjacent to the strategic road network and are removed from the town's active travel network and the public transport network. Measure PLAN4 of the Transport Strategy titled 'Consolidated Development' states the following:

*"In accordance with the NPF and RSES, the NTA will support and prioritise development patterns in the GDA which seek to consolidate development as a means of preventing urban sprawl, reducing the demand for long-distance travel and maximising the use of existing transport infrastructure and services.*

*Peripheral development will be supported in exceptional circumstances – on an evidence-based planned approach – where located on high capacity public transport routes and for specific land uses that cannot be accommodated in town and city centres"<sup>4</sup>.*

Based on the above and the availability of existing 'Employment' zoned lands in more sequentially appropriate locations, the NTA would recommend that the Local Authority review the subject zoning and the available evidence base to support same in the context of current land use planning and transport planning policy and guidance.

It is also noted that the Spatial Planning and National Road: Guidelines for Planning Authorities (2012) state that in preparing development plans and local area plans, planning authorities must consider how proposed zoning objectives and the projected resulting trip demand are to be catered for, with a promotion of sustainable modes and while protecting the strategic function of the national road network.

Notwithstanding the proposed inclusion of an objective for concurrent active travel infrastructure to serve this location under MA no. 5, the NTA is concerned that any future development of trip-intensive employment use at this location would be primarily catered for by car, given the sites location, which is peripheral to the built-up-area of Arklow and the public transport network, and the adjacency of the national road network. Such a scenario could negatively impact on the strategic road network and would not the support the fulfilment of important local and national objectives that seek a reduction in emissions from the transport sector.

**NTA Recommendation:**

**The NTA recommends that the proposed zoning at Ballynattin, west of the M11, is reviewed against land use planning and transport planning policies and guidelines and, in the event that such a review demonstrates the appropriateness of the proposed zoning and it is subsequently brought forward, that an objective is**

<sup>4</sup> Greater Dublin Area Transport Strategy, Chapter 8, Page 60.



**included in the LPF which states that this site will only provide for specific forms of employment that cannot be accommodated in Arklow Town Centre, in accordance with the Transport Strategy.**

#### **Profile Properties ARKPMA-100614**

This submission serves to welcome and support the proposed change of zoning of the lands (c.17ha) at Ballynattin from 'Tourism – T' to 'Employment - E1'.

For avoidance of doubt, the submitted would request that the proposed Variation further clarifies that the definition of E1 employment will remain the same as that for E-Employment, provided by the Draft Arklow Local Planning Framework (LPF) 2025-2031, as follows:

|                      |                                                             |                                                                                                                                                                                                                                           |
|----------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>E: Employment</b> | To provide for the development of enterprise and employment | 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. |
|----------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

And, that the following same acceptable uses will continue to apply under the E1 zoning:

*"Uses generally appropriate for employment (E) zoned land include general and light industry, office uses, enterprise units, education, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, childcare / crèche, community facilities including community and sports centres, utility installations including ancillary supporting infrastructure and energy storage, and ancillary developments for employment and industry uses in accordance with the CDP and applicable Local Plan / Framework."*

#### **Opinion of the Chief Executive**

This PMA is linked with PMA No. 5. This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

In the first CE Report, the CE expressed concerns regarding the proposed zoning change on the grounds that there was more than sufficient lands already zoned for employment use in south Arklow; that these lands were some distance from the town centre and from the majority of residential areas, and any development thereon would be very much therefore car dependent. In addition it was flagged that these lands were located on the west side of the N11, where services and infrastructure (such as wastewater collection network, footpaths / cycleways) were not preset or limited.

However having considered that the zoning of this land for a number of years for tourism purposes has not resulted in any tourism development progress, and given the additional objective proposed with PMA No. 5 with regard to active travel measures serving the site, the CE was not opposed to the proposed alteration when it was proposed by the elected members.

Given the strong opposition expressed by the TII and NTA, which suggest that active travel connections to these lands would not be possible, the CE no longer is able to support the Proposed Material Amendments as it would result in unacceptable and unsustainable travel patterns.

#### **Recommendation of the Chief Executive**

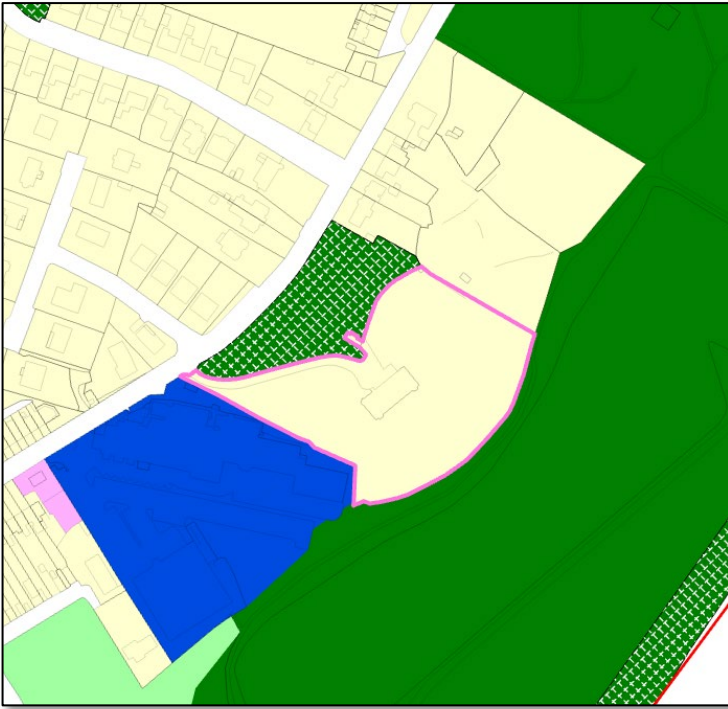
To **NOT proceed** to make Proposed Material Alteration No. 23

