



Who are you:	State Body
Name:	Niamh McDonald
Reference:	ARKLPF-160035
Submission Made	November 11, 2025 4:01 PM

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

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

Local Planning Framework PART B Settlement Specific Objectives.

- B.8 Physical Infrastructure

Maps:

Please find attached on behalf of Uisce Eireann

Upload a File (optional)

25_UE_FP_46 Arklow_LFP- CDPVar5.pdf, 0.21MB

Planning Department,
Wicklow County Council
County Buildings
Station Road,
Wicklow Town,
A67 FW96

Submission via Consultation Portal

11th November 2025

**Re: Proposed Variation No.5 to the Wicklow CDP 2022-2028
Draft Arklow Local Planning Framework**

Uisce Éireann
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24-26 Sráid Thalbóid
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A Chara,

Uisce Éireann (UE), welcomes the opportunity to submit observations on the proposed CDP Variation. We understand that the reason for the variation is:

- To make a new local land-use plan for the town of Arklow. The Arklow Local Planning Framework will, when adopted, replace the existing 'Arklow and Environs Local Area Plan 2018 - 2024'.
- To integrate the draft and final Arklow Local Planning Framework into the Wicklow County Development Plan 2022-2028 and to ensure consistency of the draft and final Arklow Local Planning Framework with the County Development Plan 2022-2028, it is proposed to vary the County Development Plan.

Arklow is recognised in the NPF as a key catalyst for growth in the Eastern and Midland Region. Its location on the Dublin–Rosslare corridor makes it well placed for planned population and job growth. The NPF supports compact, sustainable development in Arklow, with better housing, transport, and infrastructure to help balance growth across the region

In addition to our observations at the Issues Paper Stage, we have some high-level comments below:

LPF Ref	Comment
B.1.4 Opportunity Site 1 – The Alps	We note the presence of UE assets within the site that may need to be diverted or obtain a build over agreement. Wayleave to be maintained
B.1.4 Opportunity Site 2 – Main Street	We note the presence of UE assets within the site that may need to be diverted or obtain a build over agreement. Wayleave to be maintained

B.8.4 Water Services Infrastructure B 8.4.1 Water	Water Supply There is adequate water supply. Leakage reduction and/or capital investment will be required to maintain/improve levels of service as demand increases Water Network Some water infrastructure limitations have been identified. A project is underway, and issues being addressed under the approved delivery plan.
B 8.4.2 Wastewater	Wastewater Treatment There is adequate treatment capacity at the new WWT Plant which has a capacity of 24,000 Popoulation Equivalent. Wastewater Sewer Network In order to service areas North / Northwest of the river, (SLO5 / the “Kilbride” lands) wastewater network upgrades are required to create capacity upstream of the northern interceptor sewer. The project is currently at design stage. In Arklow North (in the Coolboy area), we note the proposed change of zoning from Mixed Use to Employment. These changes, would material impact on the project at design stage and will affect the extent of UÉ network upgrades provided to serve the residential zoned lands. SLO3 / SLO4 in the south of the catchment also require wastewater network upgrades to create capacity for residential development. The upgrades required are to be assessed through a feasibility study with design to be progressed thereafter. SLO2 will require a wastewater network extension to serve the development lands adjacent to the harbour which should be considered as a synergy alongside any local roads project. This area is presently unserviced and network requirements will similarly be assessed through the feasibility study. UÉ funded upgrades will be conditional on housing provision in the area.

If you require any further information or assistance in respect of this submission or in respect of the availability of capacity in our infrastructure to support the plan making process, please do not hesitate to contact us.

Yours faithfully,

Niamh McDonald

Niamh McDonald
Asset Strategy
Forward Planning - East and Midlands Region