

	Arklow Local Planning Framework: Proposed Material Alterations to the Wicklow County Development Plan (2022– 2028) Submission Report
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Who are you:	Group
Name:	Lowick Homes
Reference:	ARKPMA-112413
Submission Made	May 29, 2026 11:36 AM

Topic

LPF - Proposed Material Alterations No. 21A Submission
Submission

Please see attached documents in relation to the proposed material alteration No. 21A.

[Upload a File \(optional\)](#)

Lowick Homes - Kilbride 21(a).pdf, 0.06MB

Social Infrastructure Audit (1).pdf, 2.64MB

Draft Wicklow County Development Plan 2027–2033

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

26th May 2026

Re: Wicklow County Development Plan 2027–2033 (Draft) — Objection to Proposed Increase in Active Open Space on the Kilbride Lands (SLO3/SLO5), Arklow

Dear Sir/Madam,

We write on behalf of **Lowick Homes and Oaklow Limited**, landowners within the Kilbride lands (Action Area Plan 3 — AAP3) in Arklow, Co. Wicklow, to make the following submission in respect of the Draft Wicklow County Development Plan 2027–2033.

This submission objects to the proposal, tabled by Councillor Warren O'Toole (Sinn Féin, Arklow) and seconded by Councillor Peir Leonard (Independent, Arklow), to increase the Active Open Space (AOS) designation within the Kilbride lands. We respectfully call on Wicklow County Council to reject this proposal at the next vote.

1.0 Purpose of Submission

The purpose of this submission is to request that:

- **The proposed increase in Active Open Space designation on the Kilbride lands is rejected**, on the grounds that it is unsupported by the Council's own evidence base;
- **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 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; and
- **The disproportionate and inequitable impact on our landholding** within the multi-owner AAP3 master plan area is recognised and remedied.

2.0 Ownership and Background

Our lands comprise the majority of the Kilbride lands designated **Action Area Plan 3 (AAP3)** under the Arklow and Environs Local Area Plan 2018–2024, with the exception of lands zoned for community and educational use. The AAP3 lands are identified under the LAP as one of the principal locations for large-scale residential-led mixed use development in Arklow, and their delivery is central to achieving Arklow's growth targets under the settlement hierarchy.

There are a number of extant planning permissions on and within the wider Kilbride masterplan area:

Ref. 23/756: Permission granted for 84 no. residential units, a new road, and pedestrian and cyclist access through the Marshland Sports Club lands and Avondale Crescent to the Dublin Road. This permission is located in the south-east corner of the SLO5 lands and has established the principle of the masterplan layout for the wider area.

Ref. 22/213: Permission granted for a new educational campus and link road comprising a 2-storey, 16-classroom primary school (c. 480 pupils) and a 3-storey post-primary school (c. 400 students). It is understood that construction is due to commence imminently.

An **Action Area Master Plan** for the overall AAP3 landholding was prepared in 2019 and **formally agreed with Wicklow County Council**. Permissions at Ref. 23/756 and 22/213 have both been granted on the basis of compliance with this agreed Masterplan and AAP. Lowick Homes and Oaklow Limited have proceeded in good faith on the basis of this agreed framework.

3.0 Grounds of Objection

3.1 No Evidence-Based Justification for the Proposed AOS Increase

The **Chief Executive's social infrastructure audit**, prepared as part of the Draft Plan process, found that AOS provision in Arklow **already exceeds what is required** under the Draft Plan. 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.

There is therefore no evidence-based justification for the proposed increase. Planning policy must be grounded in objective analysis, and the Council's own audit provides no foundation for this amendment.

This conclusion is further reinforced by the **Social & Community Infrastructure Audit for Kilbride, Arklow**, prepared by MCG Planning (October 2023) (the 'MCG Audit'), which is appended to this submission. That audit examined open space, sports, and leisure provision within 1km and 2km of the Kilbride site in detail and found:

- **21 sports clubs, gym, and fitness facilities** within 2km, including the **Marshland Sports Centre** immediately adjoining the site at c. 0.1km, Time Out Fitness at c. 0.3km, and The Bay Health & Leisure Club and Coral Leisure Arklow at c. 0.8–0.9km;
- A wide range of **parks, playgrounds, gardens, beaches, and natural amenity areas** within 2km, including Riverwalk Trail (c. 0.9km), St. Mary's Park (c. 0.6km), Arklow Children's Playground (c. 0.9km), and Arklow North Beach (c. 1km); and
- The proposed development on the Kilbride lands itself is to deliver a new **Marshland Ecological Park**, providing a meaningful additional public open space contribution to Arklow town centre.

The MCG Audit also confirms that the population of the local catchment area grew by only **3.17%** between the 2016 and 2022 censuses — significantly below the national average of 8.1%. The 0–4 age cohort **declined by over 31%** in the same period. These demographic trends do not support the case for additional active open space requirements in the area.

3.2 The Proposal is Procedurally Irregular

A fundamental principle of the Development Plan process is that plan amendments should arise from submissions that identify specific issues with specific lands. AOS increases in other Development Plans have consistently been made on foot of submissions referencing particular lands and particular deficits.

No submission to the Draft Plan process specifically referenced the Kilbride lands as being deficient in active open space provision. The proposal was introduced without that evidential foundation, which is a significant procedural irregularity and undermines the legal and procedural integrity of the proposed amendment.

3.3 Conflict with Biodiversity and Environmental Objectives

The proposed 20% AOS expansion has been characterised in Council deliberations as a 'simplistic' and 'brusque' increase that does not respect existing field boundaries. Implementation of the expansion as proposed would require the removal of established trees and hedgerows within or adjoining the Kilbride lands.

This is in **direct conflict** with the Council's own biodiversity and green infrastructure objectives as set out in the Draft Plan, which include explicit commitments to protect, maintain, and enhance ecological networks, hedgerows, and tree cover throughout the county. An amendment that actively requires the destruction of existing ecological features cannot be considered consistent with the overall strategy of the Development Plan.

3.4 Conflict with Extant Permissions and the Agreed Master Plan

Planning permissions have been granted on the Kilbride lands on the basis of the agreed Action Area Master Plan framework. Those permissions were obtained in good faith, with significant investment in design, assessment, and application costs, on the understanding that the agreed planning framework would be respected.

A retrospective imposition of an increased AOS designation at Draft Plan stage — **after those permissions have been granted** — would create a direct conflict with extant permissions and risk rendering permitted development unviable or non-compliant with the incoming plan.

It is also relevant that permission has been granted for the new educational campus (Ref. 22/213), with construction imminent. The school campus was designed and permitted on the basis of the agreed masterplan for the AAP3 lands. Disrupting that agreed framework at this stage is contrary to good plan-making practice and risks adverse consequences for the delivery of the school.

3.5 Disproportionate and Inequitable Impact

The Kilbride AAP3 lands are held by multiple landowners. The proposed 20% AOS expansion falls disproportionately on our landholding relative to other landowners within the same master plan area.

This differential and unequal impact — without any objective justification — raises fundamental concerns about equity and fair treatment in the plan-making process. It is not appropriate that Lowick Homes and Oaklow Limited should be required to bear an open space burden that is not proportionately shared across the master plan area and that has not arisen from any evidence-based deficit attributable to our lands.

Furthermore, the AOS expansion would **reduce the quantum of developable land** available within SLO3 and SLO5, with consequential impacts on housing yield. This directly conflicts with the objectives of both the Draft Development Plan and the National Planning Framework, which require that zoned land achieves its maximum potential in order to protect rural lands and ensure sufficient housing supply.

4.0 Existing Open Space Provision — Summary

The following table summarises the key open space, sports, and leisure facilities within 1–2km of the Kilbride site as identified in the MCG Audit (October 2023), demonstrating the extensive provision already available to existing and future residents.

Facility	Distance	Type
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Marshland Sports Centre	c. 0.1km	Sports/Leisure
Time Out Fitness	c. 0.3km	Gym/Fitness
St. Mary's Park	c. 0.6km	Public Park
Arklow Children's Playground	c. 0.9km	Playground
The Bay Health & Leisure Club	c. 0.8km	Gym/Leisure
Coral Leisure Arklow	c. 0.9km	Gym/Leisure
Riverwalk Trail	c. 0.9km	Natural Amenity
Pearse Park (GAA)	c. 1.0km	Sports Club
Arklow North Beach	c. 1.0km	Coastal/Beach
Arklow Lawn Tennis Club	c. 1.2km	Sports Club
Arklow Golf Club	c. 1.9km	Sports Club
Glenart Wood	c. 1.7km	Woodland/Hiking

Source: Social & Community Infrastructure Audit, Kilbride, Arklow — MCG Planning, October 2023

5.0 Community Interests

Lowick Homes and Oaklow Limited fully recognise the community's desire for accessible, high-quality public open space in Arklow, and the concerns expressed by local sports clubs regarding the availability of facilities. We are committed to ensuring that open space delivered as part of our development on the Kilbride lands is **strategically located, well-designed, and genuinely usable** by the community.

It is significant that the Kilbride development is already planned to deliver a new **Marshland Ecological Park** as a public contribution to Arklow town centre — a meaningful commitment to open space provision, delivered through the agreed masterplan framework.

However, the community's legitimate interest in open space is not well served by an arbitrary percentage increase imposed without evidential foundation, which conflicts with biodiversity objectives, cuts across field boundaries, undermines an agreed master plan, and falls disproportionately on a single landowner.

We stand ready to **engage constructively** with the Council and community stakeholders on open space provision through the appropriate planning channels and within the agreed master plan framework.

