

	Arklow Local Planning Framework: Proposed Material Alterations to the Wicklow County Development Plan (2022– 2028) Submission Report
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Who are you:	Agent
Name:	Titan Vision Ltd c/o Brock McClure Planning and Development Consultants
Reference:	ARKPMA-112814
Submission Made	May 29, 2026 11:34 AM

Topic

LPF - Proposed Material Alterations No. 3B Submission

Submission

Please see submission on behalf of our client.

Topic

LPF - Proposed Material Alterations No. 3C Submission

Submission

Please see submission on behalf of our client.

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BMC 56 Main St Arklow Submission 290526.pdf, 3.11MB

Planning Department,
Wicklow County Council,
County Hall,
Wicklow

28 May 2026

**Proposed Material Alterations to the Proposed
Draft Arklow Local Planning Framework
For lands at 56 Main Street, Arklow, Co. Wicklow**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, are instructed by our client, **Titan Vision Ltd, 102 Leeson Street Upper, Donnybrook, Dublin 4, Dublin, D04 X6f9**, to make this submission in response to the Proposed Material Alterations (PMA) placed on display by Wicklow County Council.

We note the relevant submission date is **29 May 2026** in this case and this Submission is lodged within that timeframe.

On 1st October 2025, Wicklow County Council (WCC) published the Draft Arklow Local Planning Framework (LPF) 2025. Our client welcomes the opportunity to provide a submission and to engage on the future direction of the Town and we trust our input will be considered during the formulation of the final Plan and future development of Arklow.

This submission is made specifically in relation to **Material Alteration No.3 (b) and (c)** which seeks to amend the concept plan and text objectives of '**Objectives OP2**'. As a landowner for a portion of the overall site identified in this Objective, our client requests 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 imperative that the adopted Objectives focus on key development principles and desired outcomes, rather than prescribing specific uses. If the Objective is not amended, it would have the unintended planning consequence of sterilizing redevelopment potential.

1 Lands Subject of this Submission

Our client owns No.56 Main Street, which forms part of a terrace of buildings on the Main Street, within the historic commercial core. The site forms part of the traditional Main Street frontage characterised by mixed-use buildings with retail/commercial uses at ground floor and residential or ancillary uses overhead. The surrounding townscape is urban in character, with a continuous built frontage, narrow plot widths, and strong pedestrian activity associated with the town centre.

To the east, the property is bounded by Kinsella's lane, which provides vehicular access to a public car park adjacent to St Mary's Park. To the west, the property is bounded by other vacant town centre buildings which form part of the overall 'opportunity site'. To the north, the property is bounded by a vacant yard associated with other buildings adjacent to the Avoca River.

The property benefits from a highly accessible central location, within walking distance of local services, shops, cafés, public transport, civic facilities and the harbour area. Arklow Railway Station is located approximately 800–1,000m north-east of the site (circa 10–15 minutes walking distance), providing regular rail services on the Dublin–Rosslare line, with connections to Dublin Connolly, Wicklow, Gorey, Wexford and Rosslare Europort.

The site is also served by multiple regional and interurban bus services stopping along or proximate to Main Street, including Expressway Route 2 connecting Arklow with Dublin Airport, Dublin City, Gorey, Enniscorthy and Wexford. Additional commercial and Local Link services operate through Arklow, providing connectivity to Wicklow Town, Carlow, Avoca, Rathdrum, Glendalough, Naas and surrounding settlements.



Figure 1 – Titan Vision Ltd Ownership

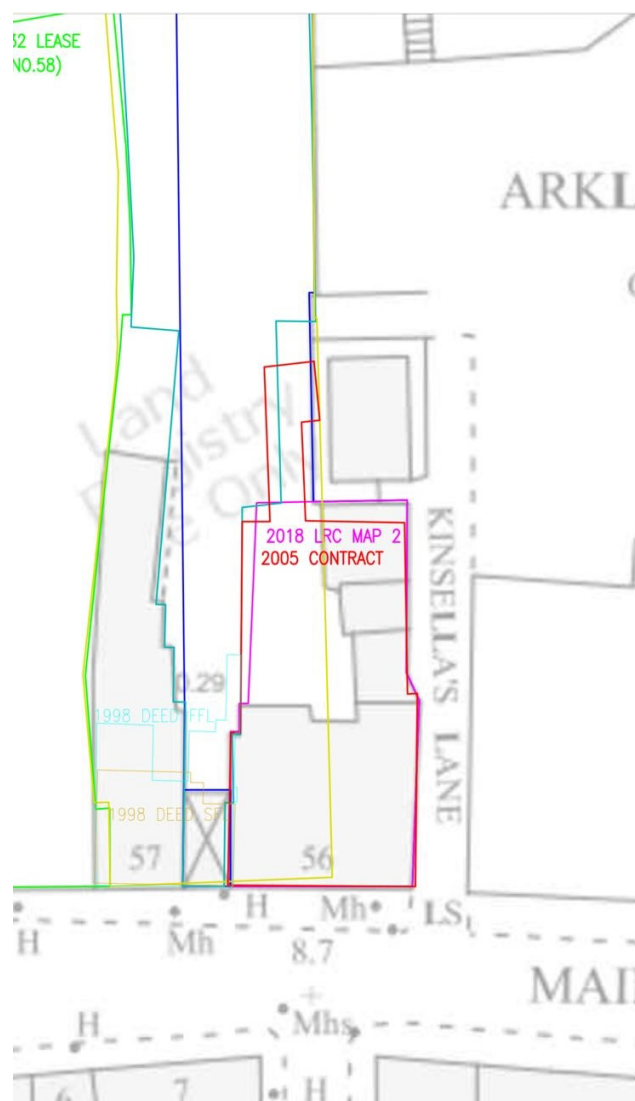


Figure 2 – Titan Vision Ltd Ownership

The above mapping indicates that Titan Vision Ltd. only controls a portion of the overall OP2 lands. We note that No.57-58 is currently being offered for sale and we are unaware of the current ownership/development status of 59, 60 and 61 Main Street. It is clear however that ownership of the OP2 lands is extremely fragmented.

