



Who are you:	Agent
Name:	Lloyd Hotel Group
Reference:	ARKLPF-093233
Submission Made	November 10, 2025 9:42 AM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 1 of the Wicklow County Development Plan 2022-2028
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART A Strategy

- A.3 Factors Influencing Future Development Options

Local Planning Framework PART B Settlement Specific Objectives.

- B.5 Tourism Development
- B.9 Zoning & Land Use

Maps:

- Land Use Map
- Built Heritage Map

Appendices:

- Strategic Environmental Assessment

Maps:

Please find attached submission prepared in relation to the site adjacent to the Arklow Bay Hotel, Kynoch's Lodge, Sea Road, Arklow.

Map



Site Description:

The site under observation/submission relates to a site adjoining the existing Arklow Bay Hotel. The site is currently zoned residential existing and

open space, to which the submission relates. The site also houses a protected structure.

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

Submission_Arklow Planning Framework.pdf, 0.18MB

Variation No.5,
Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town.

06th November 2025

Re: **Draft Arklow Planning Framework 2025-2031_Submission/Observations**

Name: **Matthew Hudson (On behalf of Lloyd Hotel Group)**

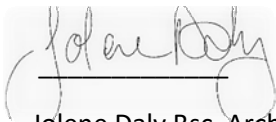
Address: **Kynoch's Lodge, Sea Road, Arklow, Co. Wicklow.**

Reference: **Variation 5. Of draft Arklow Planning Framework 2025-2031.**

Dear Sir/Madam,

Please find attached a submission in relation to the proposed Draft Arklow Planning Framework 2025-2031.

Yours sincerely,



Jolene Daly Bsc. Arch. Tech. RIAI Arch.Tech.

Submission in relation to Arklow Planning Framework 2025-2031 – Wicklow County Development Plan (Variation No. 5)

1. Introduction

This submission is made on behalf of Lloyd Hotel Group, the owners of both the Arklow Bay Hotel and the adjoining property known as Kynoch's Lodge, Sea Road, Arklow. The purpose of this submission is twofold:

1. To request that the lands at Kynoch's Lodge be rezoned from Residential to Tourism under the proposed Arklow Planning Framework (Variation No. 5); and
2. To request that the Kynoch's Lodge building be reviewed for possible removal from the Record of Protected Structures (RPS), in light of its proposed adaptive reuse as part of a sustainable tourism-led redevelopment.

2. Site Context and Ownership

Kynoch's Lodge is a locally recognised building located immediately adjacent to the Arklow Bay Hotel, with which it shares a boundary. Both properties are now under the ownership of Lloyd Hotel Group, who intend to integrate the two sites into a single, high-quality tourism and hospitality destination.

The Lodge property is currently zoned Residential and listed on the Proposed Heritage Schedule/Record of Protected Structures (RPS) No. A32 and NIAH registration 16322079. The owners fully acknowledge the building's historical significance and architectural value to Arklow's local heritage.

A32 16322079	Sea Road, Arklow.	Kynoch Lodge	stone parapets. Detached multiple-bay single-storey double-pile timber-clad house, built c.1895, originally as a temporary structure. The house is rectangular in plan with a five-sided projecting bay to the north-west corner and two widely spaced canted bays to the south elevation.	
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Fig.1. from Draft Arklow Planning Framework Heritage Schedule

3. Current/Proposed Zoning

The subject lands are currently zoned for a combination of **Residential Use** and **Open Space** under the provisions of the existing Draft Arklow Planning Framework. The Open Space zoning appears to correspond to a cluster of mature trees and established landscaping along the front boundary of the site. While it is proposed that this area be included within the revised zoning to facilitate a more cohesive development framework, it is the applicant's intention that any future development would retain and protect the existing trees and landscaping, integrating these natural features as a key component of the overall site design and enhancement strategy.

It is proposed that this zoning be amended to facilitate tourism and related commercial uses, aligning with the adjoining site, which contains the Arklow Bay Hotel and is under the same ownership. The adjoining hotel lands are presently zoned for Tourism, and the proposed rezoning would create a coherent and complementary land use pattern that supports the expansion and enhancement of Arklow's tourism offering. The subject site's location and context make it ideally suited to accommodate tourism-related development, which would contribute positively to the local economy, promote sustainable growth, and strengthen Arklow's position as a key coastal destination. This approach would also ensure consistency in land use, enable integrated site planning, and support the objectives of the Arklow Planning Framework.

