

MINUTES OF ORDINARY MEETING (HYBRID) OF WICKLOW COUNTY COUNCIL HELD ON MONDAY 6TH JULY 2026, COMMENCING 2.00 PM IN THE COUNCIL CHAMBER AND VIA MICROSOFT TEAMS
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PRESENT:

COUNCILLORS C. WINSTANLEY CATHAOIRLEACH, D, ALVEY, M. BARRY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, E. DOYLE, M. DUDDY, G. DUNNE, L. FENELON GASKIN, O. FINN, P. FITZGERALD, T. FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, M. MURPHY, I. NEARY, G. O'NEILL, W. O'TOOLE, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES, J. WARD AND N. WHELAN (31)

APOLOGIES

CLLR P. O'BRIEN (1)

IN ATTENDANCE:

**MS. E. O'GORMAN, CHIEF EXECUTIVE
MS. J. CARROLL, DIRECTOR OF SERVICES
MS. H. DENNEHY, DIRECTOR OF SERVICES
MS. L. EARLS, DIRECTOR OF SERVICES
MR. B. GLEESON, DIRECTOR OF SERVICES
MR. J. LANE, DIRECTOR OF SERVICES
MS. S. MCCULLOUGH, T/DIRECTOR OF SERVICES
MR. M. NICHOLSON, DIRECTOR OF SERVICES
MS. H. PURCELL, SENIOR EXECUTIVE OFFICER/MEETINGS ADMINISTRATOR
MS. S. WALSH, SENIOR PLANNER
MS. B. HARVEY, SENIOR EXECUTIVE PLANNER
MR. S. BOLGER, IS TECHNICAL SUPPORT OFFICER
MS. T. BYRNE, ASSISTANT STAFF OFFICER**

At the commencement of the meeting a roll call was taken. The Meetings Administrator advised all present they are bound by the Code of Conduct for Councillors and Employees. Also, of meetings etiquette for online meetings and that the press and some members of the public were also present.

Votes of Sympathy

Elected Members passed a vote of sympathy to the families of the late Mr, Derrick O'Sullivan, Ms. Caoimhe Keenan, Fr. Eamonn Clarke, Mr. Myles Clarke, Mr. Sean Byrne, Mr. Brendan Kennedy, Mr. David Howard and Ms. Margaret McCormack. A minute's silence was observed for the deceased.

The Elected Members extended their congratulations to the following:

- Rathnew AFC who won the Wicklow Cup Final beating St. Anthony's from Kilcoole.
- Bray Wanderers on winning the Leinster Senior Cup.

Request for Suspension of Standing Orders: - The Meetings Administrator advised that two requests for suspension of standing orders had been submitted in advance of the meeting. In accordance with the protocol adopted the requests were read to the meeting as proposed and seconded: -

Suspension No. 1

Cllr. S. Stokes, seconded by Cllr. M. Murphy and supported by Cllr. J. Mulhall requested a suspension of standing orders to discuss the following motion:

'That Wicklow County Council call on the Minister for Finance to exempt the carers allowance payments from income tax and also to abolish the means test for carers allowance payments'.

Suspension No. 2

Cllr. M. Barry, seconded by Cllr. C. Winstanley requested a suspension of standing orders to discuss the following motion:

'I move to suspend standing orders to discuss the loss of the Family Resource Centre's space in Charlesland due to 55% rent increase, and to call on the Executive to report on supports for the FRC and on the management of the Charlesland Community Room'.

It was proposed by Cllr. S. Stokes, seconded by Cllr. O. Finn and agreed by all to have a discussion on both topics at 4.30 p.m.

ITEM NO. 1

To confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 8th June 2026.

It was proposed by Cllr. J. Snell, seconded by Cllr. S. Langrell and agreed by all to confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 8th June 2026.

ITEM NO. 2

To confirm and sign minutes of annual meeting of Wicklow County Council held on Monday 15th June 2026.

It was proposed by Cllr. J. Mulhall, seconded by Cllr. D. Alvey and agreed by all to confirm and sign minutes of annual meeting of Wicklow County Council held on Monday 15th June 2026.

ITEM NO. 3

To consider the disposal of 0.2330 Ha or thereabouts in the townland of Clough, Baltinglass being the property known as Clough, Baltinglass to John Kenny.

It was proposed by Cllr. P. Glennon, seconded by Cllr. A. Cronin and agreed by all to consider the disposal of 0.2330 Ha or thereabouts in the townland of Clough, Baltinglass being the property known as Clough, Baltinglass to John Kenny, as set out in statutory notice previously circulated.

ITEM NO. 4

To consider the disposal of 0.0287Ha or thereabouts in the townland of Corporation Lands Td. Being the property known as 5 Ard Na Greinne Terrace, Summerhill, Wicklow Town to Marie McCann and Brendan Joseph McCabe.

It was proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. M. Corrigan and agreed by all to consider the disposal of 0.0287Ha or thereabouts in the townland of Corporation Lands Td. Being the property known as 5 Ard Na Greinne Terrace, Summerhill, Wicklow Town to Marie McCann and Brendan Joseph McCabe, as set out in statutory notice previously circulated.

ITEM NO. 5

To consider the disposal of 0.0171Ha or thereabouts in the townland of Oldcourt Td. Being the property known as 59 Wolfe Tone Square West, Bray to Thomas and Elizabeth Kane.

It was proposed by Cllr. N. Whelan, seconded by Cllr. I. Neary and agreed by all to consider the disposal of 0.0171Ha or thereabouts in the townland of Oldcourt Td. Being the property known as 59 Wolfe Tone Square West, Bray to Thomas and Elizabeth Kane, as set out in statutory notice previously circulated.

ITEM NO. 6

To consider the disposal of 0.0451 hectares (451 sq. metres) or thereabouts in the townland of Ballywaltrin being the property known as 47 Giltspur Heights, Bray, Co. Wicklow, A98 R244 to Health Service Executive.

It was proposed by Cllr. J. Behan, seconded by Cllr. M. Corrigan and agreed by all to consider the disposal of 0.0451 hectares (451 sq. metres) or thereabouts in the townland of Ballywaltrin being the property known as 47 Giltspur Heights, Bray, Co. Wicklow, A98 R244 to Health Service Executive, as set out in statutory notice previously circulated.

ITEM NO. 7

To consider the disposal of 0.0183 hectares (183 sq. metres) or thereabouts in the townland of Kilbride being the property known as 1 Kilbride Court, Kilbride Lane, Bray, Co. Wicklow, A98 A2Y2 to Health Service Executive.

It was proposed by Cllr. J. Behan, seconded by Cllr. N. Whelan and agreed by all to consider the disposal of 0.0183 hectares (183 sq. metres) or thereabouts in the townland of Kilbride being the property known as 1 Kilbride Court, Kilbride Lane, Bray, Co. Wicklow, A98 A2Y2 to Health Service Executive, as set out in statutory notice previously circulated.

ITEM NO. 8

To consider the disposal of 0.54 acre or thereabouts in the townland of Corballis Upper, Rathdrum, Co. Wicklow being the property known as Site No. 20 in the Avondale Business Park, Corballis, Rathdrum, Co. Wicklow to Trinity Motor Group by way of a 999-year lease.

It was proposed by Cllr. P. Kennedy, seconded by Cllr. P. Glennon and agreed by all to consider the disposal of 0.54 acre or thereabouts in the townland of Corballis Upper, Rathdrum, Co. Wicklow being the property known as Site No. 20 in the Avondale Business Park, Corballis, Rathdrum, Co. Wicklow to Trinity Motor Group by way of a 999-year lease, as set out in statutory notice previously circulated.

ITEM NO. 9

To consider the disposal of lands in the townland of Kilmantin Hill. Wicklow Town, Co. Wicklow being the property known as Wicklow Historic Gaol (the 'Gaol') to Coredale Limited t/a ELH Wicklow Gaol by way of a 2-year lease.

It was proposed by Cllr. G. Richmond, seconded by Cllr. S. Langrell and agreed by all to consider the disposal of lands in the townland of Kilmantin Hill. Wicklow Town, Co. Wicklow being the property known as Wicklow Historic Gaol (the 'Gaol') to Coredale Limited t/a ELH Wicklow Gaol by way of a 2-year lease, as set out in statutory notice previously circulated.

ITEM NO. 10

To consider the disposal of 3.684 hectares (9.1034 acres) or thereabouts in the townland of Knocksink, Enniskerry, Co. Wicklow being the property known Bog Meadow, Knocksink, Enniskerry, Co. Wicklow to Bog Meadow Management Company.

It was proposed by Cllr. M. Corrigan, seconded by Cllr. I. Neary and agreed by all to consider the disposal of 3.684 hectares (9.1034 acres) or thereabouts in the townland of Knocksink, Enniskerry, Co. Wicklow being the property known Bog Meadow, Knocksink, Enniskerry, Co. Wicklow to Bog Meadow Management Company, as set out in statutory notice previously circulated.

ITEM NO.11

To consider the vacancy on the Housing Strategic Policy Committee arising from the resignation of Cllr. P. Stapleton.

It was agreed by all to defer this item to meeting in September.

ITEM NO. 12

To consider the vacancy on the County Wicklow Partnership arising from the resignation of Cllr. P. Stapleton.

It was agreed by all to defer this item to meeting in September.

ITEM NO. 13

To consider the Chief Executive's Report on submissions made to the Proposed Material Alterations to the Proposed Variation to the Wicklow County Development Plan 2022-2028, relating to the Arklow Local Planning Framework (previously circulated) and to consider making, not making or modifying Variation Number 6 to the Wicklow County Development Plan 2022-2028 / Arklow Local Planning Framework.

The Meetings Administrator reminded the Elected Members of their requirements under the Ethics Legislation as follows:

- When a matter comes before the meeting for consideration if they or a connected person has a beneficial interest they must disclose to the meeting the nature of the beneficial interest before discussion or consideration of the matter commences; they must fully withdraw from the meeting until the matter is concluded; they must also inform the Council's Ethics Registrar in writing. The disclosure and absence of the meeting will be recorded in the minutes and when the item is completed the member will be advised by phone and can rejoin the meeting.

Section B.1 TOWN CENTRE REGENERATION

Section B.1.3 ARKLOW TOWN CENTRE OBJECTIVES

Proposed Material Alteration No. 1

Add new objective to **ARKLOW TOWN CENTRE OBJECTIVES**, as follows:

ARK2(B)

To support and promote the improvement of the key central area of Arklow town centre from the Parade Grounds to St. Mary's Park, including (but not limited to) the following improvements:

- *The extension of the existing public realm improvements along the Main Street from the Parade Grounds as far as River Lane; this shall entail a high-quality urban realm design with particular reference to enhanced pedestrian connectivity and accessibility, and improved linkages to the river corridor.*
- *The improvement of St. Mary's park and car park, including the access and egress roads. Any redevelopment / enhancement proposals for these areas shall be so designed to integrate the riverwalk, car park and park as a unified space which supports multi-functional uses including community, cultural and outdoor performance / market uses, while protecting the character and heritage (particularly archaeology) of the area;*
- *To facilitate the enhancement of the landscaped linear open space park along the riverbank linking Coomie Lane to St. Mary's Park.*

Opinion of the Chief Executive

Any issues raised by MARA with respect to new infrastructure or other developments at the project consent / permission stage, in the maritime area, will be appropriately taken into account through the development management process. The MUL and MAC requirements for projects / activities in the maritime area are noted.

Any issues raised by Uisce Éireann with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE has no objection to the proposed alteration.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 1 was proposed by Cllr. P. Leonard, seconded by Cllr. P. Fitzgerald and agreed by all present.

Section B.1.4 OPPORTUNITY SITE 1 – THE ALPS

Proposed Material Alteration No. 2

Alter the text of OPPORTUNITY SITE 1 as follows:

Objectives OP1

- The topographical challenges of this site are recognised. Proposals shall carefully balance the challenges of this site with its highly accessible town centre location whilst been sensitive to its immediate built and natural context, *including Protected Structure (A39 – Former Ormonde Cinema) and the Ormonde Castle National Monument (WI040-029002-Castle - Anglo-Norman masonry castle), and its location within an area of Archaeological Significance or Potential (Arklow Town).* Proposals shall demonstrate how they accord with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 2 was proposed by Cllr. P. Leonard seconded by Cllr. M. Murphy and agreed by all present.

