

	Arklow LPF Variation No.5
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Who are you:	Private Individual
Name:	Paul Maher, Michele Maher (nee Duggan), Paula Tom and Andrew Maher
Reference:	ARKLPF-175149
Submission Made	October 28, 2025 7:41 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
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART B Settlement Specific Objectives.

- B.9 Zoning & Land Use

Maps:

- Land Use Map
- Flood Risk Maps

Appendices:

- Strategic Flood Risk Assessment

Maps:

I was only alerted last week to a change of zoning on my land. Please find an outline of the issues regarding my property/site located at Briggs Lane Arklow and the new Local Area Plan 2028:

1. I restored and developed the building on Briggs Lane now occupied by Rehab in 1999.
2. There was a planning application on the site by me in early 2000;
3. The only basis of refusal at the time was the buildings were the aesthetics of the apartment building and density; In the year 2001 Mr. Martin Hamm Consulting Engineer met Council Engineer Tom Moynihan and any issues regarding drainage of the site were discussed and resolved to both sides satisfaction.
4. Since then a culvert from the land into the marsh was blocked on the Circle K side of the road which resulted in water being held on the land. Recently, when works began on the marsh entrance this culvert was cleared and all the water from my land was released into the marsh. This culvert had been in place for decades and its recent unblocking now has resulted in the land drying out. I understand that the flood assessments undertaken would not have known this issue but now, considering this re-opening of the culvert, I will be asking for the zoning of my land to remain residential;
5. The planning, flood risk consultants, PH McCarthy Consulting Engineers, whose company was employed by the council at the time to prepare a flood study report visited the site with my father (Christy Maher, now deceased) and stated that from an engineering / flood risk viewpoint he had no issue with the site; I would reiterate that in 2001 Mr. Martin Hamm Consulting Engineer met Council Engineer Tom Moynihan and any issues regarding drainage of the site were discussed and resolved to both sides satisfaction.
6. I am of the opinion that the blocking of the culvert may also have been a contributing factor in water remaining on the Dublin Roadway.
7. My three children have grown up in Arklow and are involved in the

community. This is the 3rd generation of our family to live in Arklow. They have expressed an interest in remaining in Arklow and building their homes on my site.;

8. With the development of the flood defence plans along with the new Water Treatment plant this site is now a prime residential site within a 5 minute walking time of the town centre and is within walking distance to local schools and churches.

Map



Site Description:

The entrance to Rehab building is one entrance to the site. Rehab have a licence agreement two car parking spaces outside the building.

The blocked culvert was located at the new entrance to marsh works, which up to recently were in private ownership.

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