### Proposed Material Alteration No. 24

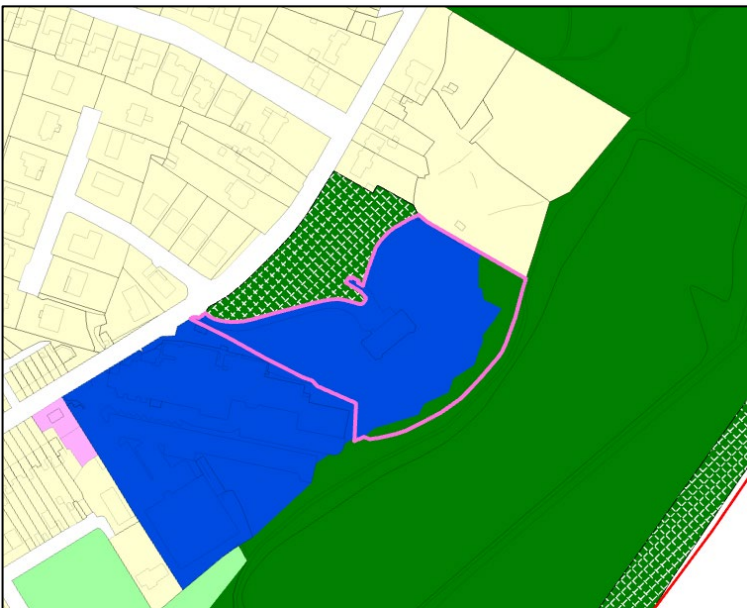
Amend **MAP NO. 1 LAND USE ZONING** for lands at **Kynoch Lodge, Sea Road**, as follows:

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:



|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>Summary of Submission/s</b>                                                                                   |
| No valid submissions were received regarding this PMA.                                                           |
| <b>Opinion of the Chief Executive</b>                                                                            |
| This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended. |
| <b>Recommendation of the Chief Executive</b>                                                                     |
| <b>To proceed to make</b> the Proposed Material Alteration.                                                      |

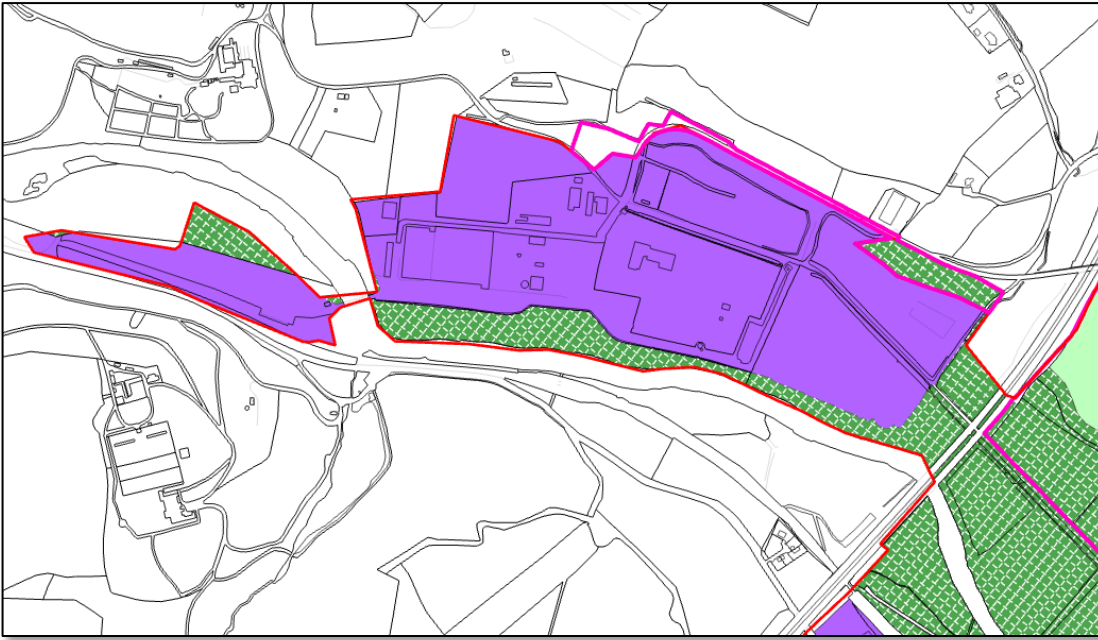
### Proposed Material Alteration No. 25

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

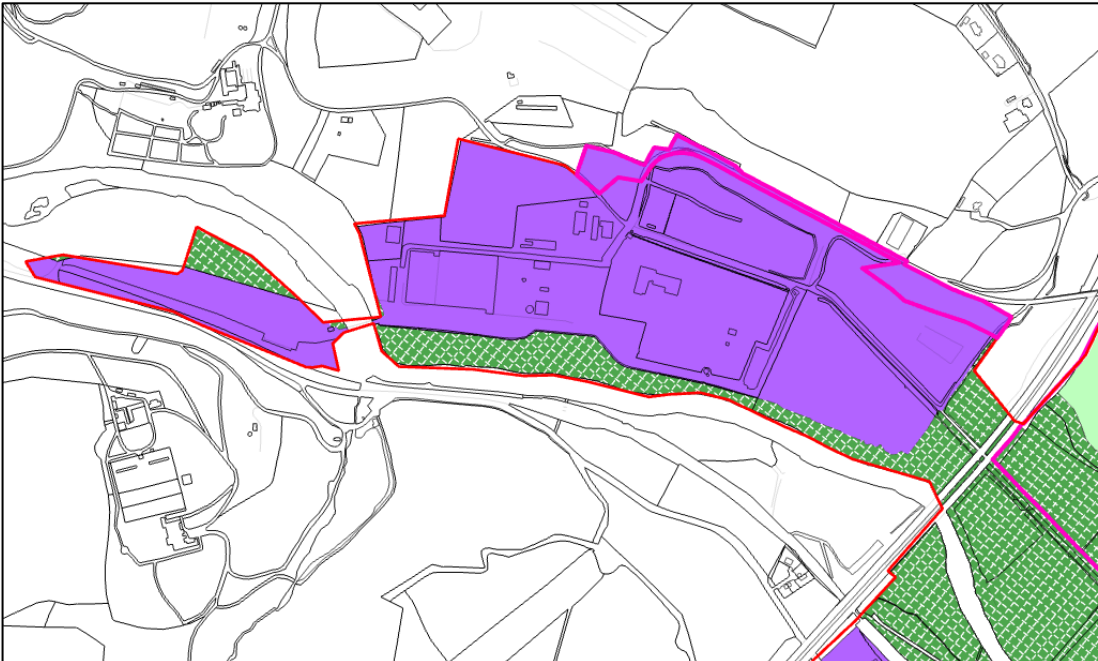
A: Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment'

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

#### Change from:



#### Change to:



### Summary of Submission/s

#### Health & Safety Authority ARKPMA-162439

The HSA is a prescribed body responsible for major accident hazard sites. The Authorities highlights the LPF should contain the following:

- 1) An indication of planning policy in relation to major accident hazard sites notified under the regulations, which reflects the intentions of Article 13 of Directive 2012/18/EU.
- 2) The consultation distances and generic advice, where applicable, supplied by the Authority to Wicklow County Council in relation to such sites. These distances to be indicated on the various maps included in the plan, as well as any more specific distances and advice supplied by the Authority .
- 3) A policy on the siting of new major hazard establishments, taking account of Article 13 and the published policy of the Authority in relation to new developments, including developments in the vicinity of such establishments.
- 4) Mention of the following notified establishments:
  - Zoetis Belgium S.A. Ireland branch T/A Zoetis Rathdrum
  - Sigma Aldrich Ireland Ltd, Vale road , Arklow

Proposed Material Alteration No. 25 for lands at Avoca river park appears to be with in the consultation distance of an established site.