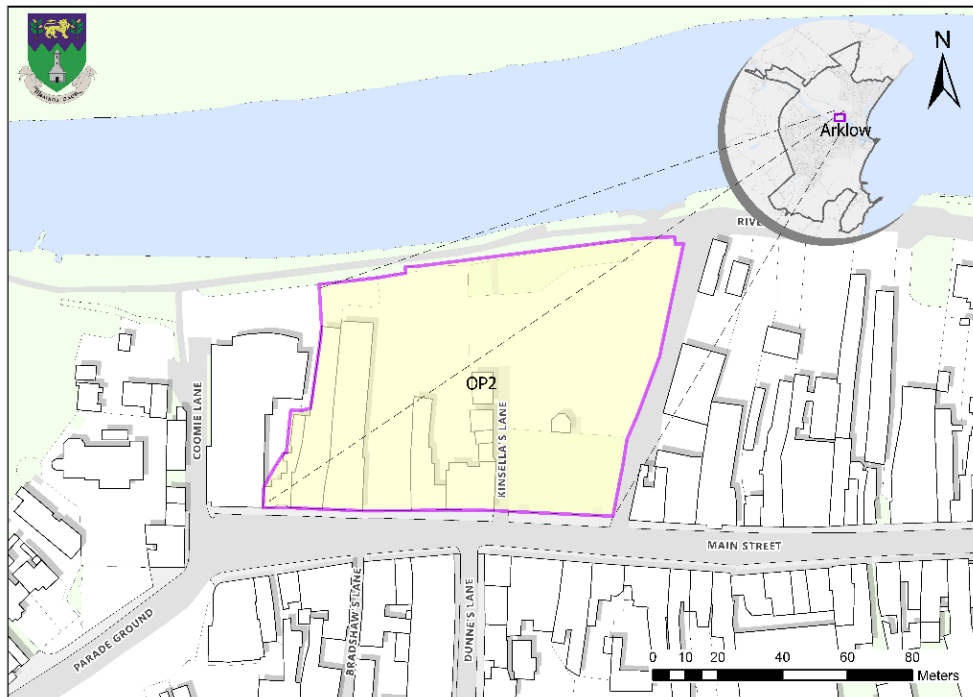
Section B.1.4 OPPORTUNITY SITE 2 – MAIN STREET

Proposed Material Alteration No. 3(a)

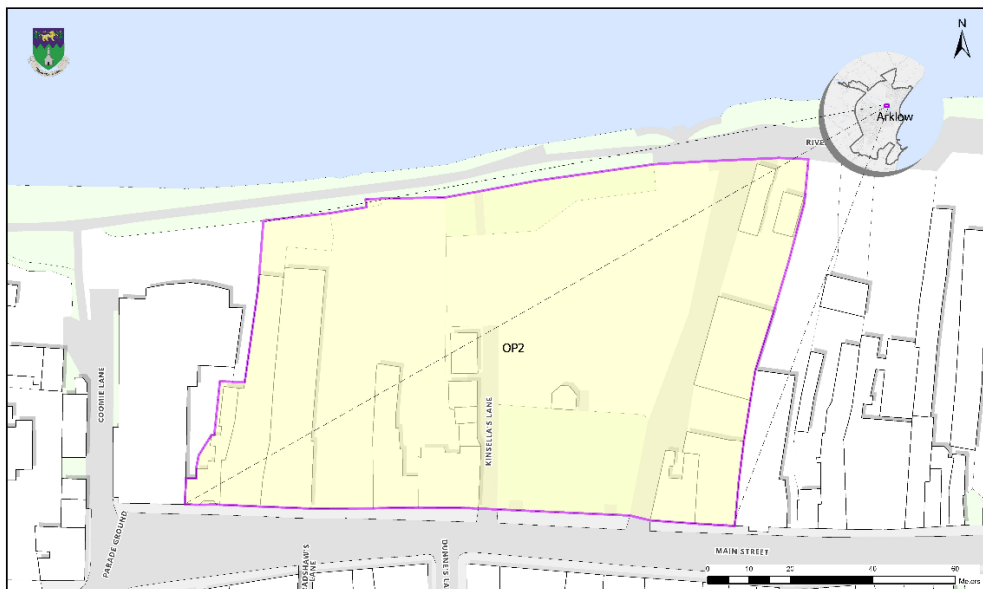
Amend the **boundary** of 'OPPORTUNITY SITE 2 – MAIN STREET'

Alter 'OP2' **boundary** as follows:

Change from



Change to:



Material Alteration No. 3(a) was proposed by Cllr. P. Leonard, seconded by Cllr. S. Bourke and agreed by all present.

Proposed Material Alteration No. 3(b)

Amend the **Concept Plan** of 'OPPORTUNITY SITE 2 – MAIN STREET'

Alter 'OP2 Concept Plan' as follows:

Change from:



Site Plan

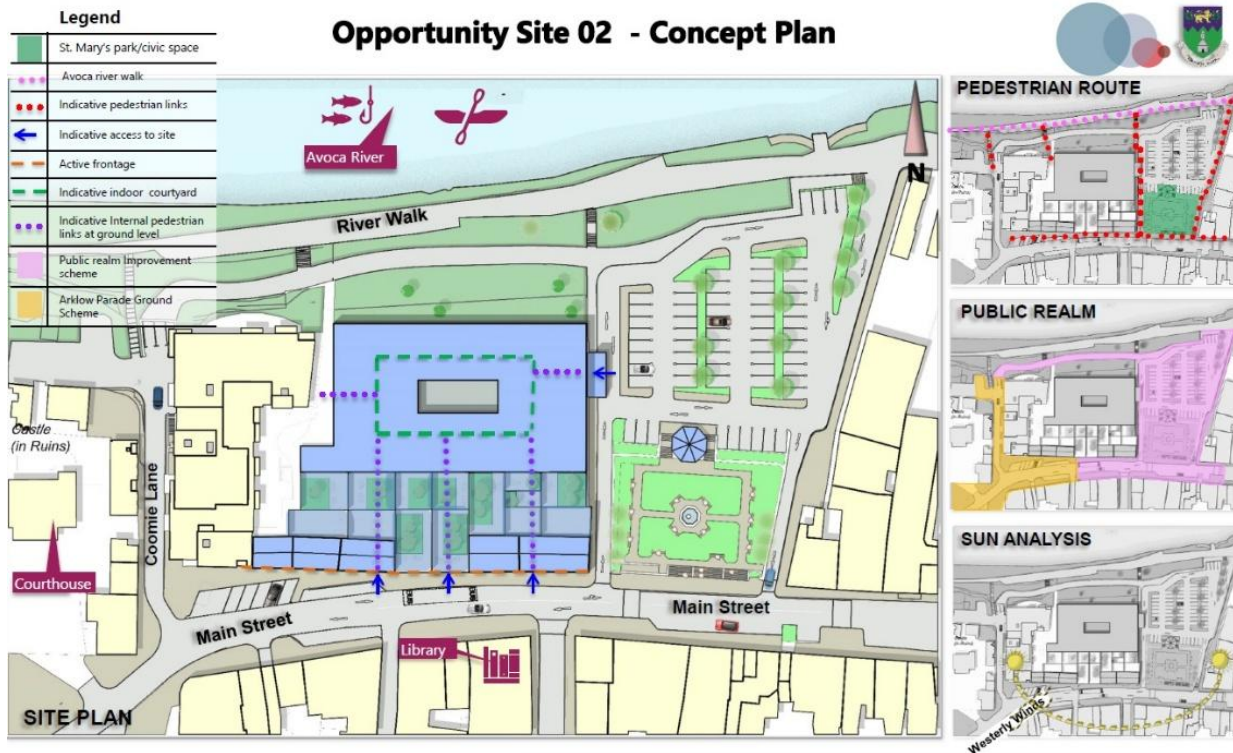


East Elevation



Main Street Elevation

Change to:

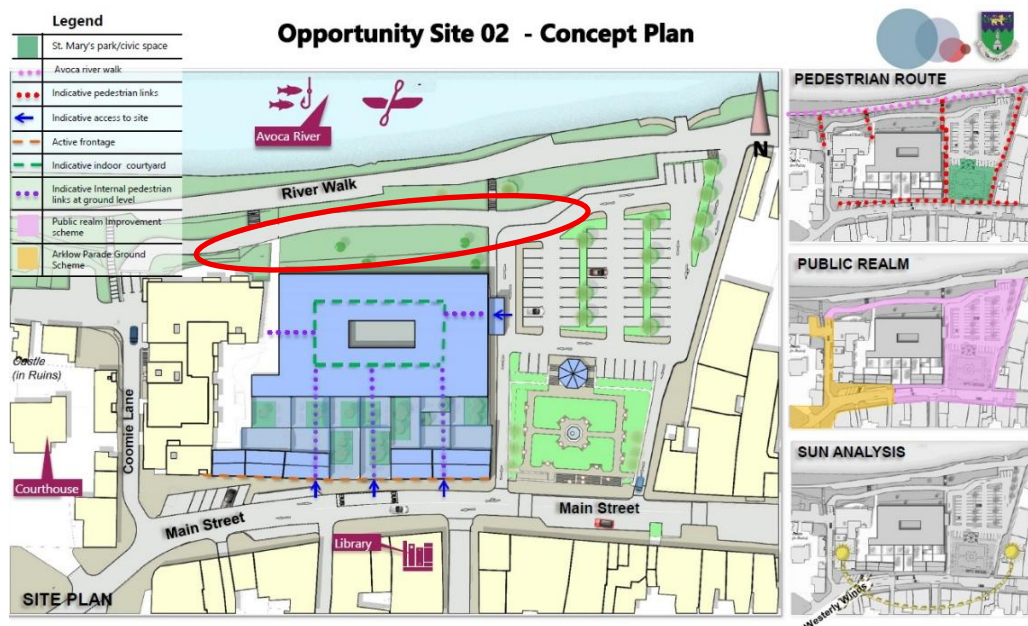


Recommendation of the Chief Executive

To proceed to make Proposed Material Alteration 3 (a), 3 (b) and 3 (c) with the following further modification to 3 (b):

Proposed Material Alteration No. 3(b)

Amend the concept sketch to remove the marked second route / roadway / pathway:



Material Alteration No. 3(b) was proposed, as modified, by Cllr. P. Leonard, seconded by Cllr. S. Bourke and agreed by all present.

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.

Opinion of the Chief Executive

Any issues raised by **MARA** with respect to new infrastructure or other developments at the project consent / permission stage in the maritime area will be appropriately taken into account through the development management process. The MUL and MAC requirements for projects / activities in the maritime area are noted.

An Post – Any redevelopment proposals will come forward for consent will as a matter of course be subject to public consultation, and An Post could engage with this process should any concerns arise as to how any proposals might impact on their site / operations.

The inclusion of lands within an Opportunity Site does not imply a requirement for redevelopment and does not prejudice the continuation of existing permitted uses. As set out in the County Development Plan (CDP), the CDP/Framework *"sets a framework within which developments could be undertaken, in the event that the public or private sectors have the finance to develop."* The plan sets out the policies and objectives to guide the future development of the County".

It is noted that the vision for the Opportunity Site is acknowledged and supported by **Titan Vision**. The submission has concerns over the concept sketch. With regard to concept sketches, the LPF clearly states *"For a number of the OPs concept sketches are shown in this LPF. These are conceptual only, did not include complete site surveys/analysis, and should not be taken as a definitive guide as to the acceptability or otherwise of any access points, road layouts or building positions/designs. Any application for permission on said lands must conform to all standards and requirements of the Planning Authority, as set out in this LPF and the Wicklow County Development Plan."*

It is noted that the opportunity site has a number of landowners. Any planning application that comes in on all/ part of these lands will be assessed on their own merits, in line with the requirements of OP2 and the general objectives of the LPF and CDP.

Community Space requirement

The PMA proposes the addition of the following objective: *'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.'*

This element of the PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026. The CE is not opposed to this element of the proposed alteration, but is recommending a non-material modification to same having regard to submission received (see below).

Titan Vision seeks the removal of this requirement for this community space having regard to concern raised regarding the fragmented pattern of the lands, and the ability of individual proposals to deliver regeneration of the lands and the stated objectives. In light of this valid concern, the CE is recommending the modifications detailed below as it is important that all objectives are capable of being implemented, as set out in the Development Plan Guidelines for Planning Authorities (June 2022).

It is noted that **Cllr O'Toole** welcomes the requirement for the 600sqm indoor community space. While his request is for a larger space to be provided, any change in this objective to expand this floor area would not be a minor modification and cannot be made at this stage of plan making.

It is understood that it was not the intent of the elected members in proposing this alteration that this space would comprise a stand-alone large sports and community centre, but rather would comprise spaces dedicated to community and cultural uses such as space for the arts, for meetings etc that would

be integrated into the design of any overall larger mixed use development. The CE is supportive of a such a space being located within an overall larger mixed use development and recommends that this be clarified by way of a slight wording change (detailed below).

The development of a larger scale, mixed sports and community centre, would require a much larger footprint and site for both a building and associated car parking, and this would more optimally be provided as a stand-alone development rather than as part of a constrained mixed use town centre site. As detailed in the Social Infrastructure Audit that is appended to the draft LPF, there is more than adequate land zoned to accommodate such a stand-alone town sports / community centre, on a greenfield type site particular in the SLO areas. It is important to note that it is not within the remit of the LPF to deliver these facilities.

Overall Proposed Material Alteration 3 (a), 3 (b) and 3 (c)

The proposed alteration to (3 (a)) the Opportunity Site boundary, (3 (b)) alteration to the concept sketch and (3 (c)) the proposed written text alterations, seeking indoor multi-functional community space, public amenity civic open space area, links to Coomie Lane, façade orientation and the new green space and amphitheatre were proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE is generally not opposed to increasing the open space along the river and some of the additional public realm and design objectives, however the following aspects of the revised proposals are **not** supported:

- The addition of a second route / roadway / pathway between the development site and the existing riverside walkway. This is considered unnecessary duplication, but there are also concerns regarding the developability of such a routeway given the topography of the lands (steep bank). The members are reminded that as set out in the Development Plan Guidelines for Planning Authorities (June 2022), it is important that all objectives are capable of being implemented.
- The inclusion of an objective for a '*public amphitheatre/stepped seating/viewing area*'. Given the constraints of the site, including its topography, seeking for a "*public amphitheatre/stepped seating/viewing area*" to be delivered may not be achievable and would potentially require removal of existing much needed public parking at St. Mary's car park. It is also important to note that on an amphitheatre has recently been granted planning permission on the nearby 'Alps' site under PRR 25/60756. See site layout image below. Having two amphitheatres so close is not considered necessary.