6.0 Conclusion

In summary, the proposed increase in Active Open Space designation on the Kilbride lands is:

- **Unsupported by evidence** — the Chief Executive's own audit found AOS provision in Arklow already exceeds need, even under a stress-tested high-growth scenario;
- **Procedurally irregular** — no submission to the Draft Plan process specifically identified the Kilbride lands as deficient in open space;
- **In conflict with biodiversity objectives** — implementation would require removal of trees and hedgerows, contrary to the Council's own environmental commitments;
- **In conflict with extant permissions and the agreed masterplan** — imposing a retrospective change undermines the integrity of the AAP3 framework on which permissions have been granted; and
- **Disproportionate and inequitable** — it falls unequally on our landholding within a multi-owner masterplan area and will reduce housing yield, contrary to Development Plan and NPF objectives.

Wicklow County Council is therefore respectfully requested to:

- **Reject** the proposed increase in Active Open Space designation on the Kilbride lands (SLO3/SLO5);
- **Confirm** the existing AOS designation as set out in the Draft Plan;
- **Affirm** the integrity of the agreed Action Area Master Plan framework for the Kilbride lands; and
- **Note** our commitment to the delivery of high-quality, usable public open space within the agreed masterplan framework.

Yours sincerely,

Lowick Homes and Oaklow Limited

Appendix: Social & Community Infrastructure Audit, Kilbride, Arklow, Co. Wicklow — MCG Planning (October 2023)

Community & Social Infrastructure Audit

For a Proposed Residential Development

At Kilbride, Arklow, County Wicklow

Prepared by MCG Planning
on behalf of
Certain Assets of Dawnhill and Windhill Limited

October 2023

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Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client Certain Assets of Dawnhill and Windhill Limited, to prepare this Social & Community Infrastructure Audit.

This report will assess the Community and Social infrastructure in the Arklow area which includes a range of services that contribute to the quality of life of residents of an area. They form a key element for the fabric of the area in terms of the social, physical, and mental wellbeing of a community. This study has conducted a set of inventories that assess the availability and quality of services for a site in relation to the education, childcare, community facilities, healthcare, and other facilities. The services and facilities within a 1km and 2km buffer of the site have also been mapped.

The audit relates to the development of lands located in the area of Kilbride on the northern side of the Avoca River in Arklow, Co. Wicklow. It is located within the development boundary of Arklow Town in the townland of Kilbride. The site is on lands zoned mixed use within an area designated as Area Action 3 lands. The surrounding area is characterised by housing developments which generally consist of 1-2 storey houses to the east and open green space / agricultural land to the north, south and west.

The purpose of this Social Infrastructure Audit is to address specific objectives set out in the Wicklow County Development Plan 2022-2028. Chapter 6 and chapter 7 of the development plan state the following:

CPO 6.20 & CPO 7.5 *Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents. New significant residential or mixed use development proposals (of which residential development forms a component)*, shall be required to be accompanied by a Social Infrastructure Audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.*

**Being defined as developments in excess of 50 units of housing in any settlements in Levels 1-4 in the hierarchy, 25 housing units in Levels 5-10, and all developments over 25 units in excess of 500m distance to a public transport service, as well as other format / sizes / locations are may be deemed necessary by the Local Authority.*

The subject site is located within Arklow which is within Level 3 of Wicklow's Settlement Hierarchy. Level 3 settlements are defined as 'Self-Sustaining Growth Towns'.

Site Context



Figure 1: Site Location Map (Source: Google 2023)

The site is located in the area of Kilbride on the northern side of the Avoca River in Arklow, Co. Wicklow. It is located within the development boundary of Arklow Town in the townland of Kilbride. The subject site is located within Wicklow County Council area. The subject site is part of the Arklow and Environs Local Area Plan (LAP) 2018-2024 and furthermore within Action Area Plan 3. This Local Area Plan shall be read in conjunction with the Wicklow County Development Plan 2016 - 2022. The County Development Plan states:

“Separate Local Area Plans are in place, which will be reviewed after the adoption of this plan, for the following towns / areas: Bray Municipal District, Wicklow Town - Rathnew, Arklow, Greystones – Delgany - Kilcoole and Blessington. These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and as such do not form part of the CDP.”

The subject site is zoned ‘Mixed Use. Map 11.5 of the LAP illustrates the zoning for Action Area Plan 3, identifying Kilbride (AAP3) as a location for major development in Arklow and as such, along with AAP1 and AAP2, is identified as the most suitable lands in the environs of Arklow for large scale development.

It is worth noting that a site, outside of this application site, but part of the overall masterplan for the areas has recently been granted planning permission for a new school campus in line with the requirements of the Action Area Plan. The new school is accessed off the Kilbride Road and will provide part of the new road. This application will continue the remainder of this road into the site. This application has been cognisant of this application and where appropriate, has been designed to accommodate that application, notably the road design that of the school application.

Transportation

Bus Routes, Road Networks & Public Transport

Arklow is just one hour drive from Dublin City Centre, or from Wexford. Follow the M11 and take exit 20 or exit 21. Close by are Avoca, Aughrim, Woodenbridge and Rathdrum, on the R747.

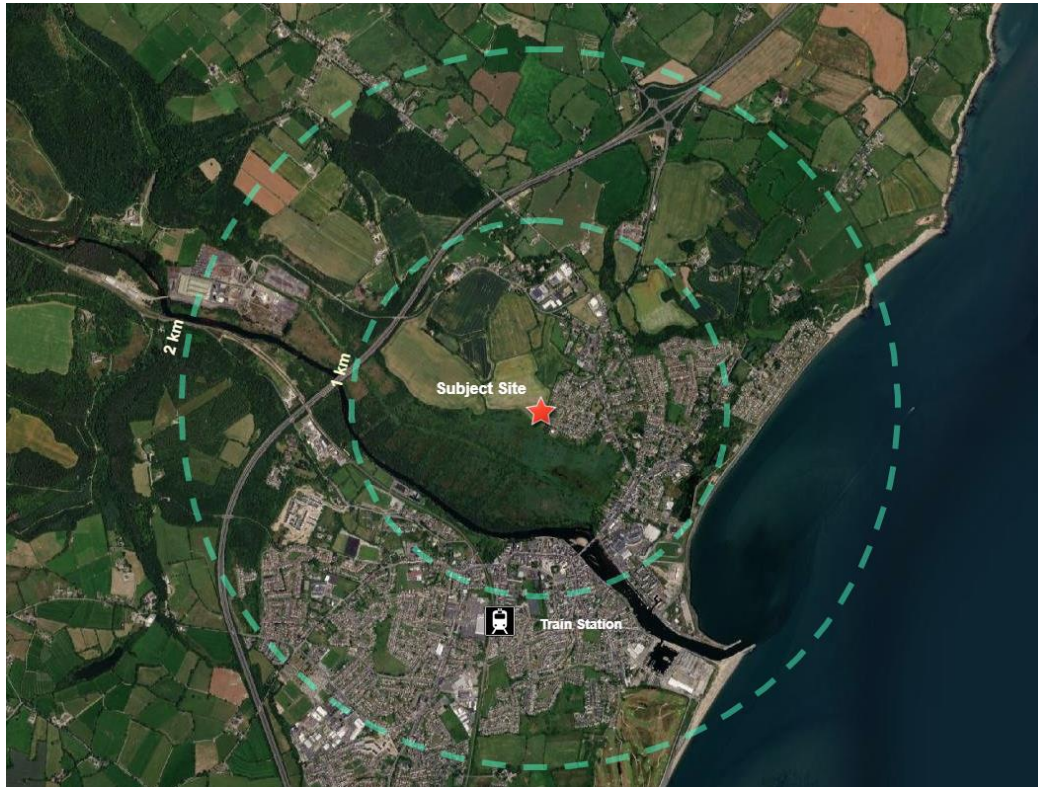


Figure 2 Train station within 2km of subject site

St. Mary's Road connects the Arklow train station to Main Street, which is located to the south of the town centre and south of the subject site. Beside the train station there is a paid car parking area. The Dublin-Rosslare railway line serves Arklow with c.5 services per day in each direction.

The 133L Bus Eireann line provides a service from Wicklow Gaol to Old Marine Hotel, Arklow, the 133X links Wicklow Gaol to Dublin Airport and the 133 links Busáras, Dublin City to Main Street Wicklow. Expressway Route 2 provide a regular daily connection to Dublin and Gorey/Wexford, c.15 services daily. The 183 Bus Service, serving Arklow, links Wicklow Town to Sallins (Train Station). Wexford Bus provides the 740A bus route from Arklow & Wicklow to/from Dublin City & Airport. A local link commuter services 800 route serves Arklow to Carlow. The local 183 Bus Service, serving Arklow, links Wicklow Town to Sallins (Train Station).