### Opinion of the Chief Executive

With respect to the submission from the **HSA**, the Draft LPF already include the following objective:

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ARK 32</b> | <p>In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to:</p> <ul style="list-style-type: none"> <li>▪ comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;</li> <li>▪ where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;</li> <li>▪ ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and</li> <li>▪ have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.</li> </ul> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

### Recommendation of the Chief Executive

**To proceed to make** the Proposed Material Alteration.



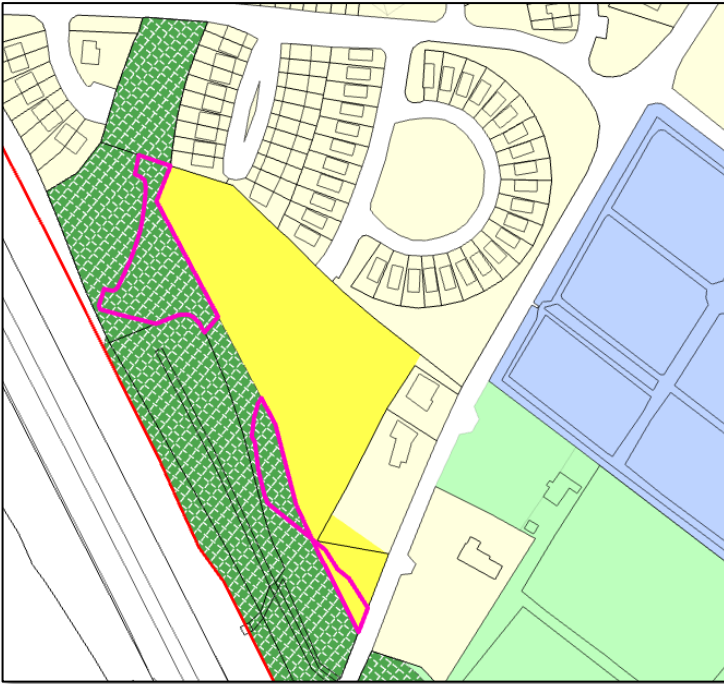
### Proposed Material Alteration No. 26

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

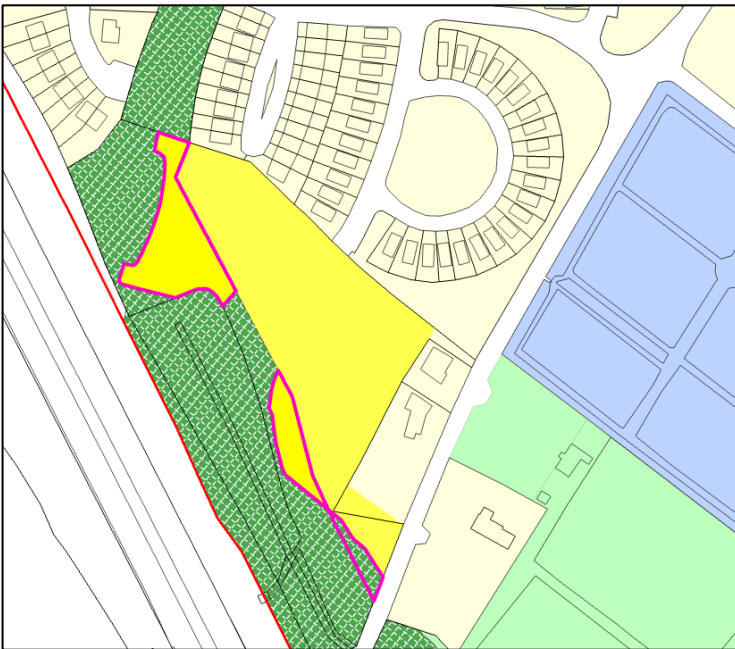
A: Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential'

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

#### Change from:



#### Change to:



**Summary of Submission/s****Transport Infrastructure Ireland ARKMA-172425**

TII observes that both proposed material alteration nos. 22 and 26 propose residential land use zoning in close proximity to the M11. The Council is reminded that TII will entertain no future claims in respect of impacts (e.g. noise and visual) on development arising on foot of proposed new land use zonings objectives, due to the presence of the existing road or any new road scheme which is currently in planning. In this regard, TII is unable to ascertain that the proposed material alteration zoning objectives provide sufficient consideration and mitigation of potential impacts such as noise, air and light as part of the proposed residential land use zonings to ensure residential amenity of future residents and the protection of the maintenance of the safe and efficient operation of the M11 and its associated infrastructure. TII would refer to the requirements of Chapter 3, Section 3.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).

Having regard to proposed new land use zoning objectives in the vicinity of the M11, the recognition of its presence and potential direct and indirect interactions of new development with the national road network is vital to ensure the compatibility of the safe and efficient operation of the national road network with the delivery of appropriate levels of residential amenity and safety. TII makes the following recommendation:

**TII recommendation:**

Compatible development of residential zoned lands in the vicinity of the M11 with the function of the national roads network as proposed under material alteration nos. 22 and 26.