Should the proposed alteration be approved, it is recommended that the following wording be omitted and the concept sketch is modified to omit the second route / roadway / pathway.

- 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.

Recommendation of the Chief Executive

To proceed to make Proposed Material Alteration 3 (a), 3 (b) and 3 (c) with the following further modification to 3 (c):

Proposed Material Alteration No. 3(c)

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, integrated as internal floor space as part of an overall mixed use development, which shall be devoted to the use of the public ¹.***
- *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.~~*

¹ ***In the event that the re-development of this OP does not come forward as a single project, any individual application shall provide such internal community floor space on a pro rata basis having regard to their share of the overall development lands in this OP.***

- *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.*

Material Alteration No. 3(c) was proposed, as modified, by Cllr. P. Leonard, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 4

Add new objective to **EMPLOYMENT OBJECTIVES** as follows:

ARK X 1 *To continue to facilitate the development of large-scale employment development (including ICT development and associated energy infrastructure) on E zoned lands at Avoca River Park and Bogland / Money Big.*

Opinion of the Chief Executive

It is noted that ESB acknowledge this objective. Any issues raised by the ESB with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 4 was proposed by Cllr. S. Bourke, seconded by Cllr. P. Leonard and agreed by all present.

Proposed Material Alteration No. 5

Note – this text PMA related to the map PMA No. 23

Add new objective to **EMPLOYMENT OBJECTIVES** as follows:

ARK X 2 *Any future development of 'Employment' (E1) lands at Ballynattin located to the West of the M11, shall be accompanied by the delivery of active travel connectivity (pedestrian and cycle infrastructure) to Knockmore / public transport services on the east side of the M11.*

Opinion of the Chief Executive

This PMA is linked with PMA No. 23. This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

In the first CE Report, the CE expressed concerns regarding the proposed zoning change at Ballynattin on the grounds that there was more than sufficient lands already zoned for employment use in south Arklow; that these lands were some distance from the town centre and from the majority of residential areas, and any development thereon would be very much therefore car dependent. In addition it was flagged that these lands were located on the west side of the N11, where services and infrastructure (such as wastewater collection network, footpaths / cycleways) were not preset or limited.

However having considered that the zoning of this land for a number of years for tourism purposes has not resulted in any tourism development progress, and given the additional active travel and public transport measures proposed in this objective, the CE was not opposed to the proposed alteration.

Given the strong opposition expressed by the TII and NTA, which suggest that active travel connections to these lands would not be possible, the CE no longer is able to support the Proposed Material Alteration as it would result in unacceptable and unsustainable travel patterns.

Recommendation of the Chief Executive

To **NOT** proceed to make the Proposed Material Alteration.

Material Alteration No. 5 proposed to proceed by Cllr. S. Bourke, seconded by Cllr. W. O'Toole and agreed by all present.

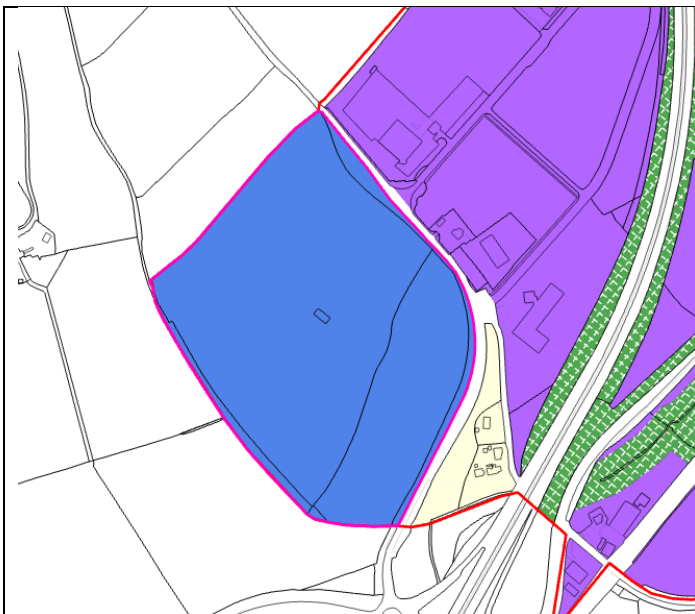
Proposed Material Alteration No. 23

Note – this map PMA related to the text PMA No. 5

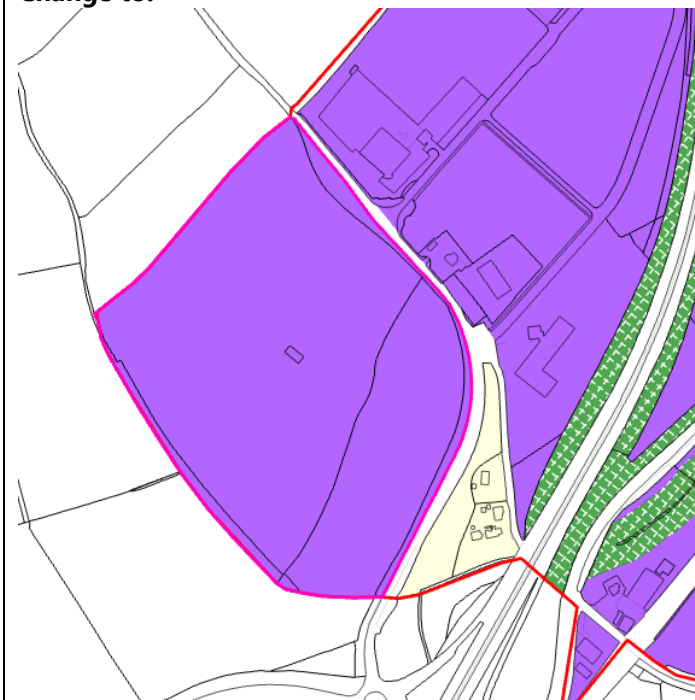
Amend **MAP NO.1 LAND USE ZONING** land at **Ballynattin** as follows:

Amend zoning of land at Ballynattin from Tourism 'T' (c. 17ha) to Employment 'E1' (c. 17ha).

Change from:



Change to:



Opinion of the Chief Executive

This PMA is linked with PMA No. 5. This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

In the first CE Report, the CE expressed concerns regarding the proposed zoning change on the grounds that there was more than sufficient lands already zoned for employment use in south Arklow; that these lands were some distance from the town centre and from the majority of residential areas, and any development thereon would be very much therefore car dependent. In addition it was flagged that these lands were located on the west side of the N11, where services and infrastructure (such as wastewater collection network, footpaths / cycleways) were not preset or limited.

However having considered that the zoning of this land for a number of years for tourism purposes has not resulted in any tourism development progress, and given the additional objective proposed with PMA No. 5 with regard to active travel measures serving the site, the CE was not opposed to the proposed alteration when it was proposed by the elected members.

Given the strong opposition expressed by the TII and NTA, which suggest that active travel connections to these lands would not be possible, the CE no longer is able to support the Proposed Material Amendments as it would result in unacceptable and unsustainable travel patterns.

Recommendation of the Chief Executive

To **NOT proceed** to make Proposed Material Alteration No. 23

Material Alteration No. 23 was proposed to proceed by Cllr. M. Murphy, seconded by Cllr. P. Leonard and agreed by all present.

Section B.5 TOURISM DEVELOPMENT

Proposed Material Alteration No. 6

Amend **TOURISM DEVELOPMENT OBJECTIVES** as follows:

ARK 35

To support and facilitate the improvement of existing and the development of additional recreational infrastructure at beaches, harbours and coastlines in the LPF area, including (but not limited to):

- *improvements to coastal access, including for those with disabilities, in particular Improvements to the visual and physical connectivity between the town centre and Arklow South Beach;*
- *improvement of existing or development of new toilets, changing facilities, waste disposal facilities etc;*
- *improvement of existing or development of new appropriately scaled and located car parking;*
- *infrastructure supporting swimming, sailing, marina/quayside berthing, rowing and other water sports, and shore fishing subject to ensuring no adverse environmental or visual impacts.*

Opinion of the Chief Executive

Any issues raised by MARA with respect to new infrastructure or other developments at the project consent / permission stage in the maritime area will be appropriately taken into account through the development management process. The MUL and MAC requirements for projects / activities in the maritime area are noted.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To **proceed to make** the Proposed Material Alteration.

Material Alteration No. 6 was proposed by Cllr. P. Kennedy, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 7

Amend **TOURISM DEVELOPMENT OBJECTIVES** as follows:

ARK 36

To protect and enhance existing, and support the development of new walking, cycling routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between existing trails in the area. In particular, to encourage and facilitate the maintenance and improvement of:

- *The Avoca River Walk and linkages to Vale Road and Arklow Main Street;*
- *Lamberton Avenue/Woodlands Park leading to Glenart Woods;*
- *Walking infrastructure along North Quay linking to the coastal walk and Kynoch Park;*
- *Walking infrastructure along South Quay linking to Arklow South Beach via Arklow Port and the former Arklow Pottery site;*
- *Walking infrastructure along the Port Access Road linking to Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*

Opinion of the Chief Executive

The contents of the submission made is noted.

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026. The CE is not opposed to the proposed alteration.

The provision of walking infrastructure access to Arklow South Beach from the Southern Port Access Road would be considered beneficial as it would provide improved linkages to the amenity and would encourage active travel.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 7 was proposed by Cllr. P. Leonard, seconded by Cllr. P. Fitzgerald and agreed by all present.

Section B.6 SOCIAL AND COMMUNITY DEVELOPMENT

Proposed Material Alteration No. 8

Amend **SOCIAL AND COMMUNITY OBJECTIVES** as follows:

ARK 43

Having regard to the potential longer term education needs in the Arklow area which have not been determined at this time but may arise; the physical and environmental constraints present in the area; and the space required particularly for new secondary schools, the development of new schools shall be permissible in principle in all land use zones in this LPF, other than OS1 and OS2, subject to the following criteria (in addition to all normal planning considerations) being fulfilled:

- *In order to ensure an appropriate spatial distribution of schools throughout the LPF area and to ensure maximum accessibility of all residential areas to schools, no new primary school shall be located within a 10-minute walking time of any existing primary schools or no new secondary school shall be located within a 20-minute walking time of any existing secondary schools;*
- *The site has excellent public transport and active travel infrastructure in situ, or planned and committed to coincide with a new school opening at the site;*
- *No such development will be considered on lands in existing community use where the loss in the use / facility is not being made up for elsewhere within the settlement.*
- *In relation to flood risk, the sequential approach shall be applied in site planning, to ensure no encroachment onto, or loss of flood plain. Only water compatible development such as Open Space will be permitted for lands which are identified as being at risk of flooding.*

Opinion of the Chief Executive

The contents of the submissions made are noted.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 8 was proposed by Cllr. P. Leonard, seconded by Cllr. P. Kennedy and agreed by all present.

Section B.7 HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE

Proposed Material Alteration No. 9

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

ARK57

*To ensure development is planned in a manner that has appropriate regard to specific ecological sensitivities associated with the Arklow area, including those associated with **pNHAs within and around the Arklow LPF area** **the Arklow pNHA**, the Avoca River, coastal habitats and species, and sites suitable for wintering birds. In*

particular, to ensure the protection and where possible the restoration of the biodiversity associated with Avoca River and its riparian (bankside) habitats. Proposals for development at or in the vicinity of the Avoca River should be informed by ecological surveying and ecological impact assessment

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 9 was proposed by Cllr. P. Fitzgerald, seconded by Cllr. P. Leonard and agreed by all present.

Proposed Material Alteration No. 10

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

ARK64

To promote and support the development of enhanced or new greenways and amenity walks at the following locations and require development in the vicinity of same to enhance existing routes and / or provide new links:

- *The Avoca River Walk and Shillelagh to Arklow Greenway Route;*
 - *Glenart Woods Forest;*
 - *Arklow Seafront and Waterfront Zones;*
 - *Arklow Rock Cliff Walk;*
 - *Arklow North and South Quays;*
 - *Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*
- PMA 10 (a)-** *A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.²*
- PMA 10 (b)-**

Opinion of the Chief Executive

The contents of the submission made are noted.

² Where this route runs along the proposed SPAR, it shall comprise a segregated green spine separated from the SPAR by mature hedgerows and planting.

The 2 new bullet points of this PMA were both proposed by the Elected Members at the Council meeting of the 13 April 2026.

PMA 10 (a)

- *Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach.*

The CE is not opposed to the proposed first bullet point regarding links to the beaches. The provision of walking infrastructure access to Arklow's beaches would be considered beneficial as it would provide improved linkages to the amenity and would encourage active travel.