Bus Route	Locations	Frequency
183	Arklow, Avoca, Rathdrum, Wicklow Town, Ashford, Roundwood, Laragh/Glendalough, Wicklow Gap, Valleymount, Blessington, Naas, Sallins (Train Station).	Daily w/ 4 trips
2	Dublin, Arklow, Gorey, Ferns, Enniscorthy, Wexford	Daily w/ 15 trips
133L	Arklow, Woodenbridge, Avoca Bridge, The Meetings, Rathdrum, Glenealy, Rathnew, Wicklow	Daily
133X	Zone 13, The Point, Jury's Inn Custom House Quay South Townsend St, Westland Row Church, Merrion Street Fitzwilliam Place, Sussex Road, Donnybrook Church, Rte,	Daily

	Woodbine Road, Sycamore Crescent, Stillorgan Road (Stillorgan Park) Dublin (Leopardstown Cross) Foot Bridge St Columcille's Hosp, Kilmacanogue, Kilmurry, Glenview, Kilpeddar Grove, Garden Village, Coillte Ocs	
133	Busáras, South Townsend St, Westland Row Church, Merrion Street, Fitzwilliam Place, Sussex Road, Donnybrook Church, RTE, Woodbine Road, Sycamore Crescent, Stillorgan Road (Stillorgan Park), Dublin (Leopardstown Cross) Foot Bridge, St Columcille's Hosp, Upper Dargle Road, Kilmacanogue, Kilmurry, Glenview, Kilpeddar Grove , Garden Village, Coillte Ocs, Newtownmountkennedy, Springeld Heights, Smyths Leisure Newcastle Hospital, Rathmore, Ashford, Ballinalea, Rathnew, Wicklow Lidl, Abbey College, Grand Hotel, Ballyguile Road, Convent Road, Colley Row	Daily
740A/740	Gorey, Arklow, Jackwhites Cross, Ballincore, Beehive, Wicklow Town, Rathnew, Kilmacanogue Dublin Cherrywood, Dublin UCD, Dublin Leeson Street Upper, Dublin City, Dublin Airport	Daily
800	Carlow, Tinryland, Rathroe, Tullow, Rathwood, Coolkenna, Shillelagh, Tinahely, Annacurragh, Aughrim, Woodenbridge Hotel, Arklow	Daily

Table 1 Bus Route destinations and frequency

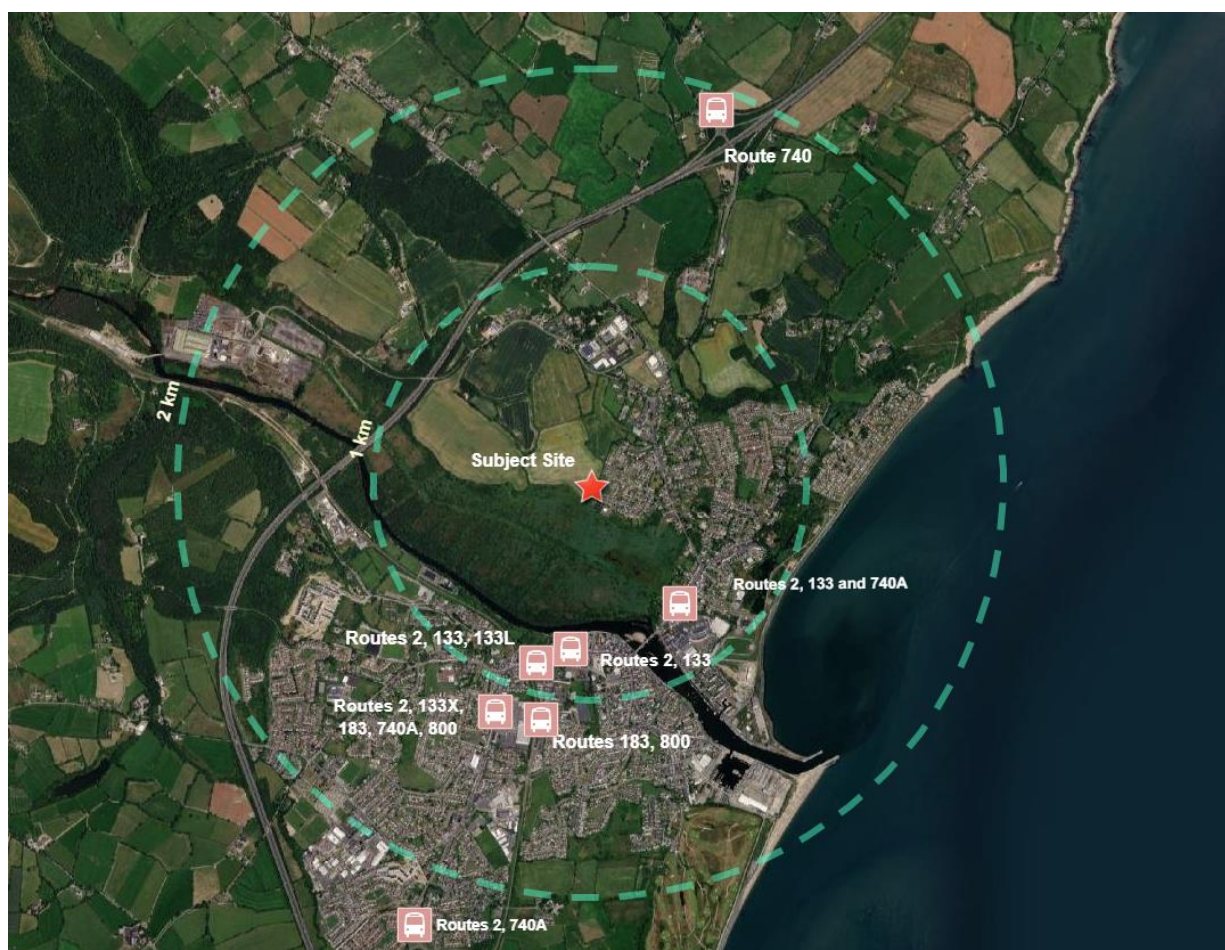


Figure 3: Bus Stops within a 1km and 2km buffer of the subject site

Cycle Routes & Green infrastructure

Currently there are no cycle lanes within Arklow town centre it is also noted that cycle lanes from the town centre's environs into the core area are limited and not continuous. There are cycle parking facilities within the town at a number of convenient locations, but significant enhancement of such facilities is required. There are cycle lanes provided along a short section of the R772 Wexford Road

The National Transport Authority (NTA) published the Greater Dublin Area Network Plan in 2013. Wicklow County Council is one of the seven Local Authorities which makes up the GDA. Part 2 of this network plan illustrates 'existing cycling facilities maps', the subject site is located within map E23 of this network plan. As seen in *Figure 4* below the existing cycle facilities surrounding the vicinity of the subject site are within categories C1 (Cycle Track, separated from road), C2 (Cycle Track, immediately adjacent) and C3 Cycle Lane, even with bus lane).

Part 4c of the NTA network plan demonstrates proposed cycle facilities for towns. Map 23 outlines proposals for Arklow where the subject site is identified. These are outlined as follows:

- *Ar1 R772 Dublin Road to Wexford Road through Main Street.*
- *Ar2 R750 Sea Road from Route Ar1 northwards towards Brittas Bay and Wicklow Town.*
- *Ar3 Lower Main Street, Tinahask Road and Dock Road to South Quay.*
- *Ar4 R747 Vale Road to the edge of town but not further towards Aughrim as the road is too narrow and busy and there is a better alternative on north bank of the Avoca River.*
- *Ar5 Station access from Main Street along St. Mary's Road to Wexford Road (Ar1).*
- *Ar6 North Quay from Ferrybank by Bridgewater Shopping Centre with new bridge across to South Quay and link to Ar3 at South Green. (This will need to avoid the boat moorings in the river).*

Between Bray and Arklow, there is an opportunity to create a significant greenway along the East Coast. This route, which is labelled Route W11/N5, would be a part of National Cycle Network Route No. 5, which runs between Dublin and Wexford. Routes Ar2 and Ar1 will carry the greenway trail through Arklow.

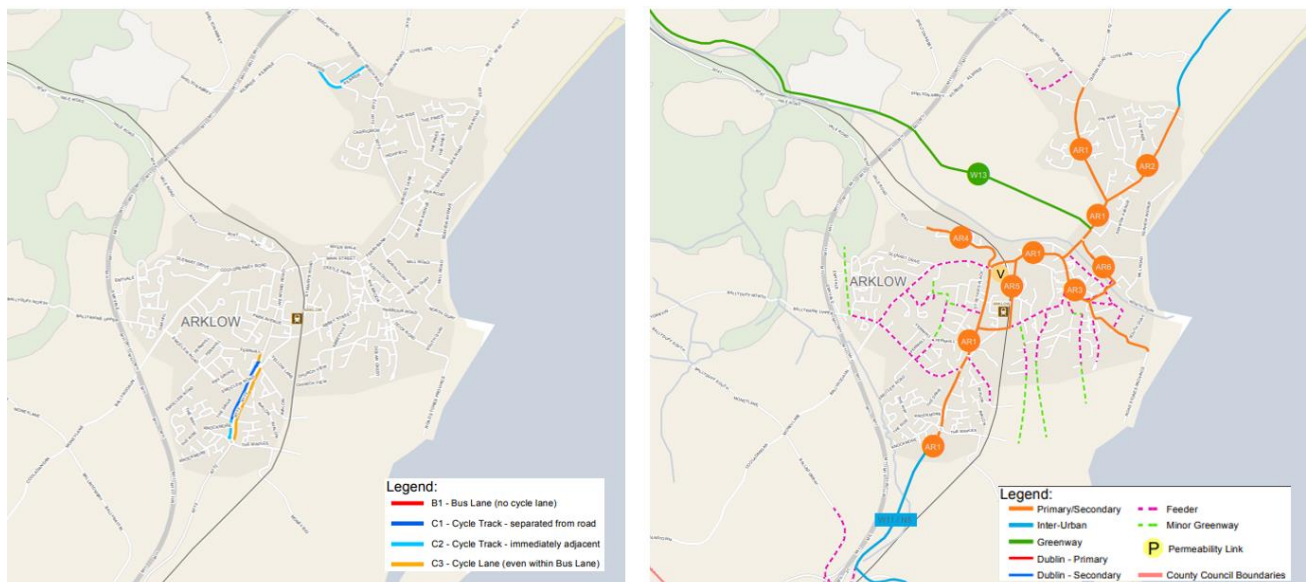


Figure 4 Existing and Proposed Cycle Infrastructure

Proposed Development

Certain Assets of Dawnhill and Windhill Limited intend to apply for planning permission for development at this site of c.5.7892ha on lands at “Kilbride”, Arklow, Co. Wicklow. The application site is located to the west of Murell Drive; west and south of Avondale Crecent; and to the north of the Marshland sports club. The site is to the south of the Kilbride Road L6179.