No.56 has been vacant in recent years and our client is actively engaged with Wicklow County Council on works to improve its appearance, along with remedial safety works. A programme of repair and painting works were carried out in January 2026 and further discussions have since been held with Council officials on the works necessary to secure the existing building.

In addition to this, our client is actively engaged on a redevelopment project for the property, which will be submitted for pre planning consultation in June 2026. In the context of the active project for this building, it is important that the planning context allows for flexibility to ensure that innovative, viable and context sensitive development proposals can come forward.

2 Proposed Material Alterations to the Proposed Variation to the Wicklow County Development Plan 2022 – 2028 relating to the Draft Arklow LPF

The PMAs on display for the draft Arklow LPF intend to extend the boundary of the OP2 lands, which is supported by this submission. It is also proposed to change the 'Concept Plan' for the OP2 lands to the following:

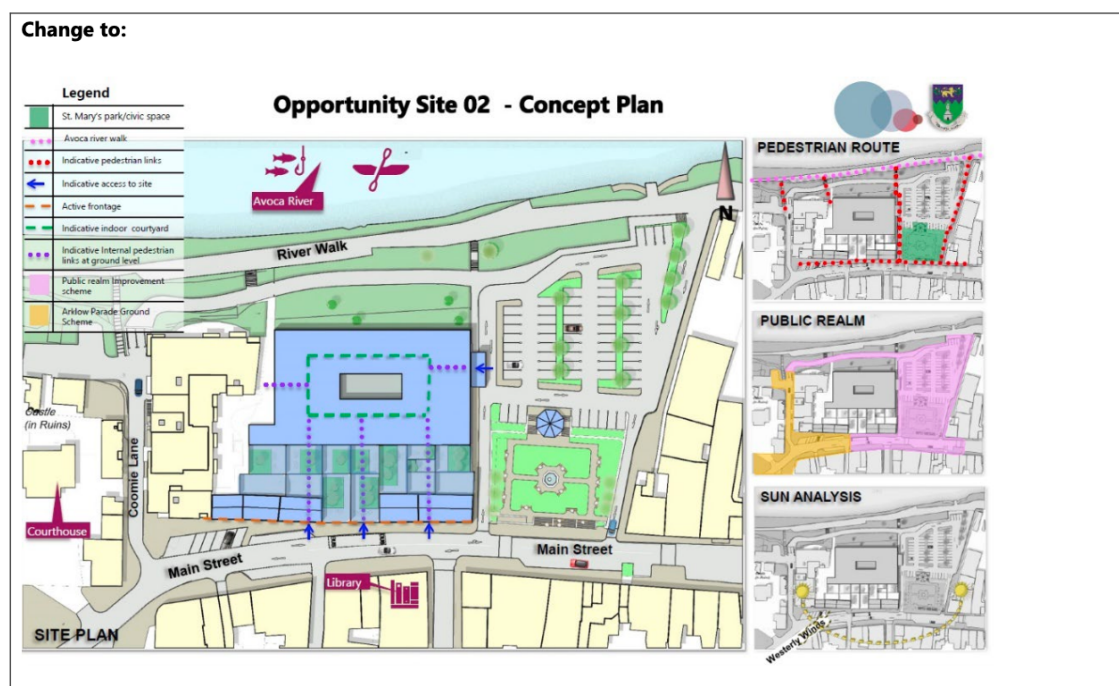


Figure 2 – PMA No. 3(b)

Whilst the vision set out above is acknowledged and supported, it is considered 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.

In addition, PMA No.3 (c) proposes the text amendments as follows:

**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.*

It is respectfully submitted that the wording proposed in PMA 3 (C) above moves beyond a framework of aspirations into a quasi-masterplan with highly specific deliverables, which could inadvertently constrain deliverability, viability and design innovation. A more balanced approach would retain the strategic objectives while allowing flexibility in how future proposals respond to the site context and changing policy.

In particular, we request that this PMA text addition is removed from the final text:

“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.”

While the strategic intent underpinning the objective is acknowledged and supported, excessive prescription regarding uses, community provision, built form, linkages and site layout will limit the capacity for responsive, viable and innovative development solutions to emerge over the lifetime of the Plan. Whilst the Council may not have scope to fully amend the objective wording at this stage, we request that the specific land use requirement set out above is removed at a minimum.

The Council needs to fully consider that fragmented ownership means an overall scheme is not going to be realized for the full OP2 site. Individual proposals may come forward, but overly prescriptive objectives will only serve to hinder rather than progress redevelopment of this key town area.





3 Conclusion

Our client is actively progressing proposals for the regeneration of No.56 Main Street however 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. At a minimum, we request 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.”

We trust the above points will be duly considered in the final variation adopted.

Yours sincerely,

Suzanne McClure

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