PMA 10 (b)

- *A biodiversity and ecological woodland-type corridor, with a minimum width of not less than 20 metres, linking OS2 lands and open spaces from Arklow South Beach, along the former town boundary, connecting to the Maples and Kish, extending to the rear of Knockmore and onwards to Glenart, and linking into the Arklow–Shillelagh Greenway (as shown as AT-X on Map No. 6). This corridor shall be integrated into the design of adjoining and future development lands, including SLO4, ensuring continuity, accessibility and ecological function throughout.*

The second bullet point regarding the biodiversity and ecological woodland-type **corridor** is linked with PMA No. 28.

The CE has no objection to the concept of this proposed alteration, however there are a number of concerns as to how it could be implemented and / or delivered given that the route travels along many areas close to existing development where there will be no / limited opportunity presented by new development to require the route to be delivered; in addition there are multiple landowners along its route and this may lead to a fragmented route of limited value. As set out in the Development Plan Guidelines for Planning Authorities (June 2022), it is important that all objectives are capable of being implemented.

Therefore PMA 10 (b) is not supported.

Recommendation of the Chief Executive

To proceed to make Proposed Material Alteration No. 10 (a).

To **NOT proceed** to make Proposed Material Alteration No. 10 (b).

Material Alteration No. 10(a) was proposed by Cllr. P. Leonard, seconded by Cllr. W. O'Toole and agreed by all present.

Material Alteration No. 10(b) was proposed to proceed by Cllr. W. O'Toole, seconded by Cllr. P. Leonard and agreed by all present.

Proposed Material Alteration No. 28

Amend **MAP NO. 6 ACTIVE TRAVEL STRATEGY** to include new active travel route (**ATX**) as follows (shown in **bright green**):

The CE has no objection to the concept of this proposed alteration, however there are a number of concerns as to how it could be implemented and / or delivered given that the route travels along many areas close to

existing development where there will be no / limited opportunity presented by new development to require the route to be delivered; in addition there are multiple landowners along its route and this may lead to a fragmented route of limited value.

As set out in the Development Plan Guidelines for Planning Authorities (June 2022), it is important that all objectives are capable of being implemented.

Therefore overall the proposal is not supported.

Recommendation of the Chief Executive

To **NOT proceed** to make Proposed Material Alteration No. 28.

Material Alteration No. 28 was proposed to proceed by Cllr. W. O'Toole, seconded by Cllr. P. Leonard and agreed by all present.

Proposed Material Alteration No. 11

Add new objective to **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

ARK X 3 *Development, where relevant, should have regard to the structure and setting of Arklow/Ormonde Castle.*

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To **proceed to make** the Proposed Material Alteration.

Material Alteration No. 11 was proposed by Cllr. S. Bourke, seconded by Cllr. P. Fitzgerald and agreed by all present.

Section B.8 PHYSICAL INFRASTRUCTURE ARKLOW PHYSICAL INFRASTRUCTURE OBJECTIVES

Proposed Material Alteration No. 12

Amend **ACTIVE TRAVEL – WALKING & CYCLING INFRASTRUCTURE OBJECTIVES** as follows:

ARK77

To promote and support the delivery of connections which would significantly reduce walking times to Arklow Train Station including but not limited to the following:

- The provision of a new link/bridge over the railway line between Arklow Train Station and Tesco;
- A new pedestrian/cycle link between Yellow Lane and Arklow Train Station;
- Improvements to existing pedestrian links between the Main Street and the Train Station in particular Ditch Lane and Tom's Lane.

These links shall be designed to high-quality standards, fully accessible, and integrated into the broader town centre regeneration and public-realm improvement programmes.

(PT4)

(Note – PT4 refers to the LTP measure / objective.)

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 12 was proposed by Cllr. M. Murphy, seconded by Cllr. P. Leonard and agreed by all present.

Proposed Material Alteration No. 13

Add new objective to **CAR PARKING OBJECTIVES** as follows:

ARK X 4 *To support the development and optimisation of off-street car-parking facilities in or adjacent to the town centre so that on-street, all-day parking can be relocated. On-street spaces shall be managed and repurposed where feasible to favour set-down/drop-off areas, short-stay visitor parking and active loading rather than long-stay parking.*

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 13 was proposed by Cllr. P. Leonard, seconded by Cllr. S. Bourke and agreed by all present.

Proposed Material Alteration No. 14

Amend **ROADS OBJECTIVES** as follows:

ARK82

Support and promote the development of the following new regional/distributor roads and road improvements:

- *The Southern Port Access Road (SPAR) to (a) facilitate development in SLO4 (Tinahask-Money Big) and (b) provide a more suitable road network for larger vehicles and reduce reliance on the South Quays and Nineteen Arches Bridge for HGV movement and (c) ensuring safer conditions are provided for active travel improvements in Arklow Town Centre, the Nineteen Arches Bridge and along South Quay and (d) improve amenity/pedestrian access to Arklow South Beach, The Cove, Nun's Beach and onto Clogga Beach. The design of the road including its final alignment and boundary treatments shall be take into account its proximity to the coastline whilst ensuring minimal impact on Arklow Golf Club and the Roadstone Quarry (RN 3, 6)*
- *To require as part of the development of SLO4 (Tinahask-Money Big) the development of distributor road access to SLO3 (Abbeylands-Tinahask) to the north and to the employment zoned lands to the south*
- *To require as part of a possible Western Distributor Road from Kilbride to the Vale Road, the development of a distributor road through SLO5 from the L-6179 to the northern boundary of Arklow Town Marsh at a location to be agreed with Wicklow County Council (RN 4)*
- *To improve, as funding allows, the principal access routes into the town centre from surrounding tourism locations, particular the Coast Road north of the town, the Clogga Road, the Vale Road, and access to potential northern waterfront zone developments.*

Opinion of the Chief Executive

The contents of the submissions made are noted.

Any issues raised by the ESB with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE is not opposed to the proposed alteration.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 14 was proposed by Cllr. P. Leonard, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 15

Add new objective to **ROADS OBJECTIVES** as follows:

ARK X 5 *To protect the strategic function of the N/M11 in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.*

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report. It is noted now however that a similar provision was already provided for in the draft LPF and therefore it is considered that this Proposed Material Alteration is actually unnecessary.

Recommendation of the Chief Executive

To **NOT** proceed make the Proposed Material Alteration.

Material Alteration No. 15 not to proceed was proposed by Cllr. P. Leonard, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 16

Add new objective to **ROADS OBJECTIVES** as follows:

ARK X 6 *To support and promote the implementation of the recommended measures set out in the Local Transport Plan.*

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

In response to the point raised by TII, it is recommended that in the final published LPF, under 'Arklow Physical Infrastructure Objectives' a new subheading is inserted called 'Transportation & Movement Objectives – General' that includes any objectives that relate to all aspects of 'Transportation & Movement' such as the new objective provided for by this alteration and any other existing objectives that would more correctly be located under a 'General' heading.

This would not be a material change, it would simply be a minor formatting improvement.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

To improve the formatting of the 'Arklow Physical Infrastructure Objectives'.

Material Alteration No. 16 was proposed by Cllr. S. Bourke, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 17

Amend **FLOOD AND COASTAL MANAGEMENT OBJECTIVES** as follows:

ARK85

Applications for new developments or significant alterations/extension to existing developments in an area identified as at risk of flooding (Flood Zones A and B) as set out in the SFRA and flood maps appended to this LPF OR in Flood Zone C but within an area:

- *that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to new information with respect to flood risk in the area that has come to light; or*
- *that is deemed by the Local Authority at any time to be at possible risk of flooding having regard to nearby watercourses that lack corresponding indicative flood zones;*
- *that is identified as at possible future risk of flooding having regard to climate change scenarios either on Map 4C attached to this LPF or on any future maps prepared by the OPW during the lifetime of the LPF;*

shall comply with the 'Justification Test for Development Management', as set out in Box 5.1 of 'The Planning System and Flood Risk Management' Guidelines 2009 (as may be amended, supplemented or replaced during the lifetime of this LPF) and shall be accompanied by a site specific Flood Risk Assessment. Site Specific Flood Risk Assessments shall be in accordance with the requirements set out in the Flood Risk Management Guidelines and the LPF SFRA.

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 17 was proposed by Cllr. P. Leonard, seconded by Cllr. P. Kennedy and agreed by all present.

Proposed Material Alteration No. 18

Amend **ENERGY AND ELECTRICITY OBJECTIVES** as follows:

ARK88

To require that the development of Public Utility lands on the ~~eastern~~ western side of the Dublin Road to facilitate the expansion of the existing electricity substation comprise of high-quality design and boundary treatments, include planting and landscaping proposals to mitigate their visual impact having regard to their prominent location along the northern gateway entrance to Arklow Town.

Opinion of the Chief Executive

The ESB submission is noted.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 18 was proposed by Cllr. P. Leonard, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 19

Add new subsection and objective to **ARKLOW PHYSICAL INFRASTRUCTURE OBJECTIVES** as follows:

PUBLIC REALM INFRASTRUCTURE OBJECTIVES

ARK X 7 *Public-realm works in Arklow town centre (including lighting, accessible street furniture, paving and signage) shall wherever feasible be carried out in a coordinated, locally distinctive manner which advances high-quality design, reduces visual clutter, reinforces the town's heritage, and improves the overall visitor and community experience, in particular:*

- *New lighting, wiring and communications infrastructure shall be placed underground wherever feasible, to reduce over-head cabling, poles and visual intrusion.*
- *Lighting design shall wherever feasible be site-specific, using decorative standards in plazas and along quays, emphasising heritage frontages, town-centre gateways and riverside links*
- *The public-realm works shall wherever feasible reflect Arklow's heritage (boat-building, pottery, seaside identity) and integrate craft/design elements, coordinated across streets, junctions and the waterfront to create a cohesive sense of place.*
- *Infrastructure renewal shall wherever feasible, be planned and delivered as part of a comprehensive public-realm master-scheme rather than piecemeal, ensuring continuity of design, materials, branding and quality across the town-centre regeneration area.*

Opinion of the Chief Executive

The submissions made are noted.

Any issues raised by the ESB and Uisce Eireann with respect to the design of new infrastructure or other developments at the project consent / permission stage will be appropriately taken into account through the development management process.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 19 was proposed by Cllr. P. Leonard, seconded by Cllr. W. O'Toole and agreed by all present.

Section B.10 SPECIFIC LOCAL OBJECTIVES (SLOs)

Proposed Material Alteration No. 20

Amend text of **SLO2 SOUTHERN WATERFRONT ZONE OBJECTIVES** as follows:

- *Maintaining ease of access to the waterfront for existing and future marine users (such as the Sea Scouts and Arklow Rowing Club) as well as emergency services shall be a key consideration in the regeneration of this area.*

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 20 was proposed by Cllr. P. Kennedy, seconded by Cllr. S. Bourke and agreed by all present.

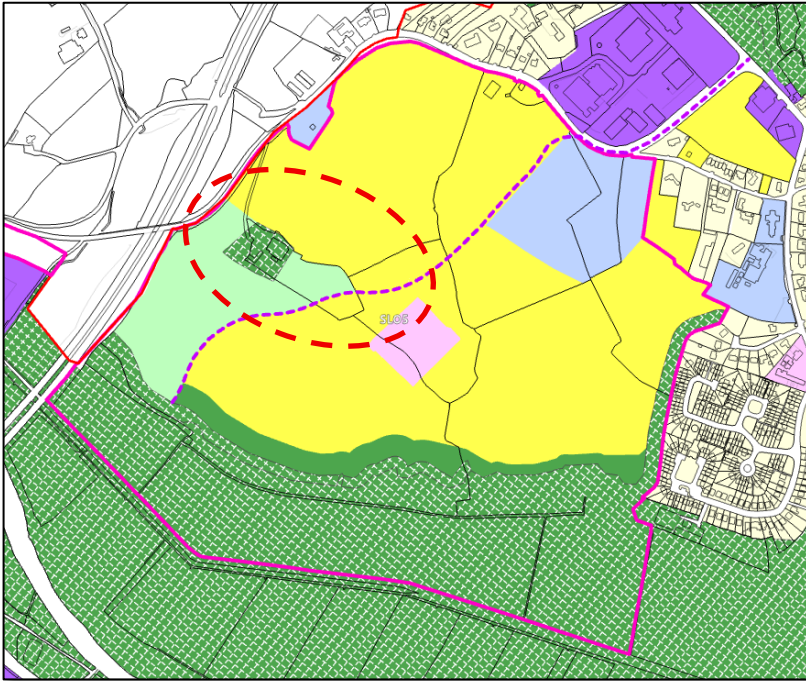
Proposed Material Alteration No. 21(a)

Amend **MAP No. 1 (Land Use Zoning)** for lands at **SLO 5 - KILBRIDE**

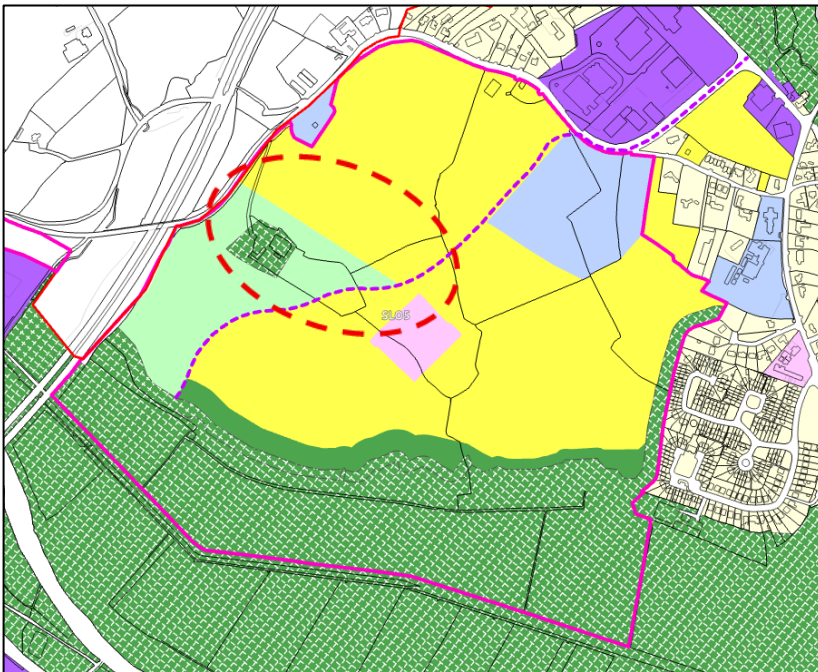
Increase AOS by 20%.