TII recommends the inclusion of the following provision, or a provision to like effect in respect of proposed material alteration nos. 22 and 26:

*Residential development in the vicinity of the M11 shall incorporate noise mitigation measures identified as part of a noise assessment to accompany the development proposal. Mitigation measures arising shall be the sole responsibility of the developer as part of the recital development arising.*

**Opinion of the Chief Executive**

With respect to the submission from TII, this matter is already addressed in the County Development Plan, the provisions of which apply directly in Arklow:

**Chapter 15**

*CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.*

**Appendix 1****1.4.3 Noise Pollution**

*Noise nuisance is defined in Section 108 of the EPA Act 1992 as "Any noise which is so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood". The Planning Authority will use the Development Management process to ensure that future developments are designed and constructed in such a way as to minimise noise disturbance and prevent noise nuisance. The Planning Authority will have regard to the WHO/Europe Night Noise Guidelines (2009) in the assessment of applications with potential night-time noise implications.*

*In this regard, the Planning Authority may require developers to produce a Sound Impact Assessment and Mitigation Plan where a noise-generating use is proposed and specialist input is deemed necessary, for any new development that the Planning Authority considers will impact negatively on pre-existing environmental sound levels.*

*In considering applications for development where the proposed use may cause noise, vibrations and air emissions (for example, gyms, public houses, leisure facilities, restaurants and retail) applicants will be required to demonstrate that consideration has been given to the ventilation strategy for buildings at the design stage, to prevent noise, vibration and air emissions that may cause nuisance from equipment and ducting.*

*The Planning Authority will have regard to the Wicklow Noise Action Plan 2018, when assessing planning applications along major road and rail transport corridors – the objective being to reduce noise from new sources and to identify and protect and create areas of low sound levels.*



This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

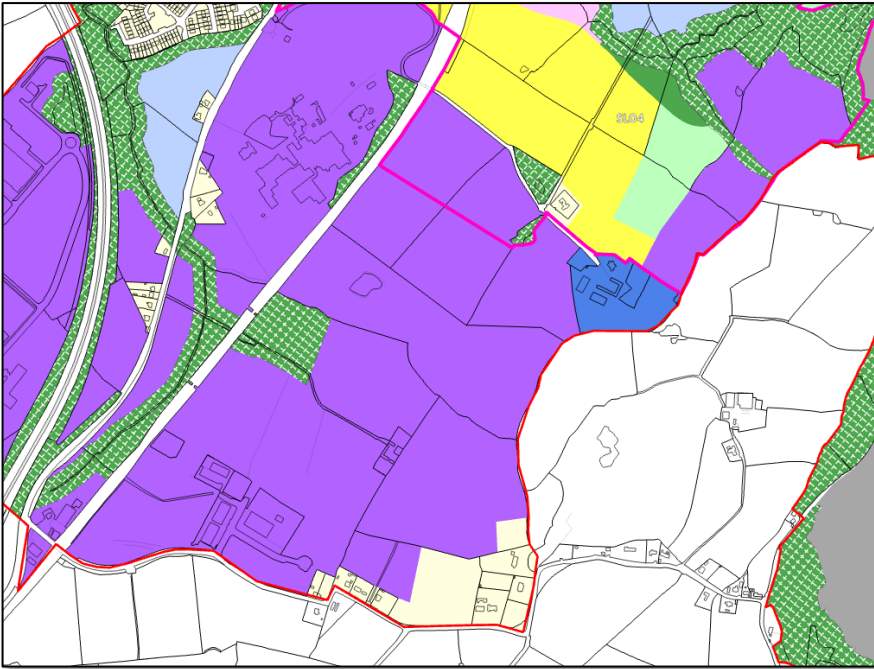
### Proposed Material Alteration No. 27

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

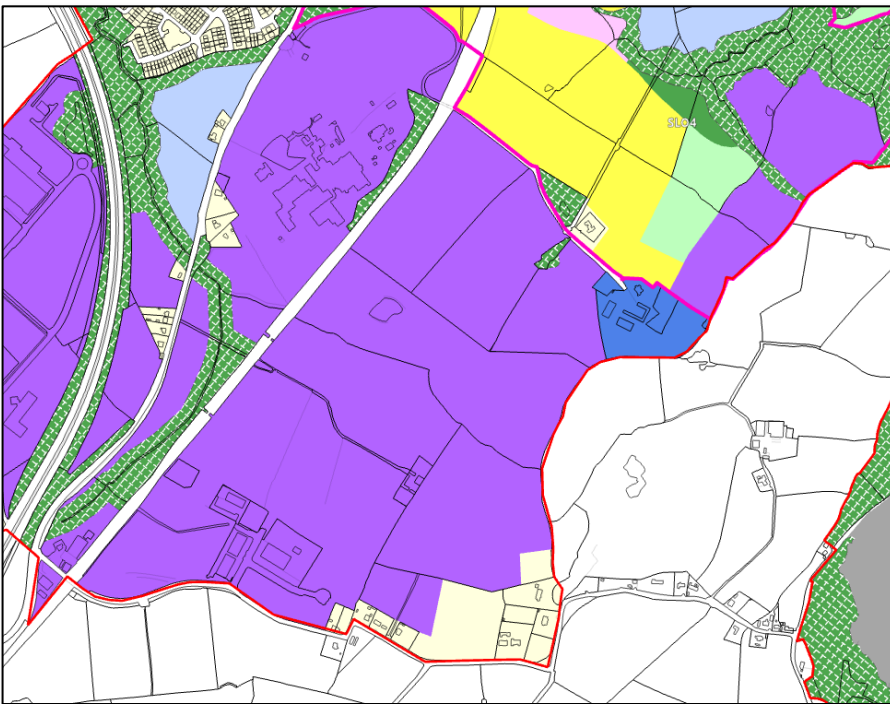
A: Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment'

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

#### Change from:



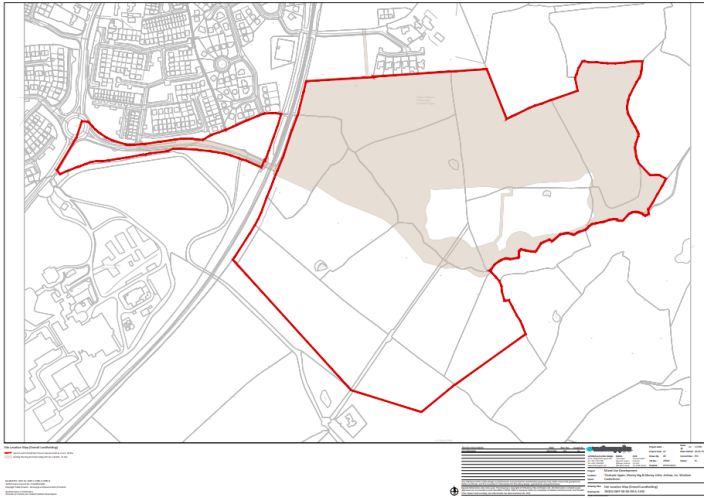
#### Change to:



## Summary of Submission/s

### Castlethorn ARKPMA-103928

The submitter indicates it holds an interest in lands at Tinahask Upper, Money Big & Money Little.

