



RE: Arklow and Environs LAP – PRE- DRAFT Consultation Submission

Lands at Ferrybank, Arklow, Co. Wicklow

A Chara,

I would like to make a submission in relation to a portion of land that I own on Ferrybank that I would like re-zoned under the next local area plan for Arklow. This site was previously zoned residential under older local area plans but rezoned "OS2 – Open Space" under the 2018-2024 plan.

It should be noted that this was done at the time without my knowledge with the site wrongly divided between "town centre" and "open space". It only came to my attention when I applied for outline permission on the site under 21/548.

As town centre zoning continues further to the east, I kindly request that the portion of land presently zoned "open space" is re-zoned back to "town centre" in line with the rest of the site.

2018-2024 LAP Zoning

Please see the subject lands below:



2018- 2024 Arklow LAP Zoning for Ferrybank



- Land in ownership outlined in Red
- 2018-2024 LAP open space (OS2)
- 2018-2024 LAP Town Centre (TC)

Subject Site under 2018- 2024 Arklow LAP Zoning

The lands in question are outlined in red and under the current LAP, the site has been divided down the middle between “town centre” and “open space”

OS2 Open Space is defined as *“To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along EU and nationally protected sites (Natura 2000 sites, NHAs etc), watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.”*

The above site is a family home and garden located along the building line with the rest of Ferrybank and does not fall under the above assessment criteria. It is clearly out of sync with the rest of the zoning in close proximity along Ferrybank so there is no requirement for the portion of land to form part of the open space.

2011-2017 LAP Zoning



Existing Residential

2005-2011 LAP Zoning



Existing Residential

The above maps clearly show that the land was previously zoned "existing residential"

It should be noted that the lands in question do not form part of the flood relief scheme works and are inside this proposed development so re-zoning the land will have no impact on this and will benefit from the proposed works.

The location of the land in a built-up suburban area forming part of a larger residential site should never have been zoned open space in the last development plan and with the flood relief scheme design now finalised and having no impact on this site, the lands should be zoned residential or town centre.

Yours sincerely

Michele Whelan