Amend land use zoning at SLO5 of c. 1.24ha from New Residential 'RN' to Active Open Space 'AOS'.

Change from:



Change to:



Note: If the Proposed Material Alteration is made, it would require minor changes to the text of SLO5 to reflect the revised areas of each zone.

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE **does not support** the proposed alteration.

The CE is concerned that no submission made to the Draft LPF suggests a change in the zoning of these lands and this would raise a concern about the **validity** of the proposal. As set out in Section 13(6)(a) the Planning Act, the members are obliged to consider only the contents of the Proposed Variation (the draft LPF) and the contents of the CE's Report in coming to their decision to make or materially alter the Proposed Variation and there is no reference to this proposal / zoning change in the CE's Report as it was not raised in any submission.

The Arklow Social Infrastructure Audit has identified the minimum zoning provision necessary to cater for a population of 25,000, which has been reflected in the AOS: Active Open Space and OS1: Open Space zonings in the draft LPF. Table B.6.2 of the Draft LPF Written Statement sets out that provision has been made for c. 25ha additional AOS zoned lands, which accommodates the total shortfall identified for such facilities in the Arklow Social Infrastructure Audit. Therefore, an expansion of AOS zoning in this location is not considered justified.

Furthermore, the requested rezoning includes a modest expansion of AOS zoning northward across a field boundary. As the extended AOS area is relatively narrow in depth despite its area, the development of the full extent of these lands for active open space uses would in this case require the removal of an additional 2 No. segments of hedgerow along the northern boundary of the AOS lands. The level of biodiversity loss entailed may therefore not be commensurate with the gain of expanded AOS lands at this location.

Recommendation of the Chief Executive

To **NOT** proceed to make Proposed Material Alteration No. 21 (a)

Material Alteration No. 21(a) proposed to proceed by Cllr. W. O'Toole, seconded by Cllr. P. Leonard was put to a vote and following a roll call was carried by a margin of 19 for, 8 against, 4 not present and 1 abstained viz:-

FOR (19)	CLLRS. D. ALVEY, M. BARRY, J. BEHAN, M. DUDDY, O. FINN, P. FITZGERALD, T. FORTUNE, P. GLENNON, P. KENNEDY, P. LEONARD, J. MULHALL, M. MURPHY, I. NEARY, W. O'TOOLE, L. SCOTT, J. SNELL, S. STOKES, J. WARD AND C. WINSTANLEY
AGAINST (8)	CLLRS. S. BOURKE, M. CORRIGAN, L. FENELON GASKIN, S. LANGRELL, P. MAHON, G. RICHMOND, P. STAPLETON AND N. WHELAN
NOT PRESENT (4)	CLLRS. A. CRONIN, G. DUNNE, P. O'BRIEN AND G. O'NEILL
ABSTAINED (1)	CLLR. E. DOYLE

Proposed Material Alteration No. 21(b)

Amend **SLO5 KILBRIDE OBJECTIVES** as follows:

Amend SLO5 objective

- An area of **5ha zoned CE: Community & Education** shall be reserved to facilitate the planned development of a new school campus (primary and post primary). ~~No more than 250 dwellings may be occupied in this SLO until the CE lands have been transferred to the relevant authorities or otherwise made available for the provision of a schools campus.~~

Opinion of the Chief Executive

The submission made is noted and welcomed.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 21(b) was proposed by Cllr. P. Leonard, seconded by Cllr. M. Murphy and agreed by all present.

Proposed Material Alteration No. 21(c)

Amend **SLO5 KILBRIDE OBJECTIVES** as follows:

Amend SLO5 objective

- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct residential areas (not exceeding ~~150~~ 200 units) each containing materially different house designs and typologies within an overall unified theme.

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 21(c) was proposed by Cllr. M. Murphy, seconded by Cllr. S. Bourke and agreed by all present.

Proposed Material Alteration No. 21(d)

Amend **SLO5 KILBRIDE OBJECTIVES** as follows:

Insert additional SLO5 objective

- *Development of this SLO shall ensure that views of the Howard Mausoleum from Ferrybank, and local road L-6179 Ticknock – Kilbride are maintained where feasible.*

Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

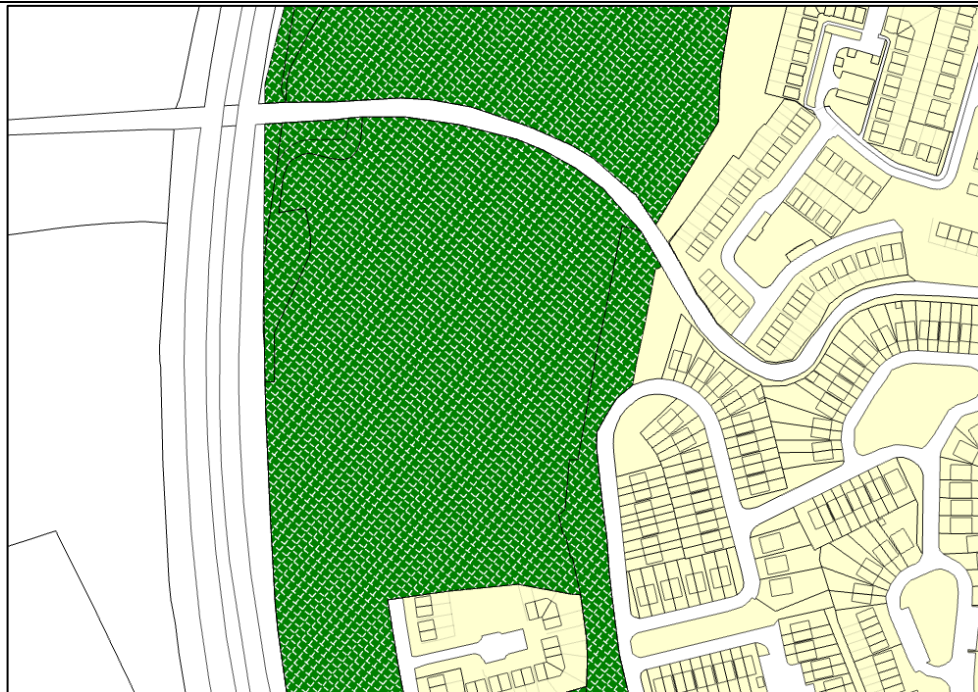
Material Alteration No. 21(d) was proposed by Cllr. P. Leonard, seconded by Cllr. S. Bourke and agreed by all present.

Proposed Material Alteration No. 22(a)

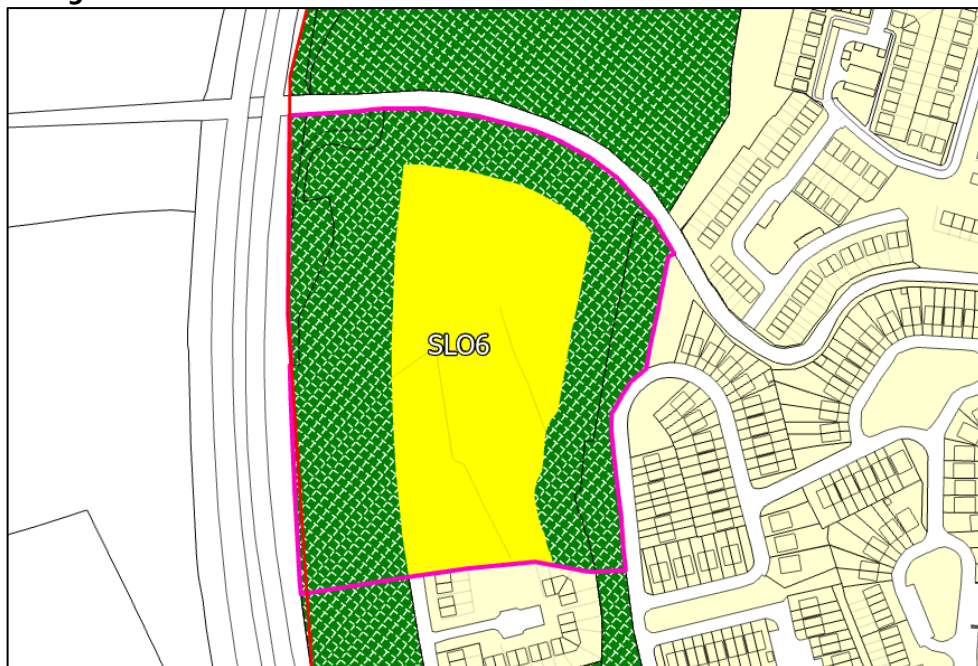
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective (SLO) **SLO6 – Ballyraine**, as follows:

Amend **MAP NO. 1 LAND USE ZONING** for lands at Ballyraine from Natural Areas 'OS2' (c. 6 ha) to New Residential 'RN' (c. 2.5 ha) and Natural Areas 'OS2' (c. 3.5 ha) and add new SLO boundary.

Change from:



Change to:



Proposed Material Alteration No. 22(b)

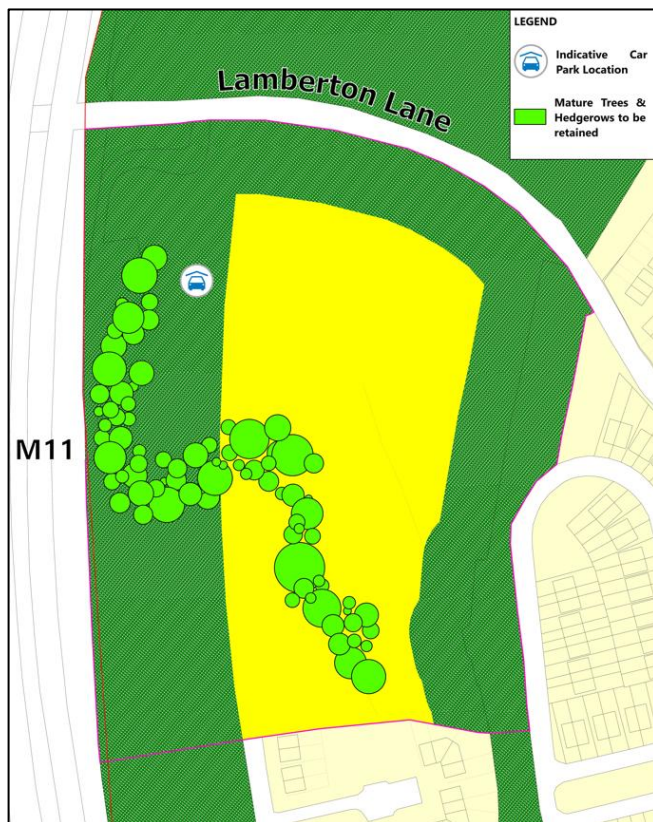
Add new text objectives for **SLO6 – Ballyraine**, as follows:

SLO 6 - BALLYRAINE

These lands measuring c. 6 ha are located in the townland of Ballyraine to the west of Arklow town centre and are zoned for new residential (RN – c. 2.5ha) and open space use (OS2 – c. 3.5ha). This area may be

developed for a mix of uses including residential, community and open space uses, in accordance with the following requirements:

- a) Approximately 2 ha of this site, along the boundary with the M11 (zoned OS2), shall be reserved free of development (other than the lands required for the car parking required by part (e) to follow) and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;
- b) Approximately 0.7 ha of this site along the boundary of Lamberton Lane (zoned OS2) and corresponding to a 35m set back from the lane shall be reserved free of development and shall be dedicated to nature restoration in a manner to be agreed with the Planning Authority;
- c) Any development shall safeguard and retain existing watercourses, wetlands, and ponds, incorporating them into the site design with the appropriate setbacks (in accordance with objective ARK63 and County Development Plan Objective CPO 17.26);
- d) Any development shall ensure the retention and protection of all existing mature trees on site in accordance with County Development Plan Objectives CPO 17.20, 17.21, 17.22 and 17.23), in particular those identified on the drawing below, which shall be identified and evaluated by a qualified arborist in any application for development and justification provided where any removal is proposed;
- e) A permeable surface car park adjoining Lamberton Lane of 20 No. spaces shall be delivered as part of any development on the OS2 zone along the M11 described in part (a) above. Said car park shall be accessed only from the south with pedestrian and cycling links to Lamberton Lane only (no vehicular access from Lamberton Lane will be considered).