The proposed residential development will comprise 86 no. residential units with a mix of detached, semi-detached, terraced houses and duplex apartments ranging in height from two to three storeys. These will comprise 8 no. 1-bed and 8 no. 2-bed duplex apartments; 10 no. 2-bed houses; and 60 no. 3-bed houses. All residential units will have associated private open spaces facing north/ south/ east/ west.

Alterations to Kilbride Road L6179 to provide a section of the regional road and upgrades to provide pedestrian facilities. Vehicular access to the site will be from the new proposed regional road. A new pedestrian access will also be provided to the south connecting through Avondale Crescent to the Dublin Road.

The development will also provide for landscaping, public open spaces and all associated site development works to enable the development including boundary treatments, attenuation storage area and other service provision including ESB substation.

The proposed development proposes 86 no. housing units made up of:

- 8 no. 1 bed units
- 18 no. 2 bed units
- 60 no. 3 bed units



Figure 5 Proposed Site Layout Plan

HISTORY OF SITE AND SURROUNDINGS

McGill Planning have carried out a review of the planning history of the site. The site has been subject to a number of previous planning application since 1998. The planning history for the site is set out In the table below.

Registration details	Description
Masterplan area	
ABP Reg. Ref.: 305175-19 Application Date:15/10/19 ABP Decision: Pre - app	A pre-application consultation request for a Strategic Housing Development system for 759 no. residential units, retail units, a creche and associated site works.
Adjacent sites within wider AAP Area	
WCC Reg Ref: 22/1006 Application date: 16/09/22 Decision: Refused	98 residential units along with public open space, the new regional road and a temporary wastewater treatment plant on a site located to the north of the subject application site, opposite the new education campus. *This is discussed in further detail below
WCC Reg Ref: 22/213 Application date: 8/03/22 Decision: Grant	Permission was granted subject to conditions for the provision of a new educational campus and a new link road. This includes the development of two schools, a 16 classroom primary school and a three storey post primary school along with associated parking, pitches, and play areas. This would provide for c. 480 pupils in the primary school and c. 400 pupils in the post primary school.
WCC Reg. Ref. 081763 Application Date: 17/10/08 Decision: Refused	Advertisement sign
WCC Reg Ref: 038024 Application Date:13/01/03 Decision: Refused	120 Houses with 5 House Types, Creche with 2 Residential Units at First Floor and Ancillary Site Development Works
WCC Reg. Ref.: 931032 Application Date: 17/01/94 Decision: Granted	A dwelling house and septic tank.
WCC Reg. Ref. 927981 Application Date: 13/03/92 Decision: Grant	A grain and farm produce shed.
WCC Reg. Ref.: 883908 Application Date: 8/06/88 Decision: Grant	Alterations and extension to dwelling, provision of a septic tank and re-sitting of entrance.

It is noted that in cumulative terms of development, there have been no recent planning residential applications within the vicinity which would add to the demand on the existing infrastructure. The provision of a new Educational Campus to the north of the application site will provide additional social and community infrastructure to the town. This new infrastructure will be supported by the additional population provided by this application.

Methodology

In order to assess the context of the subject site, a geospatial survey was undertaken to determine the current population demographics and levels of relevant services in the study area. The following datasets were used during the survey:

- 2011 CSO Statistics
- 2016 CSO Statistics
- 2022 CSO Statistics
- 2022 Google Maps
- Wicklow County Council website
- Department of Education
- HSE Facilities
- Pobal

For the purposes of analysing the existing facilities that serve the subject site, a general catchment area within 1km from the site (as the crow flies) has been identified. To ensure a robust analysis of facilities readily available to future residents a further 2km (as the crow flies) catchment has been analysed.

RSES promote the concept of the '10-minute settlement'. Both 1km and 2km catchment areas are included as a 10-minute walk/cycle can be completed within these areas. Guiding Principles set out by RSES along with the NTA and Local Authorities refer to the Integration of Land Use and Transport in a region and illustrate the inclusion of:

"Planning at the local level should prioritise walking, cycling and public transport by maximising the number of people living within walking and cycling distance of their neighbourhood or district centres, public transport services, and other services at the local level such as schools." (RSES, 2019)

"Support the '10 minute' settlement concept, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements." (RSES, 2019)

Approximately 14,318 no. people were living within the determined Local Catchment Area at the time of the 2022 Census. The Local Area Catchment was determined by including all electoral divisions which are within 1km buffer distance of the subject site. Electoral divisions were chosen as these boundaries have not been adjusted from the 2022 census compared to small area boundaries. A 1km buffer distance was applied, as on average it takes 10-12 minutes to walk 1km and is therefore consistent with the ideology of a 10 minute settlement. There are three Electoral divisions within this boundary. Where only a very small portion of another electoral division intruded on the 1km buffer zone it was considered appropriate to exclude it as additional ED area would skew the figures for the overall immediate area. Arklow Rural ED has been excluded on this basis. The local catchment area saw a 3.17% increase in population between the 2016 and 2012 Census.

Policy Context

National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future development in Ireland is planned will continue to be a significant determinant of people's quality of life.

National Policy Objective 33 seeks to *"prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location"*.

The National Planning Framework outlines the broad national objectives for residential development in the State. This high-level objective is filtered downwards to be integrated into the RSES for the Eastern and Midland Region.

Eastern & Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031

The RSES along with the NTA and Local Authorities have developed Guiding Principles for Integration of Land Use and Transport in the region. These include:

- For urban-generated development, the development of lands within or contiguous with existing urban areas should be prioritised over development in less accessible locations. Residential development should be carried out sequentially, whereby lands which are, or will be, **most accessible by walking, cycling and public transport – including infill and brownfield sites – are prioritised**.
- The management of space in town and village centres should deliver a high level of priority and permeability for walking, cycling and public transport modes to **create accessible, attractive, vibrant and safe, places to work, live, shop and engage in community life**. Accessibility by car does need to be provided for, but in a manner, which complements the alternative available modes. Local traffic management and the location / management of destination car parking should be carefully provided.
- Planning at the local level should prioritise walking, cycling and public transport by maximising the number of **people living within walking and cycling distance of their neighbourhood or district centres**, public transport services, and other services at the local level such as schools.
- Support the **'10 minute' settlement concept**, whereby a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements.
- Cycle parking should be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are provided.

RPO 9.13, also states *"to ensure that new social infrastructure facilities are accessible and inclusive for a range of users"* is a regional policy objective (RPO) within the RSES which supports the provision of, and access to social infrastructure in a town setting. The RSES also outlines that *"Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives"*.

The proposed development will benefit from its location close to significant social infrastructure, service, facilities, and employment opportunities within walking/cycling distance. These existing destinations in the area will support the '10-minute settlement' concept promoted by RSES.

Furthermore, it is noted that a new Education Campus has been permitted to the north of the application site. This is a significant element of new infrastructure in close proximity to the application site. It is also close to the new wastewater treatment plant which the proposed development will connect into.

It is also noted that the proposed development will provide a new greenway providing a predominantly car free or segregated route for cyclists and pedestrians from the town centre to this new Educational Campus.

Wicklow County Development Plan 2022-2028

The County Development Plan (CDP) sets out a strategic spatial framework for the proper planning and sustainable development of County Wicklow for the period between 2022 and 2028.

The subject site is within the administrative area of Wicklow County Council and as such is also subject to the provisions, policies and objectives of the Wicklow County Development Plan 2022-2028. The Wicklow County Development Plan 2022-2028 came into effect on the 23rd of October 2022. *“The Wicklow County Development Plan 2022-2028 sets out the overall strategy for the proper planning and sustainable development of the County for the plan period and beyond.”*

Chapter 3 and 4 of this Development plan sets out the Core Strategy and Settlement Hierarchy for the county. Arklow is identified as being a level 3 self-sustaining Growth Town within the Core Region. A Self-Sustaining Growth Town is defined to contain *“moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.”*

Section 6.4 & 7.4 of the development plan outlines the requirement of a Social Infrastructure Audit for housing developments. Objective CPO 6.20 & CPO 7.5 states:

“Housing development shall be managed and phased to ensure that infrastructure is adequate or is being provided to match the needs of new residents.

New significant residential or mixed use development proposals (of which residential development forms a component), shall be required to be accompanied by a Social Infrastructure Audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.”

Arklow and Environs Local Area Plan 2018 – 2024

The new Arklow and Environs Local Area Plan 2018-2024 was adopted by Wicklow County Council on the 5th of February 2018.

In relation to the LAP Overall Development Strategy, settlement, population and housing strategies the subject site is located within Arklow area which is considered a ‘Level 3 - Large Growth Town 2’. With regard to the LAP Retail, Arklow is identified as an important retail centre for the county.

Arklow is located at ‘Level 3’ of the County retail hierarchy, classified as a “sub county town centre”. While the LAP focuses mixed use/retail development to the Arklow’s Main Street area, the subject site is located outside the Main Street area and town centre, north Bridgewater Shopping Centre.

The LAP further outlines that the subject lands are designated Action Area Plan 3 (AAP3) – Kilbride Lands, one of 4 major development locations identified in the LAP. The majority of the AAP3 lands are subject to a single zoning – “MU: Mixed Use” with the objective *“To provide for mixed use development.”* The growth of the settlement in accordance with regional plan targets is contingent on the delivery of the major residential, employment and community services development at this location. It is noted that since the inception of the

Local Area Plan this is the only site to be promoted and to come forward for development. As a central site, close to the Bridgewater centre and the town centre it is considered appropriate that this site be delivered in advance of the other two sites.