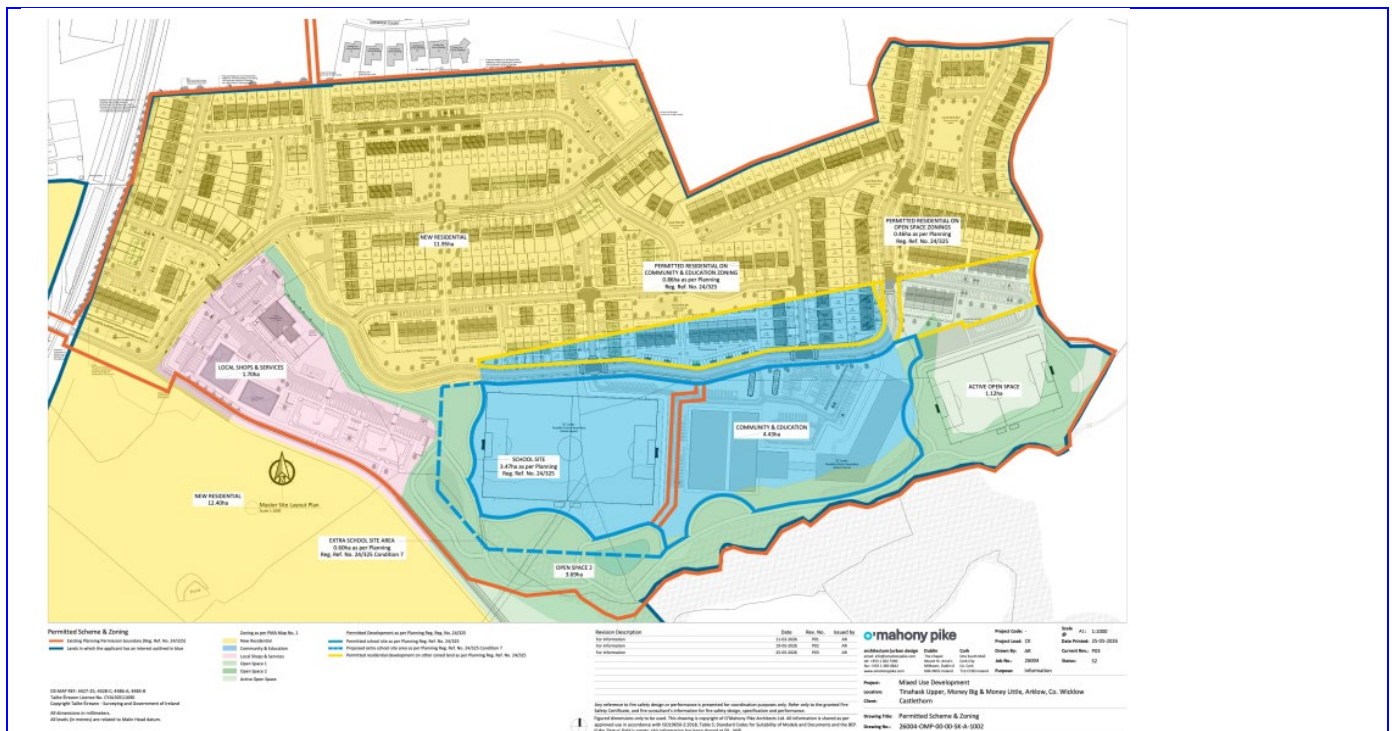


**Figure 1:** Tinahask Lands subject to Castlethorn interest outlined in red and existing planning permission on the site hatched in beige. Source: Map prepared by OMP Architects (see appendix).

The submissions draw attention to planning permission that was granted in January 2025 under PRR24/325 for 476 residential units on part of these lands, as follows:



**Figure 3:** Permitted Site Layout Masterplan. Source: WCC Reg Ref 24325.



**Figure 5: Tinahisk Lands subject to Castlethorn interest. Source: Map prepared by OMP Architects (see appendix).**

The submitter puts forward that as can be seen in the figures above the following zoning anomalies would arise between the current grant of permission on site and proposed MA27:

- 0.86ha of previously permitted residential uses (Reg Ref: 24/325) would be located on community and education zoning
- 0.46ha of previously permitted residential uses (Reg Ref: 24/325) would be located on open space zoning
- 0.60ha of previously permitted open space zoning is required to accommodate an enlarged school site, per condition 7 of Reg Ref: 24/325.

It is put forward that it is imperative that the land-use zoning within the emerging framework accurately reflects the permitted development and does not introduce unnecessary ambiguity at development-management stage. As currently presented, it is suggested that the proposed mapping would create an inconsistency between the emerging planning framework and the extant permission and that this inconsistency is capable of straightforward resolution through a minor administrative mapping correction. It is suggested that such a correction would not extend the settlement boundary, introduce a new development area, increase the permitted quantum of development, or reduce the provision of community facilities or public open space; it would ensure that the planning framework is internally consistent, reflects the established planning history of the lands, and supports the orderly and coherent implementation of development already permitted by the Planning Authority.

It is requested that Wicklow County Council amend the relevant mapping, so that the final Arklow Local Planning Framework accurately reflects the extant permission on the lands and provides a clear, consistent and deliverable basis for future development.

## Opinion of the Chief Executive

The submitter appears to have misunderstood that nature and content of PMA27.

The only changes that are proposed are:

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

This change does not relate to the lands that are subject of the submission and are located further south. In addition, they relate to one straight forward change – from OS2 to E and do not relate in any way to the changes now requested in the submission.

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

This is not a zoning change, but a change in the boundary of SLO4 which would omit an area of E zoned land from SLO4. In addition, this change does not relate to the lands that are subject of the submission and are located further south.

Therefore the zoning of the lands that are the subject of this submission do not form part of PMA27 and therefore PMA27 cannot be utilised as vehicle for the submitter to request new zoning changes.