Opinion of the Chief Executive

This PMA was proposed by the Elected Members at the Council meeting of the 13 April 2026.

The CE **does not support** PMA No. 22 (a) and 22 (b) for the reasons previously set out, which are as follows:

'The site has been visited multiple times in the preparation of the Draft LPF and at different times of the year by various professionals including the Council's Biodiversity Officer to assess the current conditions. The site exhibits clear and multiple indicators of wetland habitat and woodland legacy, even during dry conditions, frog spawn, live frogs and soil cracks have been observed. This site, or any equivalent wetland, is not suitable for development.

*'As set out in the GI report, this site appears as an ancient woodland on both the Ordnance Survey 6- inch (1830s–1840s) and 25-inch (1880s–1910s) maps, indicating continuous woodland cover from at least the early 19th century. It is mapped in the National Inventory of Ancient and Long-Established Woodland (ALEW) as possible ancient woodland. Although cleared in 2022, regrowth dominated by willow scrub (*Salix* spp.) and wetland vegetation was observed during a May 2025 site visit, confirming persistent wet conditions and the likely presence of a viable woodland seedbank and soil structure'.*

'... 25-inch historical mapping indicates that watercourses have been present on site for an extended time period. Inland Fisheries Ireland (IFI) has recommended the application of riparian buffer zones in this catchment, and their guidance advises a minimum 20 m buffer to protect aquatic and riparian ecosystems.....The recommendations are driven by ecological protection functions, not whether the channel is natural or artificial.

'...the site lies adjacent to a tributary of the Ballyduff Stream, which is classified as having moderate ecological status and is at risk of not achieving good status, according to EPA monitoring. Through the source pathway receptor mechanism these watercourses connect to the Ballyduff stream and ultimately the Avoca River. Accordingly, the provision of buffer zones along these watercourses is appropriate to disrupt pollutant pathways and safeguard the of the wider ecological network.

*Rezoning the Ballyraine wetland site (as all OS2) aligns strongly with multiple local, national, and EU policies and plans that emphasise the protection, restoration, and sustainable management of biodiversity and water resources including the **Wicklow Biodiversity Action Plan 2025–2030 (Draft)**, **Wicklow Climate Action Plan 2024–2029** and the **Wicklow County Development Plan 2022– 2028**.*

Retaining existing proposals provides a better level of environmental protection (i.e. locally important biodiversity site) and would better support alignment with and the achievement of the following Strategic Environmental Objectives defined for the CDP:

- *To preserve, protect, maintain, and where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species*
- *Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species*
- *Enhance the biodiversity in line with National Biodiversity Action Plan and its targets*
- *To protect, maintain and conserve the County's natural capital'*

Response to submissions:

A number of the submissions made to this PMA relate to the Emyvale Estate located to the south of the PMA site. It is noted that this estate has not been fully completed to the standards required and it this is an ongoing compliance matter.

There is no requirement in this PMA that development of these lands, if zoned, would result in the completion of the Emyvale estate and it is unclear why this impression has been formed.

With respect to the submission from the **HSA**, the Draft LPF already include the following objective:

ARK 32	In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to: ▪ comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents; ▪ where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and protection of the environment; ▪ ensure that land use objectives must take account of the need to maintain appropriate distance between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and ▪ have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.
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With respect to the submission from **TII**, this matter is already addressed in the County Development Plan, the provisions of which apply directly in Arklow:

Chapter 15

CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.

Appendix 1

1.4.3 Noise Pollution

Noise nuisance is defined in Section 108 of the EPA Act 1992 as "Any noise which is so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood". The Planning Authority will use the Development Management process to ensure that future developments are designed and constructed in such a way as to minimise noise disturbance and prevent noise nuisance. The Planning Authority will have regard to the WHO/Europe Night Noise Guidelines (2009) in the assessment of applications with potential night-time noise implications.

In this regard, the Planning Authority may require developers to produce a Sound Impact Assessment and Mitigation Plan where a noise-generating use is proposed and specialist input is deemed necessary, for any new development that the Planning Authority considers will impact negatively on pre-existing environmental sound levels.

In considering applications for development where the proposed use may cause noise, vibrations and air emissions (for example, gyms, public houses, leisure facilities, restaurants and retail) applicants will be required to demonstrate that consideration has been given to the ventilation strategy for buildings at the design stage, to prevent noise, vibration and air emissions that may cause nuisance from equipment and ducting.

The Planning Authority will have regard to the Wicklow Noise Action Plan 2018, when assessing planning applications along major road and rail transport corridors – the objective being to reduce noise from new sources and to identify and protect and create areas of low sound levels.

Recommendation of the Chief Executive

To **NOT** proceed to make Proposed Material Alteration No. 22 (a) and 22 (b)

Material Alteration No. 22(a) to proceed was proposed by Cllr. W. O'Toole, seconded by Cllr. S. Bourke and agreed by all present.

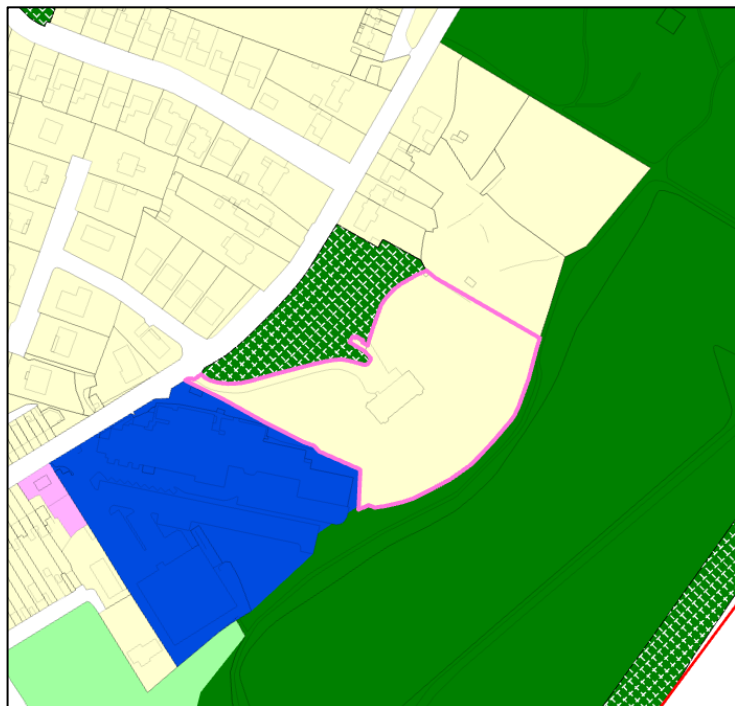
Material alteration No. 22(b) to proceed was proposed by Cllr. P. Leonard, seconded by Cllr. S. Bourke and agreed by all present.

Proposed Material Alteration No. 24

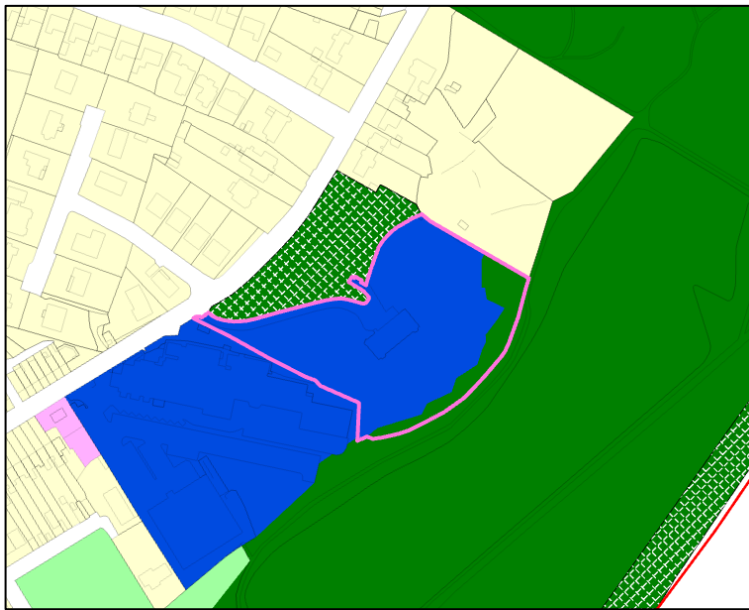
Amend **MAP NO. 1 LAND USE ZONING** for lands at **Kynoch Lodge, Sea Road**, as follows:

Amend zoning of lands at Kynoch Lodge, Sea Road from c. 0.96ha of 'RE – Existing Residential' to c. 0.83ha 'T – Tourism' and c. 0.13ha 'OS1 – Open Space'.

Change from:



Change to:



Opinion of the Chief Executive

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

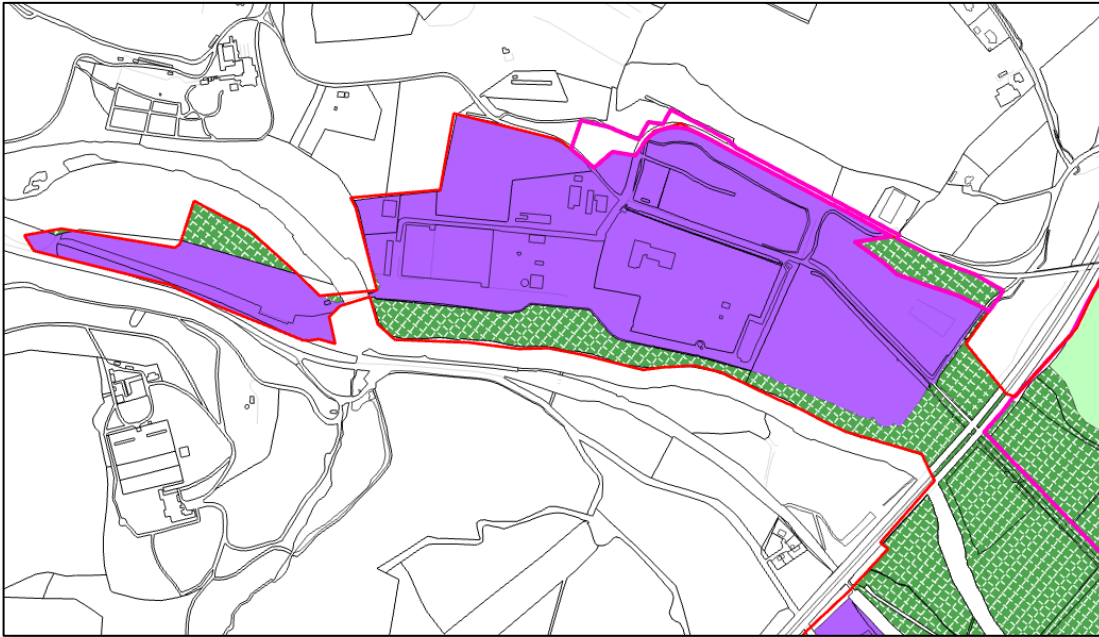
Material Alteration No. 24 was proposed by Cllr. S. Bourke, seconded by Cllr. P. Fitzgerald and agreed by all present.

Proposed Material Alteration No. 25

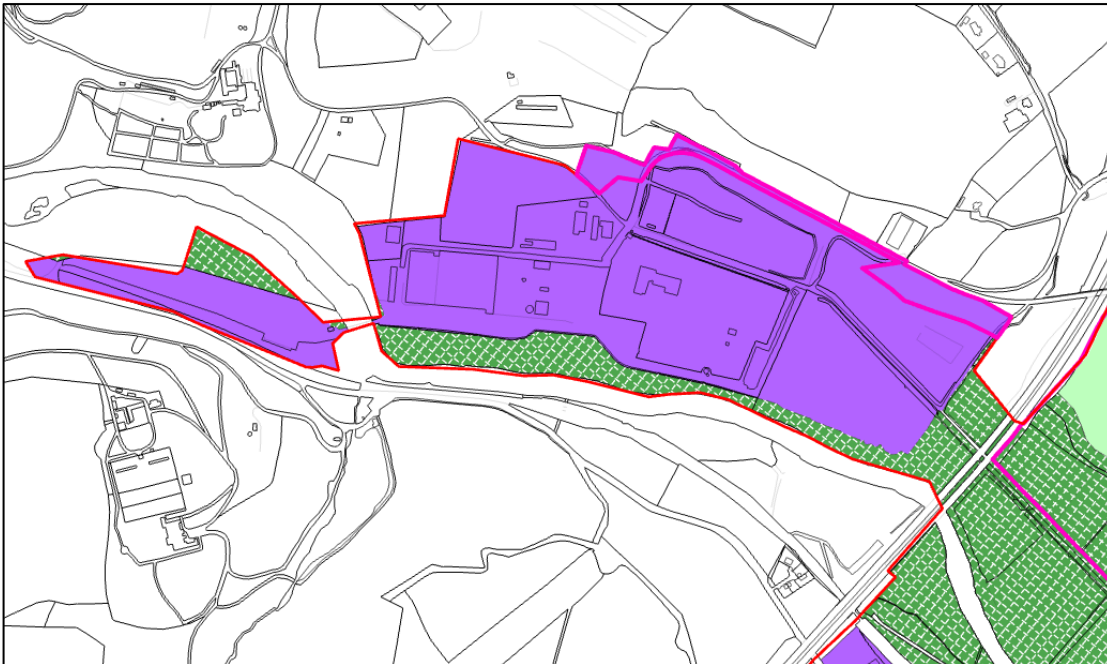
Amend **MAP NO. 1 LAND USE ZONING** for lands at **Avoca River Park** as follows:

- A: Change c. 1.32ha from 'OS2 Natural Areas' to 'E – Employment'
- B: Change c. 1.4ha from 'unzoned' to 'E – Employment'

Change from:



Change to:



Opinion of the Chief Executive

With respect to the submission from the **HSA**, the Draft LPF already include the following objective:

ARK 32

In relation to the Prevention of Major Accidents (Control of Major Accident Hazards Involving Dangerous Substances) legislation, it is an objective to:

- comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents;
- where proposals are being considered for the following: (i) new establishments at risk of causing major accidents, (ii) the expansion of existing establishments designated under the Directive, and (iii) other developments proposed near to existing establishments; the Council will require that applicants must demonstrate that the following considerations are taken into account: (i) prevention of major accidents involving dangerous substances, (ii) public health and safeguarding of public health, and (iii) protection of the environment;
- ensure that land use objectives must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest; and
- have regard to the advice of the Health and Safety Authority when dealing with proposals relating to Seveso sites and land use plans in the vicinity of such sites.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 25 was proposed by Cllr. P. Kennedy, seconded by Cllr. P. Fitzgerald and agreed by all present.