Area Demographics

Throughout this audit a 1km & 2km buffer is used to determine social and community facilities within the surrounding area of the site. While the subject site is located within Kilbride Electoral Division, and reflecting the approach throughout this audit, four electoral divisions are within a 1km & 2km buffer of the subject site. These electoral divisions are Kilbride ED, Arklow No. 1 Urban ED, Arklow No. 2 Urban ED and Arklow Rural ED. However, the Arklow Rural ED was omitted from the local catchment area analysis as only a small portion of the ED falls within the 2km buffer and the remainder of the ED falls outside of the buffer area causing it to be an outlier.

This approach is supported when comparing the maps in *Figure 7* below. It was obvious that Arklow Rural Electoral Division was an outlier from the outset. Therefore, Arklow Rural ED has not been included within the Local Catchment Area to eliminate a skew in data. The chosen Local Catchment Area includes Kilbride, Arklow No.1 Urban, Arklow No.2 Urban EDs as seen in *Figure 7* below.



Figure 6: Choosing a suitable Local Catchment Area

2011 Population	2016 Population	2022 Population	Population Change 2016-2022	Percentage Change 2016-2022
13,679	13,878	14,318	+440	3.17%

Table 2 Population percentage change for Local Catchment area within 1km & 2km buffer of the subject site

Age	2011	2016	2022	Change	Percentage Change
0-4 Pre-school	1,251	1,032	706	-326	-31.59%
5-19 School Children	2,678	3,056	3,186	+130	4.25%
20-34 Adults	3,125	2,513	2,215	-298	-11.56%
35-64 Adults	5,156	5,564	6,085	+521	9.36%
65+ Adults	1,469	1,713	2,126	+413	24.11%

Table 3: Population breakdown for Local Catchment area within 1km & 2km buffer of the subject site



Figure 7 Chosen Local Catchment Area

The total population of the Local Catchment Area is 14,318 persons which was established from the CSO Census Data 2022. This is a 3.17% increase from the 2016 CSO Census Data. This is significantly below the average growth rate nationally which is 8.1%.

The 2022 census shows that 4.9%, of the resident population were aged between 0 and 4, or a total of 706 children. However, when compared to the 2016 census it was showing a severe decline in this age bracket by nearly 52%.

A further 3,186 persons are aged between 5 and 19 years old or 22.25% of the total population, this was a minor increase in this age group when compared to 2016. The 20 to 34 years old cohort comprises 2,215 persons or 15.47% of the total population. The 35-64 age group comprised of 6,085 persons which is 42.50% of the 2022 Local Catchment area. The remaining 2,126 (14.88%) persons were aged 65+ within the Local Catchment Area in 2022.

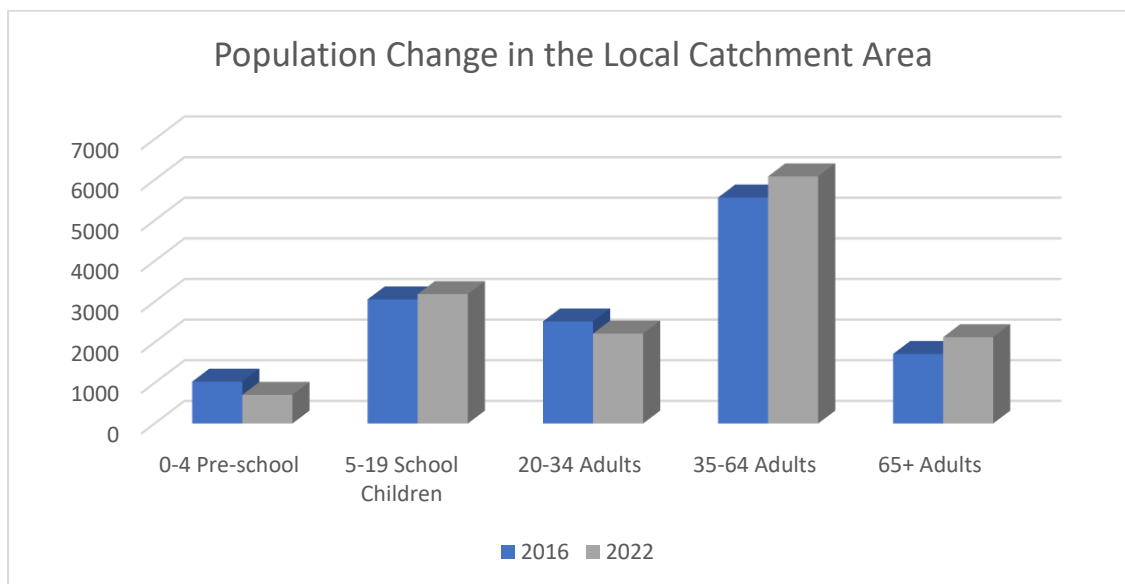


Figure 8 Changing Population of the Local Catchment Area from 2016-2022

Age	2022	Percentage of Local Catchment Area Population
0-4 Pre-school	706	4.9%
5-19 School Children	3,186	22.25%
20-34 Adults	2,215	15.47%
35-64 Adults	6,085	42.50%
65+ Adults	2,126	14.88%

Table 4 Percentage of Population breakdown of Age Groups within 2022 Local Catchment Area

Social Infrastructure Overview

This Social Infrastructure Audit assesses a range of services and facilities that would be expected in a community, conducive to enabling a high-quality standard of living for the existing and future residents. This audit will address key themes that constitute community facilities as outlined below. The themes will be analysed with regard to their context within the defined study area, with several varying buffer radii from the subject site.

All of the facilities are identified as being either within 1 km or c. 2km from the site. This area is generated by a 1km/2km “as the crow flies” buffer zone. Due to the existing urban layout, the walking/cycling distances to some facilities is slightly further than 1km/2km. The tables below list the facilities within 1km and 2km as the crow flies and also provide an approximate walking/cycle route distance.

Category	Description
Open Space	Parks, Pitches, Residential Green Areas, Playgrounds
Sport and Recreation	Sports Clubs, Stadiums, Racetracks, Swimming Pools, Gyms
Education	Primary Schools, Post-Primary Schools, Special Schools, Third Level Universities, Other Educational Facilities
Community/Cultural Facilities	Community Centres, Libraries, Theatres, Museums/Galleries, Concert Halls, Memorials, Religious Facilities
Health Services	GPs, Pharmacies, Health Centres, Hospitals
Retail Services	Supermarkets, Convenience Shops, Speciality Services, Restaurants/Takeaways, Pubs

Education

With respect to education, there are currently 5 no. primary schools and 4 no. post primary schools in Arklow. There are no third level institutes operating in Arklow although adult education services are provided by the Education and Training Board (ETB).

There are 5 no. mixed gender primary schools within 2km of the application site. There are 2 no. mixed gender post primary schools, 1 no. all boys post primary school and 1 no. all girls post primary school within 2km of the site. These education facilities are mapped in *Figure 10* below. The 2022/2023 enrolment figures for each education facility are displayed in *Table 5* below.

We note that Arklow Senior Boys National School, St Michael's Girls National School and St. Peter have amalgamated in recent years (2015) to create St. Michaels and Peters Junior School and St. Johns Senior School.

It is also noted that a new Educational Campus has been granted permission within the Kilbride Masterplan lands by the Department of Education (Ref. 22/213) and which will comprise a 2-storey, 16 classroom primary school (c. 400 primary school places) and a 3-storey post primary school for 400 students.



Figure 9 Primary, Post Primary Schools and future school sites within 1km & 2km of the subject site

No. on map	Primary School	Distance	Enrolment (22/23)	
			Boys	Girls
1.	St Joseph's National School	c. 0.4km	280	300
2.	Ss Michael & St Peter Junior School	c. 0.9km	148	172
3.	St Johns Senior School	c. 1.1km	202	205
4.	Carysfort Mixed National School	c. 1.8km	95	110
5.	Gaelscoil an Inbhir Mhoir	c. 1.9km	146	160

No. on map	Post Primary School	Distance	Enrolment (22/23)	
			Boys	Girls
1.	Gaelcholaiste Na Mara	c. 0.9km	176	147
2.	St Marys College	c. 1.2km	-	539
3.	Arklow CBS	c. 1.2km	379	-
4.	Glenhart College	c. 1.6km	338	267

Table 5: 2022/2023 Enrolment Figures for each education facility within 2km of the site

As the Arklow area experiences a shift in development, this audit includes future education developments within the surrounding area as outlined under the Arklow and Environs LAP 2018-2024.

The Department of Education seeks that lands are designated for education to cater for the targeted population expansion of the town and school catchment area. In order to ensure that there is adequate capacity in both the primary and secondary schools in the town, this plan has designated lands for 2 additional primary schools and for 1 new secondary school at Tinahask Upper/Money Big (AAP1 and AAP2) and for a school site at Kilbride (AA3).

Education development lands in the Arklow Area		
No. on Map	Development Address	Area zoned for educational development
Within 2km of Subject Site		
A	School site in Kilbride (AAP3)	5 ha This has been granted permission for 400 primary and 400 secondary school places.
Outside 2km of Subject Site		
B	Tinahask Upper/ Money Big (AAP1 & AAP2)	3.5 ha & 4 ha No application has yet been submitted.

Table 6 Lands zoned for future educational development under the Arklow LAP

Childcare Facilities

The site is well serviced with childcare facilities when considering a 2km buffer. Within a 1km buffer there are 9 no. childcare facilities readily available and a further 7 no. childcare facilities within 2km of the site.