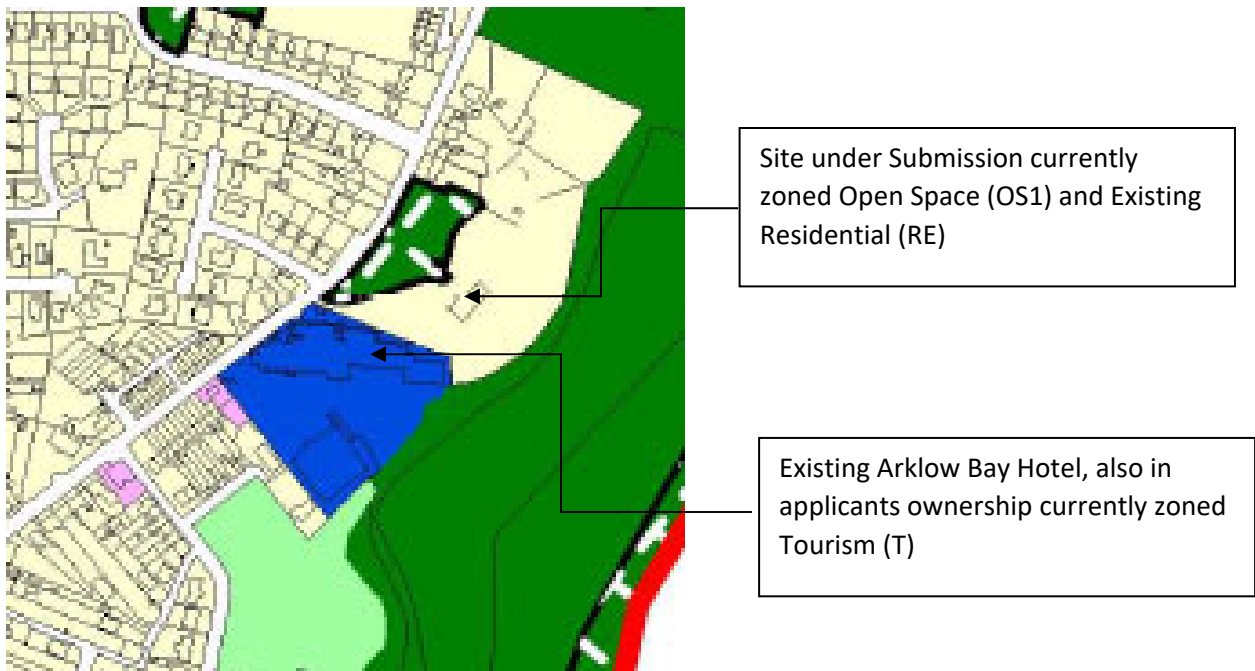


Fig. 2 Existing Draft Zoning Map

Proposed Zoning Objective and Vision

The proposed Tourism zoning would facilitate the refurbishment and sensitive adaptation of Kynoch's Lodge as a destination wedding and event venue, complemented by accommodation and dining facilities at the adjoining Arklow Bay Hotel.

This development vision includes:

- Careful restoration and reuse of the existing Lodge building; the building,
- Integration of facilities and grounds with the adjoining hotel;
- Creation of a cohesive coastal tourism destination appealing to domestic and international visitors; and
- Support for the town centre economy by increasing visitor numbers, overnight stays, and local spend.

4. Request for Review of Protected Structure Status/Heritage Schedule

While Lloyd Hotel Group recognises and values the historical importance of Kynoch's Lodge, its current listing on the Record of Protected Structures (RPS) presents limitations for the practical reuse and integration of the property within a larger tourism framework.

Accordingly, it is requested that Wicklow County Council review the inclusion of Kynoch's Lodge on the RPS, with a view to removing it from the Record if deemed appropriate, based on up-to-date heritage assessment.

The owners are committed to:

- Ensuring any redevelopment or restoration retains and enhances the vernacular character of the building;
- Engaging conservation professionals during design and refurbishment; and
- Maintaining the architectural integrity of the Lodge as part of a broader, high-quality tourism scheme.

The property was acquired by the current owners only recently. Prior to the acquisition, the building had remained vacant and in a derelict condition for approximately ten years. Significant damage occurred more than a decade ago as a result of a house fire, with further deterioration arising from subsequent exposure to water ingress and prolonged environmental elements.

This approach will ensure that the building's heritage is not only protected but celebrated within a viable, long-term use. As a vernacular structure it is in itself protected from development without the addition of its place on the RPS.

5. Alignment with Planning Policy

The proposal aligns with key strategic aims of the Wicklow County Development Plan and Arklow Local Area Plan, including:

- Promoting tourism as a key driver of economic growth in Arklow;
- Encouraging adaptive reuse and revitalisation of existing buildings;
- Supporting employment creation in the hospitality and service sectors;
- Protecting and enhancing the town's cultural and built heritage through sustainable use.

6. Benefits of the Proposal

1. Economic Development: New employment and increased visitor spend.
2. Tourism Growth: Enhanced profile for Arklow as a wedding and coastal leisure destination.
3. Sustainable Reuse: Long-term, viable future for a locally important building.
4. Synergy with Existing Facilities: Integration with Arklow Bay Hotel to create a unified destination.
5. Community and Heritage Value: Preservation of architectural character while ensuring modern functionality.

7. Conclusion

In summary, Lloyd Hotel Group respectfully requests that:

1. The lands at Kynoch's Lodge, Sea Road, Arklow be rezoned from Residential to Tourism under Variation No. 5 of the Arklow Planning Framework; and
2. The Protected Structure status of Kynoch's Lodge be reviewed and considered for removal from the RPS, to facilitate appropriate redevelopment and integration with the adjoining hotel site.

The Group remains fully committed to the careful restoration, sensitive design, and long-term protection of Kynoch's Lodge as part of a sustainable, high-quality tourism destination that will contribute positively to Arklow's economy, heritage, and community.

The adjoining hotel lands are currently zoned Tourism, and the proposed amendment would provide for a more coherent and integrated land use framework across the wider landholding.

Building Surveying & Architecture

The subject site's proximity to the Arklow Bay Hotel, its accessible coastal location, and its relationship to key town amenities make it ideally suited for sustainable tourism development. The proposed rezoning would align with the objectives of the Wicklow County Development Plan 2022–2028, which seeks to strengthen Arklow's role as a key coastal settlement and promote sustainable tourism as an economic driver. It would also support the delivery of high-quality tourism accommodation and amenities, enhance the town's visitor offering, and generate local employment and investment, while maintaining compatibility with surrounding land uses and the existing built and natural environment.