Prior to discussion of Material Alteration No. 26, Cllr. S. Bourke disclosed to the meeting the nature of a beneficial interest and withdrew fully from the meeting for consideration of the item.

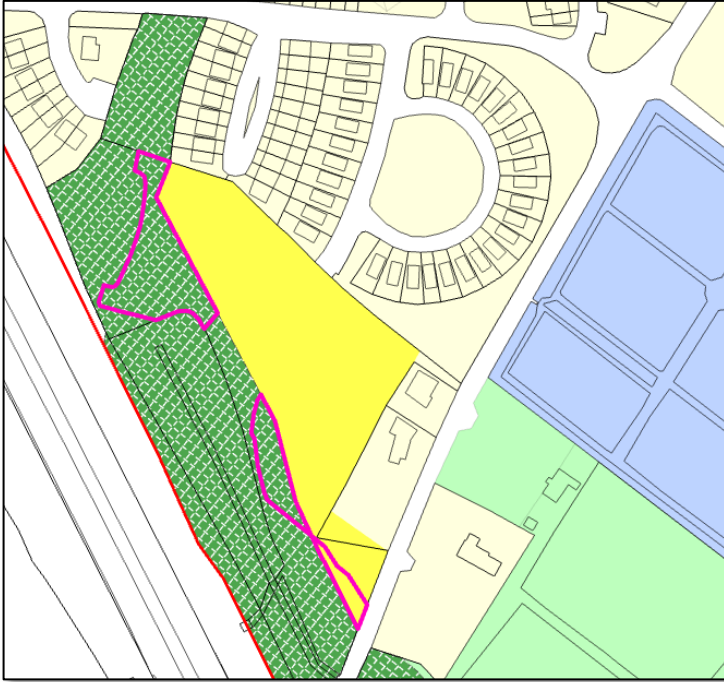
Proposed Material Alteration No. 26

Amend **MAP NO. 1 LAND USE ZONING** for lands at **Lamberton** as follows:

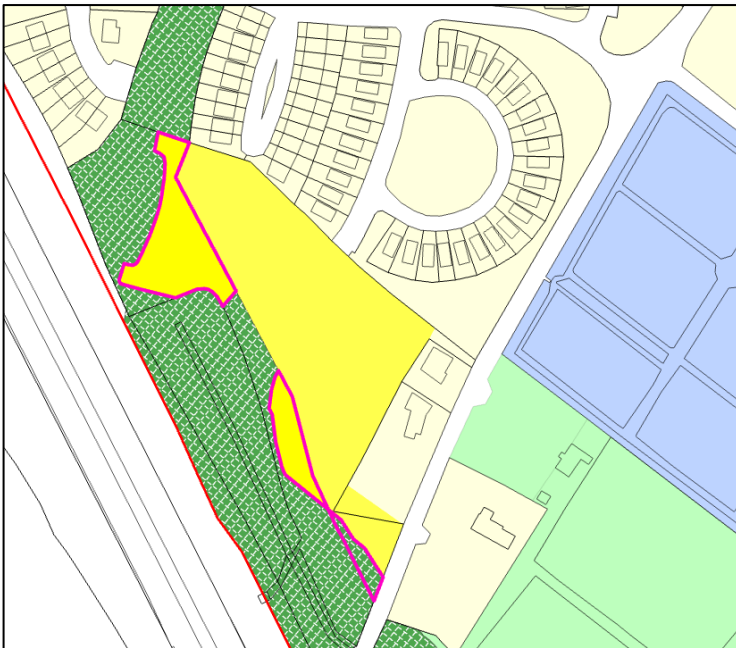
A: Change c. 0.3ha from 'OS2 Natural Areas' to 'RN – New Residential'

B: Change c. 0.04ha from 'RN - New Residential' to 'OS2 Natural Areas'

Change from:



Change to:



Opinion of the Chief Executive

With respect to the submission from TII, this matter is already addressed in the County Development Plan, the provisions of which apply directly in Arklow:

Chapter 15

CPO 15.12 To implement the Wicklow County Council Noise Action Plan 2018-2023 (and any subsequent Plan) in order to avoid, prevent and reduce the harmful effects, including annoyance, due to environmental noise exposure.

Appendix 1

1.4.3 Noise Pollution

Noise nuisance is defined in Section 108 of the EPA Act 1992 as “Any noise which is so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood”. The Planning Authority will use the Development Management process to ensure that future developments are designed and constructed in such a way as to minimise noise disturbance and prevent noise nuisance. The Planning Authority will have regard to the WHO/Europe Night Noise Guidelines (2009) in the assessment of applications with potential night-time noise implications.

In this regard, the Planning Authority may require developers to produce a Sound Impact Assessment and Mitigation Plan where a noise-generating use is proposed and specialist input is deemed necessary, for any new development that the Planning Authority considers will impact negatively on pre-existing environmental sound levels.

In considering applications for development where the proposed use may cause noise, vibrations and air emissions (for example, gyms, public houses, leisure facilities, restaurants and retail) applicants will be required to demonstrate that consideration has been given to the ventilation strategy for buildings at the design stage, to prevent noise, vibration and air emissions that may cause nuisance from equipment and ducting.

The Planning Authority will have regard to the Wicklow Noise Action Plan 2018, when assessing planning applications along major road and rail transport corridors – the objective being to reduce noise from new sources and to identify and protect and create areas of low sound levels.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 26 was proposed by Cllr. P. Fitzgerald, seconded by Cllr. P. Kennedy and agreed by all present.

Cllr. S. Bourke was invited to rejoin the meeting which he duly did.

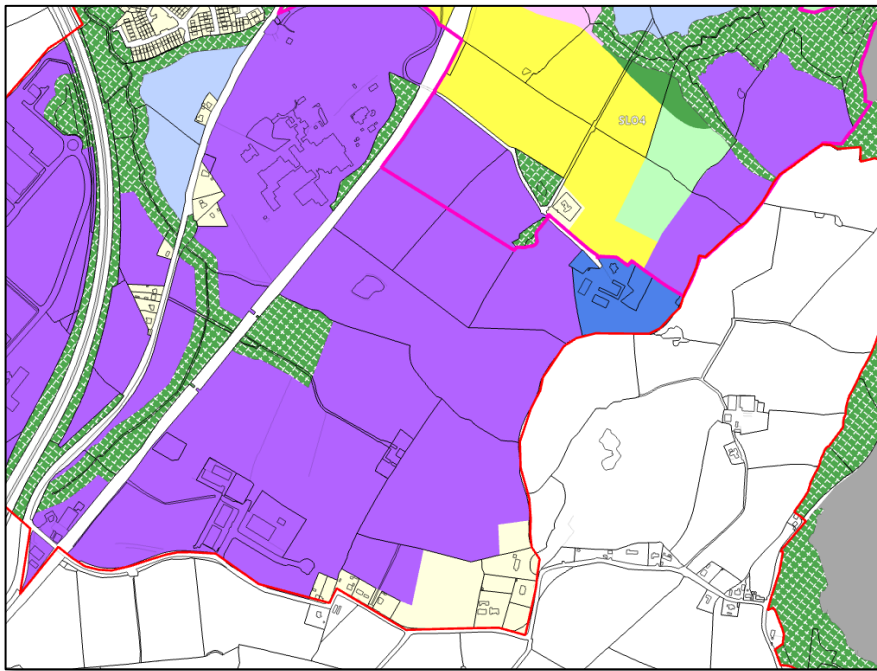
Proposed Material Alteration No. 27

Amend **MAP NO. 1 LAND USE ZONING** and **SLO4 BOUNDARY** for lands at **Money Big** as follows:

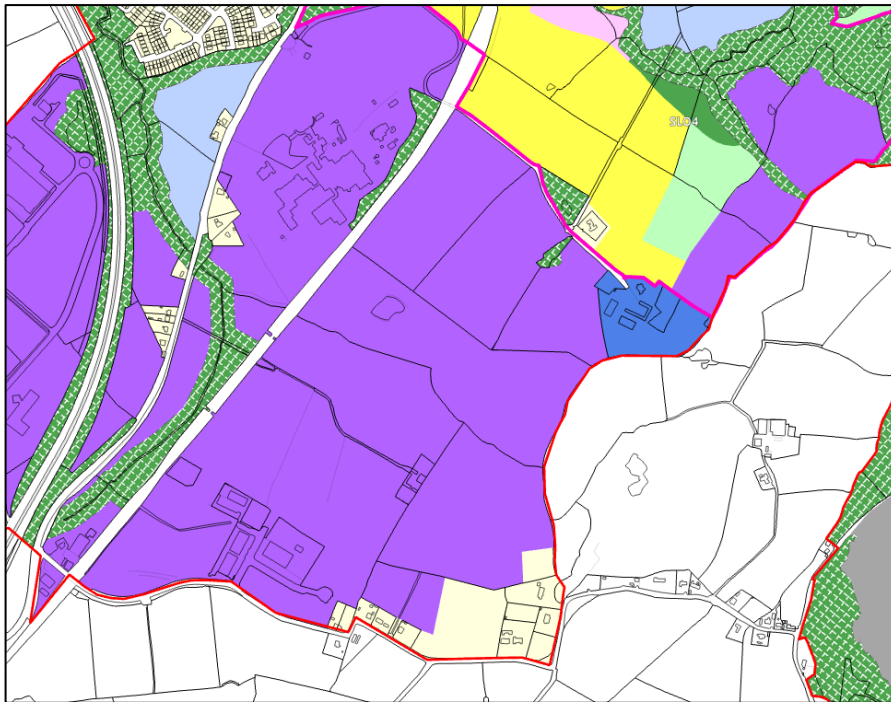
A: Change c. 2.5ha from ‘OS2 – Natural Areas’ to ‘E – Employment’

B: Exclude c. 6.1ha of Employment ‘E’ zoned land from SLO4

Change from:



Change to:



Opinion of the Chief Executive

The submitter appears to have misunderstood that nature and content of PMA27.

The only changes that are proposed are:

A: Change c. 2.5ha from 'OS2 – Natural Areas' to 'E – Employment'

This change does not relate to the lands that are subject of the submission and are located further south. In addition, they relate to one straight forward change – from OS2 to E and do not relate in any way to the changes now requested in the submission.

B: Exclude c. 6.1ha of Employment 'E' zoned land from SLO4

This is not a zoning change, but a change in the boundary of SLO4 which would omit an area of E zoned land from SLO4. In addition, this change does not relate to the lands that are subject of the submission and are located further south.

Therefore the zoning of the lands that are the subject of this submission do not form part of PMA27 and therefore PMA27 cannot be utilised as vehicle for the submitter to request new zoning changes.

The submitter is incorrect that the changes they are requesting would be possible at this stage of LPF making as some kind of minor administrative correction as:

- (a) There is no PMA related to the zoning of these lands and new items / changes cannot be raised at this stage of plan making, and
- (b) As set out in Section 13(5)(c) of the Planning Act, 'A further modification to the variation—
 - (i) may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,
 - (ii) shall not be made where it refers to—
 - (I) an increase in the area of land zoned for any purpose, or
 - (II) an addition to or deletion from the record of protected structures.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 27 was proposed by Cllr. P. Leonard, seconded by Cllr. S. Bourke and agreed by all present.

APPENDIX 4: STRATEGIC FLOOD RISK ASSESSMENT

Proposed Material Alteration No. 29

Update **APPENDIX 4: STRATEGIC FLOOD RISK ASSESSMENT** as follows:

Update flood mapping as detailed in Addendum I.2 to the Strategic Flood Risk Assessment

Opinion of the Chief Executive

The matters raised by the OPW were raised in their original submission to the draft LPF and the CE is satisfied that all issues have already been addressed either in the 1st CE Report or in the proposed altered / updated SFRA.