Figure 10 Existing childcare facilities within 1km & 2km of the subject site

	Existing Childcare Facilities within 1km of Subject Site	Location	Distance
	Childcare Facilities		
1.	Kidz Ink Childcare	11 Inbhear Mór Square, Templeraíne	c. 0.2km
2.	Building Blocks Montessori Preschool	Presbyterian Church, Dublin Rd, Tiknock,	c. 0.4km
3.	Head Start Preschool & Montessori	Methodist Church, Ferrybank	c. 0.6km
4.	Twinklers Montessori School	Coral Leisure, Seaview, Ferrybank	c. 0.9km
5.	Ark Preschool	Masonic Hall, Ferrybank	c. 0.7km
6.	Early Days Academy	Level 3, Bridgewater Shopping Centre	c. 0.9km
7.	Little Treasure Playgroup	14 Lower Main St.	c. 0.9km
8.	Blackberry Academy	St. Mary's Road	c. 1km

9.	First Steps Playschool and Creche	35 Cluain Árd, Sea Road	c. 1km
Existing Childcare Facilities c. 2km of Subject Site		Location	
10.	Aisling Playschool	61 Lower Main Street	c. 1.06 km
11.	An Scoil Bheag	39a Wexford Road	c. 1.1km
12.	Poppins Creche	Mt Carmel, Coolgreaney Rd.	c. 1.1km
13.	Pixies Montessori Pre-School	162a Fernhill	c. 1.7km
14.	Kids Inc Gaelscoil Arklow	Gaelscoil Inbhir Mhóir, Emoclew Road	c. 1.9km
15.	Ray Of Sunshine Arklow	Gaelscoil, Emoclew Road, Knockanrahan upper	c. 1.9km
16.	Kanga Kare Childcare Limited	Woodlands, Lamberton	c. 2km

Table 7 List of childcare facilities within 1km & 2km of the application site

The proposed application consists of the following:

Proposed Development Unit Mix		
Type of unit	Amount provided	Percentage
2-Bed 2 Storey House	10	11.63%
3-Bed, 2 Storey Houses	60	69.77%
1-Bed Duplex Apartments	8	9.3%
2-Bed Duplex Apartments	8	9.3%
Total	86	100%

Table 8 Unit Breakdown for proposed development

Based on an average household size of 2.74 (2022 CSO Census) then the estimated population of the proposed development would be c. 236 persons. Based on the 2022 Census figures for the area then the population estimate for the 0-4 age cohort (pre-school at 4.9% of total population for the 3 electoral divisions within 1km & 2km of the subject site) may be c.12 children for the entire development.

However, it is noted that this figure is likely overestimated, given that a proportion of the development is made up of 1-bed and 2 bed units (30.23% of the proposed development). Furthermore, as the 2022 Apartment Guidelines recommends, one bed units should be excluded when calculating childcare demand in new developments. Excluding the 1-bed apartments leaves 78 units (c. 214 persons).

The estimated 0-4 age cohort (4.9%) population for these future family households excluding 1 no. bed units would be between c. 11 children (on the basis of a 2.74 average household size).

However, not all 0-4-year-olds are likely to require private childcare given that some will be cared for by parents, guardians, relatives and/or childminders. The Quarterly National Household Survey (QNHS) indicated that in the Mid-East region only 14% of pre-school age children attend private childcare. Applying this percentage to the total estimate of children indicates that c. 2 no. childcare spaces are needed, assuming that each residential unit has children in the 0-4 age category.

Applying a more conservative proportion of 50% of the household requiring private childcare would result in an estimated demand of c. 6 places. The above calculations are summarised in the Table 11 below.

	2001 Guidelines	2020 Apartment Guidelines
	All apartments	Without 1 beds Apartments
Calculation based on 2001 Guidelines		
No. of units	86	78
2001 Guidelines (20 no. spaces/75 no. units)	23	21
Refined estimate based on population analysis as advised in the 2022 Apartment Guidelines (2.74 per household, assuming a higher household ratio)		
Total Population generated	236	214
Population 0-4 (4.9% of Pop)	12	11
Estimate based on inclusion of Quarterly National Household Survey Findings for Private Childcare Demand in Mid-East Region		
Total Requiring Childcare (14%)	2	1-2
Worst case scenario total Requiring Childcare (50%)	6-7	5-6

Table 9 Calculations for the number of childcare spaces required for the proposed development

Buidlinginfo Ireland is an online platform which was consulted throughout this audit to determine proposed childcare facilities, developments which have received a grant of permission and developments which have commenced construction stage.

We note permission has been granted for a change of use of existing structure for use as a childcare facility (326.1sqm) (Ref. 22/867 (amendment to previously approved Ref. No. 21/557)) at Wicklow Vale Emporium, Tinahusk, Arklow, Co. Wicklow. The facility has permission for an occupancy of up to 66 children.

In conclusion given the fact that there are 9 no. childcare facilities in operation within a 1km buffer of the application site, a further 7 no. childcare facilities within a 2km butter and permission granted for an additional 1 no. childcare facility within that 2km buffer it is considered an additional childcare facility to accommodate a max of c. 11 children, but more likely c.6 children is unnecessary. It is also noted the severe decline in the population of 0-4 year olds in the Arklow area by over 31% within the intercensal period, which would have a knock on effect of lower demand for existing creche places in the Arklow area.

Furthermore, we note that this is the first phase of a wider masterplan development which will deliver two additional creches within the masterplan area. Applying the QNHS average of 14% for the Mid-East Region, including all 2 bed and 3 bed, the proposed development would generate a private childcare demand of only c. 1-2 no. places. On that basis, it is considered, as there are numerous established creche and childcare services within 1km and 2km of the subject site, and that these facilities are adequate to serve the future population of this development.

Health Services

There are numerous General Practitioners and Pharmacies available within a 2km distance of the subject site alongside two health centres.

As can be seen from the data below, the site is well served by the existing services within Arklow Town Centre, and indeed better than most towns. It has a good range of pharmacies, GP's along with two health centres. Furthermore, it is within 55km or less than an hour from the Emergency Department in Wexford, while St Columille's Hospital is under 50km away in the opposite direction.



Figure 11 GPs & Health Centres within a 2km distance of the subject site



Figure 12 Existing Pharmacies within a 2km distance of the subject site

No. on Map	Existing Health Services within 1km & 2km of Subject Site	Location	Distance
GPs & Health Centres			
1.	Bradshaw's Lane Surgery	Bradshaw's Ln, Arklow	c. 0.8km
2.	Arklow Medical Practice	3 Upper Main St, Arklow	c. 0.9km
3.	Arklow Health Centre	2 Castle Park, Arklow	c. 0.8km
4.	Primary Care Health Centre	Castle Park, Arklow	c. 0.8km
5.	Caredoc Arklow	The Health Clinic, Castle Park	c. 0.9km
6.	Maryville Surgery	Primary Care Health Centre, Castle Park	c. 0.9km
7.	Shelton Surgery	45-52 R772, Ferrybank	c. 0.7km
8.	Harbour Surgery	Evans Terrace, 1C Harbour Rd, Tinahask Lower,	c. 1.3km

Pharmacies			
9.	Ferrybank CarePlus Pharmacy	Ferrybank, Arklow	c. 0.7km
10.	Boots	North Quay, Arklow	c. 0.8km
11.	Adrian Dunne Pharmacy	41 Main St, Arklow	c. 0.8km
12.	Allcare Pharmacy	46 Main St, Arklow	c. 0.8km
13.	McGorisks Pharmacy	Castle Park, Arklow,	c. 0.8km
14.	O'Mearas CarePlus Pharmacy	30 Upper Main St, Arklow	c. 0.9km
15.	Armstrong Life Pharmacy	40A Wexford Rd, Arklow	c. 1km
16.	First Choice Pharmacy	Tesco Shopping Centre, Arklow Square, Wexford Road,	c. 1.3km
17.	Grants Pharmacy	Wexford Rd, Knockanrahan Lower	c. 1.49km

Table 10: Health Services within 1km & 2km

As seen in *Table 11* below, the distances of hospitals from the subject site are shown. Gorey District Hospital is the closest to the application site (c. 18km). The next nearest hospital is Naas General Hospital (c. 35km).

Hospitals		
Hospital Name	Location	Distance
Gorey District Hospital	13 Mc Curtain Road, Gorey corporation lands, Gorey, Co. Wexford	c. 18km
Naas General Hospital	Craddockstown Rd, Naas East, Naas, Co. Kildare	c. 35km
St. Columcille's Hospital	Bray Rd, Loughlinstown, Co. Dublin	c. 50km
Wexford General Hospital	Newtown Road, Wexford	c. 55 km
St Lukes General Hospital	Freshford Rd, Friarsinch, Kilkenny, R95 FY71	c. 76 km
Midland Regional Hospital Portlaoise	Block Rd, Ballyroan, Portlaoise, Co. Laois	c. 79km

Table 11: Distance of Hospitals from the subject site

ArcGIS was consulted to determine the average distance to an Emergency Hospital in the main electoral divisions including and surrounding the application site. This site is approximately 55 km from a Wexford General Emergency Hospital, while St Columcille's Hospital is c. 50km away travelling north. This is better than the average nationally.



Figure 13: Average Distance to Emergency Hospitals at ED level in Ireland (2019 Sdglreland curator, ArcGIS)

There is 1 no. nursing home within 1km of the subject site. There is a further 1 no. nursing home that falls outside of the 2km buffer area as seen in *Table 12* below.

Nursing Homes		
Nursing Home Name	Location	Distance
Asgard Lodge Nursing Home	Monument Lane Kilbride, Arklow, Co. Wicklow	c. 0.9km
Aisling House Nursing Home	Seabank Terrace, Seabank, Co. Wicklow	c. 2.3km (outside of buffer area)

Table 12: Nursing homes within 2km of the subject site

There are 3 no. dental facilities within 1km of the application site as seen in *Table 13* below.