The submitter is incorrect that the changes they are requesting would be possible at this stage of LPF making as some kind of minor administrative correction as:

- (a) There is no PMA related to the zoning of these lands and new items / changes cannot be raised at this stage of plan making, and
- (b) As set out in Section 13(5)(c) of the Planning Act, 'A *further modification to the variation—*
  - (i) *may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,*
  - (ii) *shall not be made where it refers to—*
    - (I) *an increase in the area of land zoned for any purpose, or*
    - (II) *an addition to or deletion from the record of protected structures.*

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

#### **Recommendation of the Chief Executive**

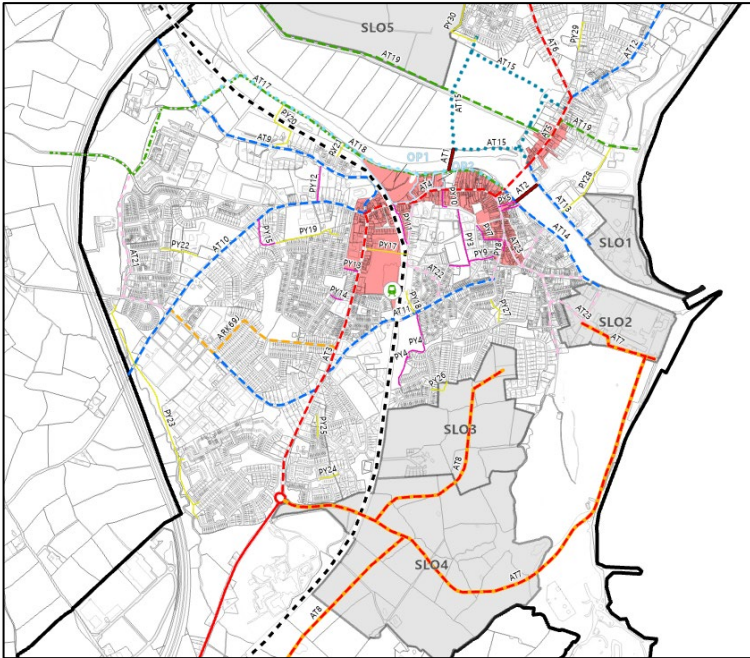
**To proceed to make** the Proposed Material Alteration.



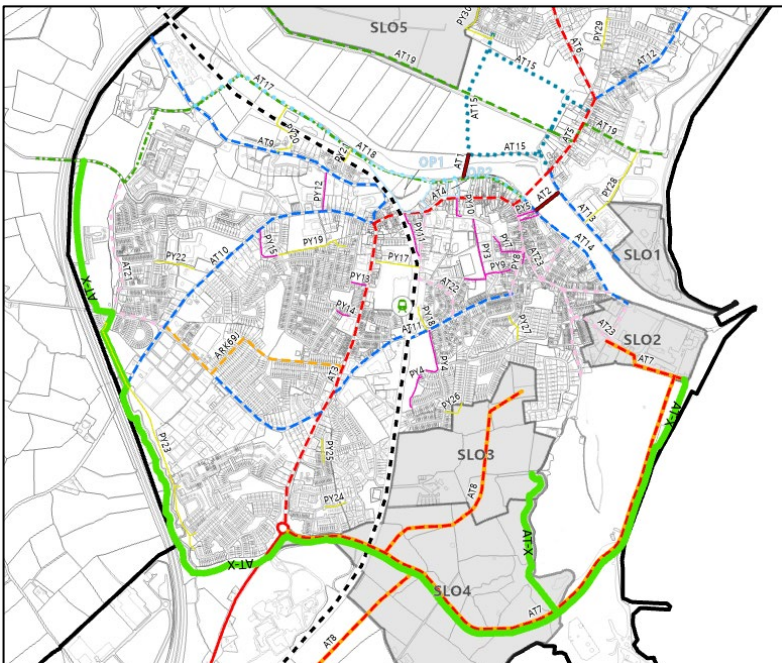
### Proposed Material Alteration No. 28

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Summary of Submission/s</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b><u>Cllr. Warren O'Toole</u> ARKPMA-143126</b></p> <p>The submission welcomes the stronger references to walking infrastructure from South Beach to The Cove, Nun's Beach and Clogga Beach and the inclusion of the new AT-X active travel route.</p> <p>It is put forward that this route has the potential to become one of Arklow's most important community, tourism and recreational assets. It is requested that accessibility is built into the design from the start, including for older people, people with disabilities, families with buggies and people with reduced mobility.</p>                                                                                                                                                                                                                                                     |
| <b>Opinion of the Chief Executive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>This PMA is linked with PMA No. 10 (b). This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.</p> <p>The CE has no objection to the concept of this proposed alteration, however there are a number of concerns as to how it could be implemented and / or delivered given that the route travels along many areas close to existing development where there will be no / limited opportunity presented by new development to require the route to be delivered; in addition there are multiple landowners along its route and this may lead to a fragmented route of limited value.</p> <p>As set out in the Development Plan Guidelines for Planning Authorities (June 2022), it is important that all objectives are capable of being implemented.</p> <p>Therefore overall the proposal is not supported.</p> |
| <b>Recommendation of the Chief Executive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>To <b>NOT proceed</b> to make Proposed Material Alteration No. 28.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



## 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

### Summary of Submission/s

#### OPW Flood Risk Management ARKPMA-090859

#### Unmapped Watercourses

Previously the OPW had commented that *"There are two areas zoned for RN(1) New Residential Priority 1 and RN(2) New Residential Priority 2 in the vicinity of these watercourses with other land use zonings being TC Town Centre, E1 Employment and RE Existing Residential"*. Since the proposed variation consultation, land zoning types RN(1) New Residential Priority 1 and RN(2) New Residential Priority 2 have been replaced with a RN New Residential zoning.

Section 1.4 of the Technical Appendix A of the Guidelines states that *"Detailed assessments may be identified in county wide flood risk assessment or in the Regional Flood Risk Appraisal but should be undertaken where zoning of land is being considered within the development plan"*. Therefore, as Wicklow County Council are proposing to zone lands Wicklow County should carry out the relevant risk assessments and establish if stage 3 flood risk assessments are required to inform the land use zonings, the SFRA and planning decisions.

The Guidelines set out a three Stage Flood Risk Assessment process for the Planning Authorities to identify whether flood risk may exist, and the degree to which it is an issue, and what assessment to a scale proportionate to the risk should then be carried out.

Where unmapped watercourses occur, a stage 1 assessment would indicate a potential source of flooding that may warrant further investigation. A stage 2 appraisal of the adequacy of existing information might indicate that there is sufficient information available to either assess that fluvial risk is not present (e.g. a surface water feature misclassified as a watercourse), or that fluvial risk is present and that there is sufficient information available to assess and classify the level of risk (e.g. evaluation of site-specific flood risk assessments accepted by Wicklow County Council for the area provides sufficient information for the establishment of flood zones). If however assessment indicates risk is present, but insufficient information is available to establish flood zones, a stage 3 detailed flood risk assessment may be required.



