



Arklow Local Area Plan Submission - Report

Who are you:	Agent
Name:	Knockinver Ltd
Email Address:	[REDACTED]
Reference:	ARKLAP-095329
Submission Made	April 2, 2024 10:16 AM

Topic

Compact Growth - Housing – Population Growth

Submission

See attached submission.

Topic

Regeneration of Communities & Places - Healthy Placemaking - Urban Design - Opportunity Sites in Arklow

Submission

See attached submission.

File

2165-ALPS - Pre-Draft LAP Submission .pdf, 0.14MB

20 Fitzwilliam Place t: + 353 1 6762594
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: www.mdb.ie

Our Ref: 2165 Arklow and Environs LAP Submission

Arklow and Environs LAP,
Administrative Officer,
Planning Department,
Wicklow County Council,
County Buildings,
Station Road,
Wicklow Town,
A67 FW96.

2nd April 2024

Re: Submission to the pre-draft Arklow and Environs Local Area Plan in relation to lands at the Alps Site, Arklow, Co. Wicklow.

Dear Sir/ Madam,

On behalf of our client, Knockinver Limited, we, MacCabe Durney Barnes, wish to make a submission to the Arklow and Environs Local Area Plan Pre-Draft Public Consultation. This submission has regard to the key topics set out on the online consultation portal for the pre-draft stage.

The lands subject of this submission are referred to as "Alps Site" fronting Upper Main Street and extending towards the River Avoca riverwalk. The subject lands relate to an overall landholding of c. 2.70 ha in Knockinver Ltd's ownership. It should also be acknowledged by the Planning Authority that since the preparation of the previous LAP, part of the site has been permanently acquired (c. 700 sqm) by Uisce Eireann to enable the development of the Arklow wastewater treatment plant, which impacts the design parameters and quantum of development feasible on the site.

Knockinver Ltd. is a company local to Arklow that is focussed on creating a viable mixed-use development in this central but challenging site within the town which will transform this abandoned and vandalised area into a new high quality focal point within the town. Our client is committed to delivering a comprehensive and cohesive development on the lands, and in this regard, a mixed-use application has been submitted under PA. Reg. Ref. 24/84, which broadly aligns with the design principles stipulated under the since lapsed Arklow and Environs LAP 2018-2024.

This submission makes several key recommendations, with a view to contributing positively to the preparation of the draft LAP document which will provide for the sustainable development of the town centre area. In summary, our submission will respond to the of Housing, Population and Compact Growth and Regeneration of Communities & Places, Healthy Placemaking, Urban Design, Opportunities Sites.

Recommendations – Housing, Population and Compact Growth

Zoning

Retention of Town Centre zoning on the lands to provide for a mix of uses capable of accommodating retail, commercial, residential, tourism, community and cultural development.

The Wicklow County Council Development Plan notes under principle 2: Delivery of Population and Housing Targets:

“Town centre regeneration / infill / brownfield developments normally located within the existing built up part of the settlement, generally on lands zoned ‘town centre’, ‘village centre’, ‘primary area’, ‘existing residential’ and other similarly zoned, already developed lands will be prioritised and promoted in the first instance for new housing development.”

In line with the Development Plan, the Alps Site is ideally located within the existing built envelope of Arklow and has previously been zoned as Town Centre under the 2018 LAP to be prioritised in the first instance for new housing development. We request that a high level of residential development be permissible on the site owing to the high vacancy and dereliction in Arklow town centre, the delivery of a high level of residential development on this site will enable compact growth and the delivery of the 15-minute city concept.

Density

Arklow is a Level 3 Self-Sustaining Growth Town within the Core Region. With a population of 13,399, it falls within the definition of a “Large Town” in the Compact Growth Guidelines 2024, where a net density range of 40dph-100dph shall apply. That density range should be applied to these Town Centre zoned lands, allowing for flexibility and be informed by their context.

Any density or housing target calculated for the Alps site should accurately reflect the constraints on the site, which include, but are not limited to, the steeply sloping nature of the site with 20m level differences, the site boundary at the river walk is elevated c. 7.5m, a steep ravine runs across the site, it’s within a zone of archaeological importance, an elevated sewer pipe runs parallel to the river along the northern side of the site, a railway line is located along the western side of the site, 2 no. protected structures on the site, the Anglo-Norman Ormonde Castle (WI040-029002) is adjacent to the site and part of the site is under permanent CPO by Uisce Eireann.

The figure of 160 units listed under Table 3.1 of the 2018-2024 LAP is unachievable in the context of the site constraints while also seeking to deliver a mix of uses on the site along with high-quality public open space. It is respectfully requested that the housing and density target for the Alps site is calculated with the above constraints in mind.

Recommendations - Regeneration of Communities & Places, Healthy Placemaking, Urban Design, Opportunities Sites

This submission requests that the Alps site retains its status of a Town Centre Opportunity site. Any proposed urban design parameters must have due regard to the constraints of the site as noted above. The site must be viewed and designed three dimensionally in order to ensure a deliverable framework for the site is prepared.

The Alps site is set back and largely elevated above the river walkway by a sloping planted bank and the site is not level with the river walkway, the permanent CPO of lands by Uisce Eireann and the Uisce Eireann pipe along the northern boundary of the site also limit the possibility of development opportunities on this part of the site and of creating additional connections towards the river.

With the site constraints in mind, we propose the following design parameters for the site:

- To provide for a mix of uses on the site with a high level of residential development to enable compact growth and the delivery of the 15-minute city concept.
- To provide for high-quality architectural, landscaped, streetscape and high -quality public realm environment that links with to the public real works along Upper Main Street.
- An appropriate net density will be required across the site that responds to the existing site levels, site constraints and is appropriate to its immediate built and natural context.
- To refurbish and render the former Ormonde Cinema (RPS. A39) along Upper Main Street viable for modern use.
- To provide a mix of active ground floor uses along Upper Main Street.
- To realign the New Coomie lane pedestrian route traversing site and to achieve the best possible linkages between Vale Road, Upper Main Street and the River Avoca riverwalk while having regard to the topography.
- To enhance the views across the site towards the Avoca River and to provide views of the castle.
- To facilitate the development of high-quality public open space at the site.

Our client, Knockinver Ltd, welcomes the preparation of the new Arklow and Environs Local Area which provides an opportunity to ensure that much needed housing, commercial and community development can be delivered on their lands, for the benefit of Arklow town centre. We respectfully request that the recommendations set out within this submission are considered when preparing the draft Arklow and Environs Local Area Plan.

Yours sincerely,

MacCabe Durney Barnes

MACCABE DURNEY BARNES