Dental Facilities		
Dental Facilities	Location	Distance
Arklow Orthodontics	Brigg's Ln, Ferrybank, Arklow	c. 0.6km
Arklow Dental Surgery	18 Main St, Arklow	c. 0.8km
Kavanagh Dental	Hibernian House, Lower Main St, Arklow	c. 0.8km

Table 13: Dental Facilities within 2km of the Subject Site

This audit acknowledges specific health facilities such as mental health facilities and eye facilities as seen in *Table 14* below.

Health Specific Facilities		
Health Facility	Location	Distance
Philip Gleeson Sports Injury Clinic	Butler House, 30 Main St, Abbey Ln, Arklow	c. 0.8km
Sunbeam House Services - Ballyraine	Vale Rd, Yardland, Arklow	c. 1.4km
Arklow Physiotherapy Clinic	12 Ferrybank, Arklow	c. 0.6km
The Blessings Clinic	N Quay, Ferrybank, Arklow	c. 0.8km
Mulligan Injury Clinic	Unit 10 Croghan industrial estate, Arklow	c. 2km
Linton Therapy Clinic	Sheltonville Surgery, Ferrybank, Arklow	c. 0.6km
Health at Hand	Butler House, Abbey Ln, Arklow	c. 0.6km
Portview Day Centre	Knockenrahen Industrial Estate, Arklow	c. 1.8km

Table 14: Health Specific Facilities within 2km of the site

Community Facilities

The area of Arklow has a range of community facilities. The majority of these community facilities are established within the centre of the town. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific section of the community.

Arts facilities in Arklow offer all the community, young, old and minority groups, a creative outlet, and an alternative to sport and active recreation. There are several churches and religious buildings serving a variety of different faiths in Arklow.



Figure 14: Community, art & religious facilities within 2km of the subject site

Community Facilities			
General			
No. on Map	Community Facility	Location	Distance
1.	Arklow Womens Shed	Community Hall, Upper Main Street, Arklow	c. 0.8km
2.	Brook Community Garden	53A S Green, Arklow	c. 1.1km
3.	Ark Community Playgroup	Abercorn Masonic Hall, Ferrybank, Arklow	c. 0.8km
4.	Arklow Library	7 Main St, Arklow	c. 0.8km
Arts Facilities			
No. on Map	Art Facility	Location	Distance
5.	Arklow Maritime Museum	N Quay, Ferrybank, Arklow	C 0.9km
6.	Arklow Visual Arts Gallery	Apartment 17, 29 Main St, Arklow	c. 0.7km
Religious Facilities			

No. on Map	Religious Facility	Location	Distance
7.	St. Joseph's, Templeraíne	Dublin Rd, Tiknock, Arklow	c. 0.5km
8.	Arklow Presbyterian Church	Dublin Rd, Tiknock, Arklow	c. 0.5km
9.	Arklow Methodist Church	Ferrybank, Arklow	c. 0.6km
10.	Banner of Love Church	Abbey Ln, Arklow	c. 0.9km
11.	Arklow Baptist Church	St Michael's Terrace, Tinahask Lower, Arklow	c. 1.4km
12.	St. Mary's & Peter's Catholic Church	13 St Mary's Rd, Arklow	c. 0.9km
13.	Arklow Christian Community Church International	St Mary's Chapel, St Mary's Rd, Abbeylands, Arklow	c. 1.2km
14.	Árus Lorcáin	Árus Lorcáin, Castlepark, Arklow	c. 0.9km
15.	Saint Saviour's Church	Arklow, Co. Wicklow	c. 0.9km

Table 15: List of community, arts, and religious facilities within 2km of the subject site

Open Space, Sports and Leisure

There are a wide variety of sports clubs, playing fields and leisure facilities established in the Arklow area. Several specific clubs and organisations were identified operating in the surrounding 2km buffer, providing a range of clubs to cater for a wide range of interests including GAA, tennis, gymnastics, martial arts, golf, sailing and boxing.

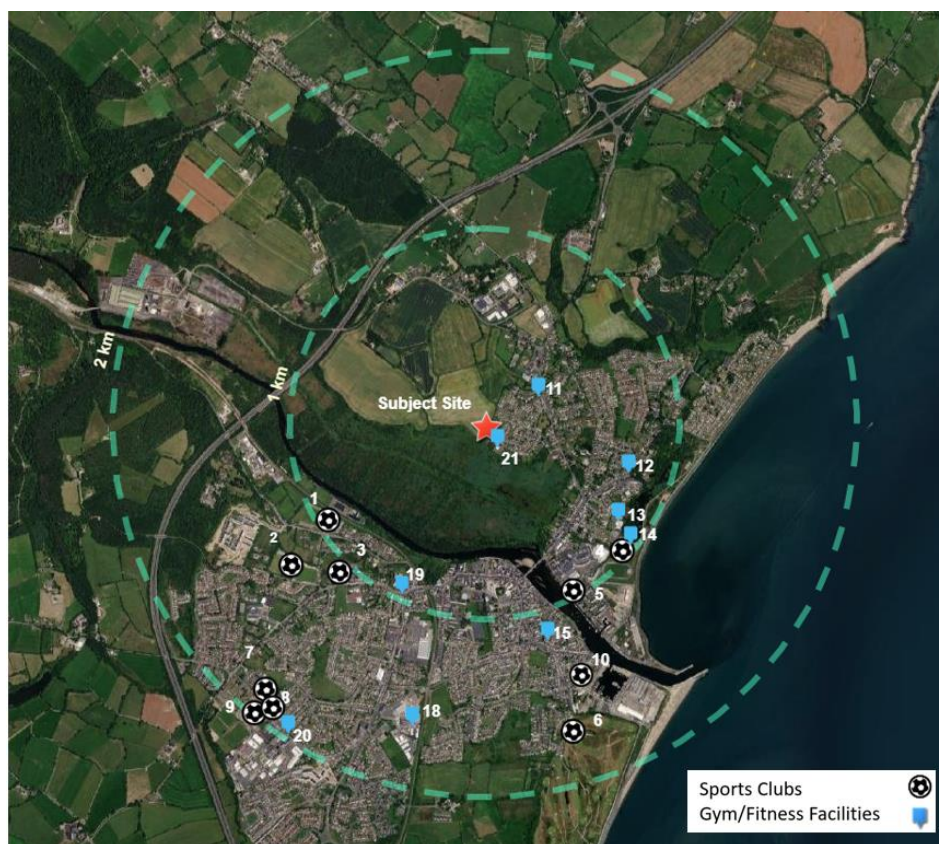


Figure 15 Sports Clubs, Gym/Fitness Facilities within 2km of the Subject Site

The table below lists the variety of public parks and sports facilities within 1km and 2km of the site. The numbering corresponds to the map above, showing the location of each sports club and fitness facility.

Open Space, Sports, and Leisure Facilities			
Sports Clubs			
No. on Map	Sports Club	Location	Distance
1.	Pearse Park - G.A.A. Grounds	Yardland	c.1km
2.	Arklow Town Football Club	Glenart Dr, Lamberton	c.1.32km
3.	Arklow Lawn Tennis Club	Coolgreaney Rd, Yardland	c.1.2km
4.	Leinster Taekwon-do Arklow	Ferrybank	c.1km
5.	Arklow Sailing Club	N Quay, Ferrybank	c.1.1km
6.	Arklow Golf Club	Abbeylands, Arklow	c.1.9km
7.	Arklow United Football Club	Emoclew Rd, Sheephouse,	c.1.9km
8.	Arklow Boxing Club	Emoclew Rd, Knockanrahan Upper	c.2km
9.	Arklow Rock Parnells GAA Club	Rocks Road, Emoclew Rd	c.2km
10.	Cobra Gymnastics Club	Dock Rd, Tinahask Lower	c.1.6km
Gym & Fitness Facilities			
No. on Map	Gym/Fitness Facility	Location	Distance
11.	Time Out Fitness	3 Inver Square, Templeraíne	c.0.3km
12.	The Bay Health & Leisure Club	Ferrybank, Arklow	c.0.8km
13.	Coral Leisure Arklow	Seaview Ave, Ferrybank	c.0.9km
14.	Sprint Spinning Studio Arklow	Ferrybank, Arklow	c.1km
15.	Arnkell Jiu Jitsu Academy	Y14 V348, 37 Lower Tinahask	c.1.3km
16.	Indoor Bootcamp	St Michael's Terrace, Tinahask Lower	c.1.5km
17.	Red Door Fitness / Gym in Arklow	2 Tinahask Lower	c.1.5km
18.	Box Fit Arklow	Knockanrahan Lower	c.1.8km
19.	Laura's Health & Dance Fitness	1C Wexford Rd, Arklow,	c.1.1km
20.	Pure Fitness Arklow	Croghan Industrial Estate	c.2km
21.	Marshland Sports Centre	Marsh, Arklow	c.0.1km

Table 16 Sports Clubs, Gym/Fitness Facilities within 2km of the Subject Site

The Marshland Sports Centre is located within a 1 minute walk from the site, while Time Out Fitness is located within a 5 minute walk of the site. Both The Bay Health & Leisure Club and Coral Leisure Arklow are a c.15 minute walk from site.

Given Arklow's coastal location there are various recreational and tourist facilities associated with the area including Glenart Wood, Riverwalk Trail, Arklow Crock Cliff Walk, and Arklow Rock Walking Trail. It is also noted that Arklow Gymnastics Club Emoclew Rd, Knockanrahan Upper, is located just outside the buffer zone, c.2.3km from site.