The Chief Executive's Report has noted that some of the watercourses are culverted and may not follow the exact path as shown. On the mapping provided as part of the material alterations some watercourses have been omitted. Wicklow County Council should clarify what watercourses are culverted and show any open channel watercourses on the mapping.

### Justification Tests

The OPW had previously commented that "Wicklow County Council should identify the areas that will benefit from the flood relief scheme, highlight the residual risks which will remain and how these can be managed. For the areas which will not benefit from the scheme provide guidance on the structural or non-structural measures required prior to any future development". This comment has not been addressed. Wicklow County Council need to provide guidance on the structural or non-structural measures that would be appropriate for development in areas at flood risk e.g. proposed minimum floor levels, highly vulnerable development on upper floors etc. For the existing communities that will benefit from the flood relief scheme, the scheme is the mitigation measure, however it should be noted that development in these areas may be premature until the completion of the scheme. Wicklow County Council will need to highlight the residual risk that will remain after the scheme is constructed and provide guidance on how these can be managed.

### Opinion of the Chief Executive

The matters raised by the OPW were raised in their original submission to the draft LPF and the CE is satisfied that all issues have already been addressed either in the 1<sup>st</sup> CE Report or in the proposed altered / updated SFRA.

With respect to mapping of watercourses, the CE previously responded as follows:

*The watercourses shown on the maps accompanying the Draft Arklow LPF are derived from Water Framework Directive watercourse mapping developed by the EPA. Watercourses of more significant capacity have been evaluated by the OPW and County Development Plan to determine flood risk zones. In some cases, smaller watercourses, and watercourses that have been culverted for significant periods of time and may not follow the exact path shown, do not have corresponding flood risk zones; however it is considered necessary to show these watercourses for completeness, and to allow for further assessment at development management stage, where necessary. The CE is generally satisfied that the riparian buffer applied under CPO 17.26 would mitigate against flood risk along watercourses that don't have*

*associated flood risk zones identified. (As per OPW records of previous flood extents, there are no records of past flood events along the paths of watercourses that don't have associated flood risk zones identified).*

*It is not realistic for a Stage 3 flood risk assessment to be carried out for all smaller or culverted watercourses during the timeframes available during the LPF making process. This would be more appropriate to be carried out at the development management stage through the carrying out of site-specific flood risk assessments. While the CE is satisfied that the current wording of Objective ARK 85 would allow for the planning authority to request SSFRAs for sites with the above watercourses, the CE is amenable to adding clarity in this regard.*

It is now suggested that some maps are deficient in adequately showing all watercourses, both open and culverted, and that some have been omitted from maps. The CE does not accept this is the case, as all of the known watercourses, including those shown in the OPW submission, are in fact shown on the Council's flood maps.

With respect to Justification tests and the request that WCC should identify the areas that would benefit from the flood relief scheme, the CE has already responded in the 1<sup>st</sup> Report *'In relation to the areas that will benefit from the flood relief scheme and residual risk, it is considered premature/not possible to identify these areas at this stage while detailed design for the flood scheme remains ongoing and the scheme is yet to be built. It is WCC's understanding that relevant flood mapping will be updated by the OPW upon completion of the flood relief scheme, identifying residual areas of risk within the existing flood extents.'*

With respect to guidance for new development in areas at risk of flooding, the County Development Plan provides for the following objective:

**CPO 14.09** *Applications for new developments or significant alterations/extension to existing developments **in an area at risk of flooding** shall comply with the following:*

- *Follow the 'sequential approach' as set out in the Flood Risk Management Guidelines;*
- *An appropriately detailed flood risk / drainage impact assessment will be required with all planning applications, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site), taking into account all sources of flooding;*
- *Restrict the types of development permitted in Flood Zone A and Flood Zone B to that which are 'appropriate' to each flood zone, as set out in Tables 3.1 and 3.2 of the Flood Risk Management Guidelines unless the 'plan making justification test' has been applied and passed;*
- *Where a site has been subject to and satisfied the 'Plan Making Justification Test' development will only be permitted where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.*
- *Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines and the SFRA.*

*Where flood zone mapping **does not indicate a risk of flooding** but the Planning Authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment will be required to be submitted by an applicant for planning permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.*

In addition, the SFRA of the County Development Plan, sets out the following requirements:

#### **4.11.1 Site Layout and Design**

*To address flood risk in the design of new development, a risk based approach should be adopted to locate more vulnerable land use to higher ground while water compatible development i.e. car parking, recreational space can be located in higher flood risk areas. Highly vulnerable land uses (i.e. residential housing) should be substituted with less vulnerable development (i.e. retail unit).*

*The site layout should identify and protect land required for current and future flood risk management. Waterside areas or areas along known flow routes can be used for recreation, amenity and environmental purposes to allow preservation of flow routes and flood storage, while at the same time providing valuable social and environmental benefits.*

#### **4.11.2 Ground levels, floor levels and building use**

*Modifying ground levels to raise land above the design flood level is a very effective way of reducing flood risk to the particular site in question. However, in most areas of fluvial flood risk, conveyance or flood storage would be reduced locally and could have an adverse effect on flood risk off site. There are a number of criteria which must all be met before this is considered a valid approach:*

- *Development at the site must have been justified through this SFRA based on the existing (unmodified) ground levels.*
- *The FRA should establish the function provided by the floodplain. Where conveyance is a prime function then a hydraulic model will be required to show the impact of its alteration.*
- *Compensatory storage should be provided on a level for level basis to balance the total area that will be lost through infilling where the floodplain provides static storage.*
- *The provision of the compensatory storage should be in close proximity to the area that storage is being lost from (i.e. within the same flood cell).*
- *The land proposed to provide the compensatory storage area must be within the ownership / control of the developer.*
- *The land being given over to storage must be land which does not flood in the 1% AEP event (i.e. Flood Zone B or C).*
- *The compensatory storage area should be constructed before land is raised to facilitate development.*

*In some sites it is possible that ground levels can be re-landscaped to provide a sufficiently large development footprint within Flood Zone C. However, it is likely that in other potential development locations there is insufficient land available to fully compensate for the loss of floodplain. In such cases it will be necessary to reconsider the layout or reduce the scale of development, or propose an alternative and less vulnerable type of development. In other cases, it is possible that the lack of availability of suitable areas of compensatory storage mean the target site cannot be developed and should remain open space.*