With respect to mapping of watercourses, the CE previously responded as follows:

The watercourses shown on the maps accompanying the Draft Arklow LPF are derived from Water Framework Directive watercourse mapping developed by the EPA. Watercourses of more significant capacity have been

evaluated by the OPW and County Development Plan to determine flood risk zones. In some cases, smaller watercourses, and watercourses that have been culverted for significant periods of time and may not follow the exact path shown, do not have corresponding flood risk zones; however it is considered necessary to show these watercourses for completeness, and to allow for further assessment at development management stage, where necessary. The CE is generally satisfied that the riparian buffer applied under CPO 17.26 would mitigate against flood risk along watercourses that don't have associated flood risk zones identified. (As per OPW records of previous flood extents, there are no records of past flood events along the paths of watercourses that don't have associated flood risk zones identified).

It is not realistic for a Stage 3 flood risk assessment to be carried out for all smaller or culverted watercourses during the timeframes available during the LPF making process. This would be more appropriate to be carried out at the development management stage through the carrying out of site-specific flood risk assessments. While the CE is satisfied that the current wording of Objective ARK 85 would allow for the planning authority to request SSFRAs for sites with the above watercourses, the CE is amenable to adding clarity in this regard.

It is now suggested that some maps are deficient in adequately showing all watercourses, both open and culverted, and that some have been omitted from maps. The CE does not accept this is the case, as all of the known watercourses, including those shown in the OPW submission, are in fact shown on the Council's flood maps.

With respect to Justification tests and the request that WCC should identify the areas that would benefit from the flood relief scheme, the CE has already responded in the 1st Report '*In relation to the areas that will benefit from the flood relief scheme and residual risk, it is considered premature/not possible to identify these areas at this stage while detailed design for the flood scheme remains ongoing and the scheme is yet to be built. It is WCC's understanding that relevant flood mapping will be updated by the OPW upon completion of the flood relief scheme, identifying residual areas of risk within the existing flood extents.*'

With respect to guidance for new development in areas at risk of flooding, the County Development Plan provides for the following objective:

CPO 14.09 Applications for new developments or significant alterations/extension to existing developments **in an area at risk of flooding** shall comply with the following:

- Follow the 'sequential approach' as set out in the Flood Risk Management Guidelines;
- An appropriately detailed flood risk / drainage impact assessment will be required with all planning applications, to ensure that the development itself is not at risk of flooding and the development does not increase the flood risk in the relevant catchment (both up and down stream of the application site), taking into account all sources of flooding;
- Restrict the types of development permitted in Flood Zone A and Flood Zone B to that which are 'appropriate' to each flood zone, as set out in Tables 3.1 and 3.2 of the Flood Risk Management Guidelines unless the 'plan making justification test' has been applied and passed;
- Where a site has been subject to and satisfied the 'Plan Making Justification Test' development will only be permitted where a proposal complies with the 'Justification Test for Development Management', as set out in Box 5.1 of the Guidelines.
- Flood Risk Assessments shall be in accordance with the requirements set out in the Guidelines and the SFRA.

Where flood zone mapping **does not indicate a risk of flooding** but the Planning Authority is of the opinion that flood risk may arise or new information has come to light that may alter the flood designation of the land, an appropriate flood risk assessment will be required to be submitted by an applicant for planning permission and the sequential approach shall be applied as the 'Plan Making Justification Test' will not be satisfied.

In addition, the SFRA of the County Development Plan, sets out the following requirements:

4.11.1 Site Layout and Design

To address flood risk in the design of new development, a risk based approach should be adopted to locate more vulnerable land use to higher ground while water compatible development i.e. car parking, recreational space can be located in higher flood risk areas. Highly vulnerable land uses (i.e. residential housing) should be substituted with less vulnerable development (i.e. retail unit).

The site layout should identify and protect land required for current and future flood risk management. Waterside areas or areas along known flow routes can be used for recreation, amenity and environmental purposes to allow preservation of flow routes and flood storage, while at the same time providing valuable social and environmental benefits.

4.11.2 Ground levels, floor levels and building use

Modifying ground levels to raise land above the design flood level is a very effective way of reducing flood risk to the particular site in question. However, in most areas of fluvial flood risk, conveyance or flood storage would be reduced locally and could have an adverse effect on flood risk off site. There are a number of criteria which must all be met before this is considered a valid approach:

- Development at the site must have been justified through this SFRA based on the existing (unmodified) ground levels.*
- The FRA should establish the function provided by the floodplain. Where conveyance is a prime function then a hydraulic model will be required to show the impact of its alteration.*
- Compensatory storage should be provided on a level for level basis to balance the total area that will be lost through infilling where the floodplain provides static storage.*
- The provision of the compensatory storage should be in close proximity to the area that storage is being lost from (i.e. within the same flood cell).*
- The land proposed to provide the compensatory storage area must be within the ownership / control of the developer.*
- The land being given over to storage must be land which does not flood in the 1% AEP event (i.e. Flood Zone B or C).*
- The compensatory storage area should be constructed before land is raised to facilitate development.*

In some sites it is possible that ground levels can be re-landscaped to provide a sufficiently large development footprint within Flood Zone C. However, it is likely that in other potential development locations there is insufficient land available to fully compensate for the loss of floodplain. In such cases it will be necessary to reconsider the layout or reduce the scale of development, or propose an alternative and less vulnerable type of development. In other cases, it is possible that the lack of availability of suitable areas of compensatory storage mean the target site cannot be developed and should remain open space.

Raising finished floor levels within a development is an effective way of avoiding damage to the interior of buildings (i.e. furniture and fittings) in times of flood. Finished floor levels should be assessed in relation to the specific development, but the minimum levels set out in Table 4-3 should apply. It should be noted that in certain locations it may be appropriate to adopt a more precautionary approach to setting finished floor levels, for example where residual risks associated with bridge blockage occur, and this should be specifically assessed in the FRA. It is also noted that typically finished floor levels should be set a minimum of 150mm above surrounding ground levels to prevent ingress of surface water.

Table 4-3: Recommended minimum finished floor levels

Scenario	Finished floor level to be based on
Fluvial, undefended	1% AEP flood + climate change (as Table 4-2) + 300mm
Tidal, undefended	0.5% AEP flood + climate change (as Table 4-2) + 300mm
Fluvial, defended	1% AEP flood + 300mm. Climate change allowance does not need to be included, provided the defence either includes climate change allowance directly or has been designed to be adaptive.
Tidal, defended	0.5% AEP flood + 300mm. Climate change allowance does not need to be included, provided the defence either includes climate change allowance directly or has been designed to be adaptive.

Alternatively, assigning a water compatible use (i.e. garage / car parking) or less vulnerable use to the ground floor level, along with suitable flood resilient construction, is an effective way of raising vulnerable living space above design flood levels. It can however have an impact on the streetscape. Safe access and egress is a critical consideration in allocating ground floor uses.

Depending on the scale of residual risk, resilient and resistance measures may be an appropriate response but this will mostly apply to less vulnerable development.

This proposed alteration was recommended by the Chief Executive in her previous report and is still recommended.

Recommendation of the Chief Executive

To proceed to make the Proposed Material Alteration.

Material Alteration No. 29 was proposed by Cllr. S. Bourke, seconded by Cllr. P. Kennedy and agreed by all present.

Prior to voting , Cllr. S. Bourke disclosed to the meeting the nature of a beneficial interest and withdrew fully from the meeting for consideration of the item.

It was proposed by Cllr. P. Leonard, seconded by Cllr. M. Murphy that:

Having considered the Variation/Local Planning Framework, the Proposed Material Alterations, the further modifications to the Material Alterations, the Chief Executive's Reports on Consultations and

- *The Strategic Environmental Assessment (SEA) Environmental Report for the Draft LPF/Variation*
- *The Appropriate Assessment (AA) Natura Impact Report and associated AA Screening Determination for the Draft LPF/Variation*
- *The Strategic Flood Risk Assessment (SFRA) for the Draft LPF/Variation*
- *The SEA Environmental Report for the Proposed Material Alterations and associated SEA Screening Determination (Addendum to the Draft SEA Environmental Report)*
- *The Appropriate Assessment (AA) Natura Impact Screening Report for the Proposed Material Alterations and associated Appropriate Assessment Screening Determination (Addendum to the Draft Natura Impact Report)*

- *The Strategic Flood Risk Assessment (SFRA) for the Proposed Material Alterations (Addendum to the Draft SFRA)*
- *Written submissions relating to SEA, AA and SFRA made during the LPF/Variation preparation process*
- *Ongoing advice on SEA, AA and SFRA from the Council's agents / staff*
- *The final, consolidated Appropriate Assessment (AA) Natura Impact Report*
- *The final Appropriate Assessment (AA) Determination*

in accordance with the provisions of Section 13(6) of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make Variation No. 6 to the Wicklow County Development Plan 2022-2028 / the Arklow Local Planning Framework.

- *with those proposed alterations that have been agreed today,*
- *with those proposed alterations that have been agreed to make with minor modifications today,*
- *without those proposed alterations that were not agreed today,*
- *with any changes consequent required as result of the agreed alterations and with any minor data or document updates that have arisen during the adoption of the planning framework/Variation.*

and to proceed in accordance with Section 13 (8) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Variation.

was put to a vote and following a roll call was passed by a margin of 26 for and 6 not present: -

FOR (26)	CLLRS. D. ALVEY, M. BARRY, J. BEHAN, M. CORRIGAN, A. CRONIN, M. DUDDY, L. FENELON GASKIN, O. FINN, P. FITZGERALD, T. FORTUNE, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, M. MURPHY, I. NEARY, G. O'NEILL, W. O'TOOLE, G. RICHMOND, J. SNELL, P. STAPLETON, S. STOKES, J. WARD, N. WHELAN AND C. WINSTANLEY
AGAINST (0)	
NOT PRESENT (6)	CLLRS. S. BOURKE, E. DOYLE, G. DUNNE, P. GLENNON, P. O'BRIEN AND L. SCOTT
ABSTAINED (0)	

ITEM NO. 14

To consider the Chief Executive's Monthly Management Report, May 2026.

Elected Members were circulated with the Chief Executive's Monthly Management Report, June 2026.

Some of the issues raised included the following:

- Welcome funding received – flood damage – Storm Chandra.
- State of footpaths – Carnew Nursing Home.
- Update - the Samuel Hayes Bridge, Rathdrum.
- Housing list, areas of preference.
- Update – Disabled Persons grants funding.
- Applications – tenants-in-situ.
- Rehills Land, Bray.
- Emergency road funding.
- Update – parking bye-laws and public consultation.
- Ireland's presidency of the EU – twinning with Spain.
- Pollution – Harbour, Arklow.
- Update – Chapel Road, Greystones and additional costs.
- Delgany Part 8 scheme.
- Killincarrig scheme.
- Penalty clauses – contracts?
- Flood Relief Scheme, Arklow.
- Clarification – Differential Rent Scheme and Approved Housing Bodies.
- Funding – Active Retirement Groups.
- Update – meeting with TII and NTA.
- 132 Bus route.
- Update building and land purchase, Blessington.
- Burnaby site, Greystones.
- New building, Newtownmountkennedy.
- Approved housing bodies.
- Motion – tuberculosis response.
- Unauthorised development, Kippure.
- Need for 1-bed apartments.
- Review of information in Chief Executive report.

Elected Members raised questions which were responded to by the Chief Executive and the relevant Director of Services.

Suspensions of Standing Orders

Suspension No. 1

Cllr. S. Stokes, seconded by Cllr. M. Murphy and supported by Cllr. J. Mulhall requested a suspension of standing orders to discuss the following motion:

‘That Wicklow County Council call on the Minister for Finance to exempt the carers allowance payments from income tax and also to abolish the means test for carers allowance payments’.

A short discussion followed. It was agreed by all to write to the Minister for Finance.

Suspension No. 2

Cllr. M. Barry, seconded by Cllr. C. Winstanley requested a suspension of standing orders to discuss the following motion:

‘I move to suspend standing orders to discuss the loss of the Family Resource Centre’s space in Charlesland due to 55% rent increase, and to call on the Executive to report on supports for the FRC and on the management of the Charlesland Community Room’.

A short discussion followed.

ITEM NO. 16

Correspondence

Ms. H. Purcell, Meetings Administrator advised the Elected Members of the following:

- Circulation of LG04/2026 – Increase to Annual Remuneration to Elected Members.
- Circulation of F04/2026 – Local Elections Disclosure of Donations Expenditure Act, 1999, the variation on the Money Amounts Order 2026.
- To note the circulation of CPG minutes for 3rd November and 1st December 2025; 12th January, 9th February, 2nd March, 13th April, 11th May and 8th June 2026.

THIS CONCLUDED THE BUSINESS OF THE MEETING

CLLR. DR. CAROLINE WINSTANLEY
CATHAOIRLEACH
WICKLOW COUNTY COUNCIL

MS. HELEN PURCELL
SENIOR EXECUTIVE OFFICER/
MEETINGS ADMINISTRATOR

Confirmed at meeting of Wicklow County Council held on Monday the 7th September 2026.