The below table identifies a range of natural scenic areas available to the future population of the subject site and surrounding hinterlands. These scenic areas include beaches and wooded / hiking areas and open spaces throughout the built environment and are considered a significant asset to Arklow.



Figure 16: Playgrounds, Gardens, Parks, Beaches, Woodland and Hiking Areas within 2km of the Subject Site

Playgrounds/Gardens/Parks			
No. on Map	Playground/Garden	Location	Distance
1.	Bloom Garden	Seaview Ave	c. 0.9km
2.	Riverwalk Garden	Yardland	c.0.9km
3.	Dispensary Garden	Tiknock	c.0.5km
4.	Arklow Dog Park	Seaview Ave	c.1.6km
5.	Abbey Rose Garden	Old Abbey Park	c.0.9km
6.	Xeriscape Garden	Ferrybank	c. 0.9km
7.	Kynoch Park	Seaview Ave	c. 1 km
8.	St. Marys Park	Main St	c. 0.6km
9.	Peter's Place Playground	Knockanrahan Lower	c.1.4km
10.	Skate Park	Seaview	c.1.1km
11.	Arklow Children's Playground	Seaview	c.0.9km
12.	Meadowvale residents Playground	Knockanrahan Upper	c. 2.6km
Beach/Coast			
No. on Map	Beach /Coast	Location	Distance
13.	Arklow North Beach	Ferrybank	c.1km
14.	Arklow South Beach	Ferrybank	c.1.9km
15.	Tinahask Lower Beach	Tinahask Lower	c. 2.1km
Hiking/Woodland			

No. on Map	Hiking/Woodland	Location	Distance
16.	Riverwalk Trail	Avoca River	c.0.9km
17.	Glenart Wood	Lamberton	c.1.7km
18.	Arklow Rock Walking Trail	Rock Big	c.3.3km

Table 17: List of Playgrounds, Gardens, Parks, Beaches and Hiking Areas within 2km of the Subject Site

Retail

The subject site is easily accessible to a wide range of retail and entertainment services in Arklow and the surrounding area.

Bridgewater Shopping Centre caters for international, regional and local retailers. The centre hosts retailers such as Dunnes Sores, Starbucks, Superdrug, TK Maxx, Jack & Jones, Costa, River Island, Easons, New Look, Intersport Elvery's, DV8 and many more. Every Thursday the shopping centre hosts the 'Arklow Farmers Market' which allows the centre to support local producers, traders and small businesses. On occasion the shopping centre entertains the community with special events such as 'Family Fun Day' and 'Arklow Makers Craft Fair' for examples of events taking place in October 2023.

It is also noted the high vacancy rate of retail premises along the Main Street, with many units available for rent. The proposed development would provide additional population to the area which in turn would enable a more viable market to enable these vacant units to re-open.

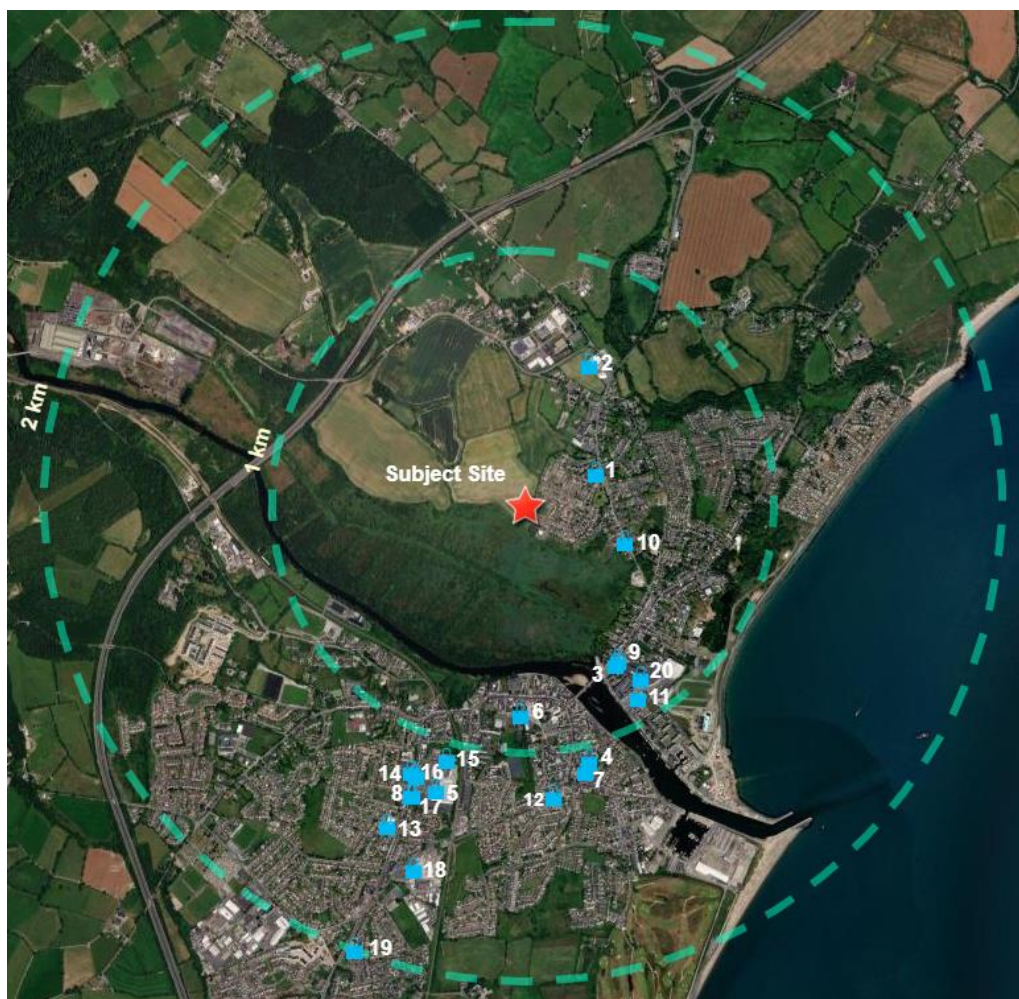


Figure 17: Retail/Shopping Centres and Convenience Stores within 2km of the Subject Site

Convenience Stores			
No. on Map	Convenience Stores	Location	Distance
1.	Gala	Dublin Rd	c. 400m
2.	Homesavers	Dublin Rd	c. 670m
3.	Dunnes Stores	N Quay	c. 890m
4.	Burkes Spar	Lower Main St	c. 1.2km
5.	Tesco Extra	Wexford Rd	c. 1.3km
6.	M&C Grocery Shop	Castle Park	c. 915m
7.	Myles Doyle & Sons	Lower Main St	c. 1.2km
8.	Orlik Aga Polish Shop - Polski Sklep	Bentley Court	c. 1.4km
9.	Copelands Centra Arklow	Ferrybank	c. 800m
10.	Circle K Safeway	Dublin Rd	c. 485m
11.	Aldi	N Quay, Ferrybank	c. 980m
12.	The 7-Eleven	Abbey St	c. 1.3km
13.	Pettitt's Supervalu	Wexford Rd	c. 1.5km
14.	Lidl	Wexford Rd	c. 1.25km
15.	Certa	Wexford Rd	c. 1.15km
16.	Kavanagh	Wexford Rd	c. 1.25km
17.	Multibuy Superstore	Wexford Rd	c. 1.35km
18.	Mr. Price Arklow	Yellow Lane	c. 1.65km
19.	Applegreen Arklow	Wexford Rd	c. 2.05km
Retail/Shopping Centre			
No. on Map	Retail/Shopping Centre	Location	Distance
20.	Bridgewater Shopping Centre (includes cinemas and restaurants)	Rathdown Lower	c. 970m

Table 18: Retail/Shopping Centre and Convenience Store within 2km of the Subject Site

Emergency Services

Arklow Ambulance Station (National Ambulance Service) and Garda Station have a central location within Arklow Town. The ambulance station is c. 0.9km from the site and the Garda station c. 1.01km from the subject site. Arklow Fire Station is approximately 2.06km from the application site. The RNLI Lifeboat Station based at South Quay in Wicklow Town is c. 1.64km from the subject site.

Conclusion

The Social Infrastructure Audit has demonstrated that the subject site is located in close proximity to a range of facilities that will meet the needs of future residents of the proposed development. The proposed development will generate a demand on the existing services and facilities, such as open space and leisure, however, given the relatively small population increase, this demand can be accommodated in the range of services in the area. Furthermore, it will also help provide the population needed to keep these facilities going.

The site is also well located in relation to public open space with nearby natural amenities, and the wide range of clubs and amenities located in Arklow. It is also noted that the development will also contribute to Arklow Town Centre by providing a new public park including the Marshland Ecological Park as part of this development.

The proposed development is located within a short distance from a number of childcare facilities. It is noted the significant decline in the population of 0-4 year olds between the 2016 and 2022 census. Therefore, given the large number of creches in the area and the decline in population in this age category it is considered that surrounding area can appropriately cater for the childcare demand created by the proposed development.

The subject site is also well served by healthcare facilities within a short distance from the site. In addition, there are an extensive range of GP clinics and pharmacies located in the area which will serve the needs of future residents at the subject site.

With regards to retail and entertainment options, the Arklow area is well served. Local needs are addressed with a range of local convenience shops, Bridgewater Shopping Centre (which has a cinema and restaurants) and pharmacies located within 1km of the site. There are also many vacant units within the town centre which could reopen in the right climate. The additional uplift in population will support the economic viability of Arklow town centre and the surrounding neighbourhood area within 2km of the site and could enable the re-opening of many of the vacant units along the Main Street.