*Raising finished floor levels within a development is an effective way of avoiding damage to the interior of buildings (i.e. furniture and fittings) in times of flood. Finished floor levels should be assessed in relation to the specific development, but the minimum levels set out in Table 4-3 should apply. It should be noted that in certain locations it may be appropriate to adopt a more precautionary approach to setting finished floor levels, for example where residual risks associated with bridge blockage occur, and this should be specifically assessed in the FRA. It is also noted that typically finished floor levels should be set a minimum of 150mm above surrounding ground levels to prevent ingress of surface water.*

**Table 4-3: Recommended minimum finished floor levels**

| Scenario            | Finished floor level to be based on                                                                                                                                                        |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fluvial, undefended | 1% AEP flood + climate change (as Table 4-2) + 300mm                                                                                                                                       |
| Tidal, undefended   | 0.5% AEP flood + climate change (as Table 4-2) + 300mm                                                                                                                                     |
| Fluvial, defended   | 1% AEP flood + 300mm. Climate change allowance does not need to be included, provided the defence either includes climate change allowance directly or has been designed to be adaptive.   |
| Tidal, defended     | 0.5% AEP flood + 300mm. Climate change allowance does not need to be included, provided the defence either includes climate change allowance directly or has been designed to be adaptive. |

*Alternatively, assigning a water compatible use (i.e. garage / car parking) or less vulnerable use to the ground floor level, along with suitable flood resilient construction, is an effective way of raising vulnerable living space above design flood levels. It can however have an impact on the streetscape. Safe access and egress is a critical consideration in allocating ground floor uses.*

*Depending on the scale of residual risk, resilient and resistance measures may be an appropriate response but this will mostly apply to less vulnerable development.*

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

**Recommendation of the Chief Executive**

**To proceed to make** the Proposed Material Alteration.

**PART 4: SUMMARY OF SEA / AA ISSUES RAISED IN SUBMISSIONS AND CHIEF EXECUTIVE'S OPINION AND RECOMMENDATIONS****4.1 Summary of SEA / AA issues raised and CE's opinion and recommendation**

This section provides detailed responses to the consultation submissions relating to the SEA and AA of Proposed Material Alterations to the Draft Variation/Local Planning Framework (LPF) for Arklow.

| Consultee | Submission Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Detailed Response                                                                                                                     | Changes to SEA ER                                                                                           | Changes to NIR |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------|
| OPW       | <p><b>Flood Risk Management (FRM) – General Guidance</b></p> <ul style="list-style-type: none"> <li>Prevent inappropriate development in flood-risk areas unless justified.</li> <li>Incorporate climate change impacts into flood risk planning.</li> </ul> <p><b>Unmapped Watercourses</b><br/>Residential zoning has been simplified to "RN New Residential." Where zoning is proposed near watercourses, WCC must carry out appropriate flood risk assessments.</p> <p>A three-stage Flood Risk Assessment process is required:</p> <p><b>Stage 1:</b> Identify potential flood risks.</p> <p><b>Stage 2:</b> Assess flood sources, adequacy of data, and define indicative flood zones.</p> <p><b>Stage 3:</b> Conduct detailed analysis and mapping where sufficient data is lacking or risks are significant. Unmapped watercourses should trigger further investigation, as they may represent unknown flood risks.</p> <p><b>Watercourses with No Flood Zones</b><br/>Some watercourses may be culverted or inaccurately mapped, and others have been omitted from mapping.</p> | All comments have been noted and have been addressed through the Strategic Flood Risk Assessment (SFRA) process for the Variation/LPF | Baseline environment detail relevant to hydrology will be updated to align with updated SFRA, as necessary. | None.          |



| Consultee | Submission Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Detailed Response                                                                                                             | Changes to SEA ER | Changes to NIR |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
|           | <p>The Council should:</p> <ul style="list-style-type: none"> <li>Identify which watercourses are culverted.</li> <li>Ensure all open channel watercourses are clearly mapped.</li> </ul> <p><b>AOS Active Open Space</b><br/>The inclusion of additional text under Objective ARK43 is welcomed.</p> <p><b>Justification Tests</b><br/>Previous OPW comments have not been fully addressed. WCC should:</p> <ul style="list-style-type: none"> <li>Identify areas benefiting from flood relief schemes.</li> <li>Describe residual risks that will remain after such schemes.</li> <li>Provide guidance on managing those risks.</li> </ul> <p>Clear development guidance is required, including:</p> <ul style="list-style-type: none"> <li>Minimum floor levels.</li> <li>Locating vulnerable uses in safer areas (e.g. upper floors).</li> <li>Appropriate structural and non-structural mitigation measures.</li> </ul> <p>Development in areas awaiting flood relief schemes may be premature, and residual risks must be clearly communicated and managed.</p> |                                                                                                                               |                   |                |
| EPA       | <p><b>Proposed SEA Determination</b><br/>The EPA advised on the consideration of the 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' guidance document.</p> <p><b>Sustainable Development</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>All EPA comments have been noted.</p> <p>The framework of Policies/Objectives in the County Development Plan (as being</p> | None.             | None.          |

| Consultee | Submission Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Detailed Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Changes to SEA ER | Changes to NIR |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|
|           | <p>It is noted that proposed alterations should support proper planning and sustainable development by requiring adequate infrastructure to service new development. WCC must align the variation with national climate commitments and relevant adaptation plans and ensure consistency with higher-level policies and programmes.</p> <p><b>SEA Statement – “Information on the Decision”</b></p> <p>After adoption, an SEA Statement must be prepared outlining:</p> <ul style="list-style-type: none"> <li>• How environmental considerations were integrated</li> <li>• How feedback and assessments informed the plan</li> <li>• Why the chosen approach was selected over alternatives</li> <li>• How environmental impacts will be monitored going forward</li> </ul> | <p>Varied) and the Arklow LPF will ensure new development is progressed in conjunction with the appropriate provision of supporting infrastructure. Examples of measures that require adequate infrastructure to service new development are as follows: ARK 19, ARK 44, CPO 13.20, CPO 13.21, CPO 13.22, CPO 13.14, CPO 13.10, CPO 14.13, CPO 12.12, CPO 12.30, CPO 12.31, CPO 12.34 etc.</p> <p>It has been assessed that the Variation/LPF is in alignment with the national climate objective and higher-order climate plans (e.g., CAP, Sectoral Adaptation Plans). A comprehensive evaluation of Plan Inter-relationships is provided in Appendix 1 to the SEA Environmental Report.</p> <p>An SEA Statement will be prepared for the Variation/LPF and published alongside the Variation/LPF. This SEA Statement will comply with EPA Guidelines on SEA Statement's and requirements for SEA Statements defined in the relevant SEA Regulations.</p> |                   |                |