

02 APR 2024

PLANNING DEPT.

25<sup>th</sup> March 2024

**Re : Submission at Pre Draft Consultation Stage- Arklow Local Area Plan**

To Whom it may concern,

Many thanks for arranging the public consultation in Arklow on the 15<sup>th</sup> March and for taking the time to consider these pre draft submissions;

### **1. Housing-Population-Compact Growth**

In line with the Local Authority core strategy, I agree that most residential development and provision of housing should take place within the existing built up area of the town. In this regard and as the owner of a number of properties within this built up area, I would ask that the Local Authority consider revising the zoning in the following areas, marked with the corresponding letter A to C on the attached colour map, as follows;

#### **A. Hazeldene, No. 12 Ferrybank, Arklow –**

The issue with this property is my primary concern. This property was zoned entirely existing residential in the previous Town development Plan ending in 2017. In the existing plan the front portion of this property is currently zoned as Town Centre, whilst the entire hardcore parking area and garden area to the rear is now zoned Open Space. The property comprises a sympathetically restored period property divided into 4 apartments, in line with full grant of Planning Permission. It provides accommodation for between 12-14 residents. The rear of the property is very large, extending to over 170 ft to the rear and approx. 66ft wide. I ask that the "Town Centre" zoning be extended further into the rear of the property, in line with adjoining properties on the northern and southern sides, to facilitate minor future potential residential development of that portion of the property, in line with adjoining properties. It is my intention to seek Planning permission for a small development of one/two bed apartments in the area to the rear of the property to maximise the residential development of the site whilst still maintaining significant areas of "Open Space" and recreational area. Accordingly, I would be very much obliged if the Local Authority would consider an extension of the "Town Centre" zoning at this property as described above or in the alternative to consider a rezoning of the property as "Existing Residential" as it was previously and up to the end of 2017.

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**B. Killiniskeyduff, Arklow**

Approximately half of my site here is zoned existing Residential and, whilst I appreciate that a portion of the land adjoining the slip road to the motorway, must be deemed OS2 Open Space, I ask that the Local Authority would consider extending the RE existing Residential zoning as close as possible to the northern boundary of the site, to facilitate potential future residential development of the site in keeping with the proposed core strategy for development within the Environs.

I am very grateful for you taking the time to consider my submission and if you require any further detail or clarification, please do not hesitate to contact me.

Yours Faithfully,

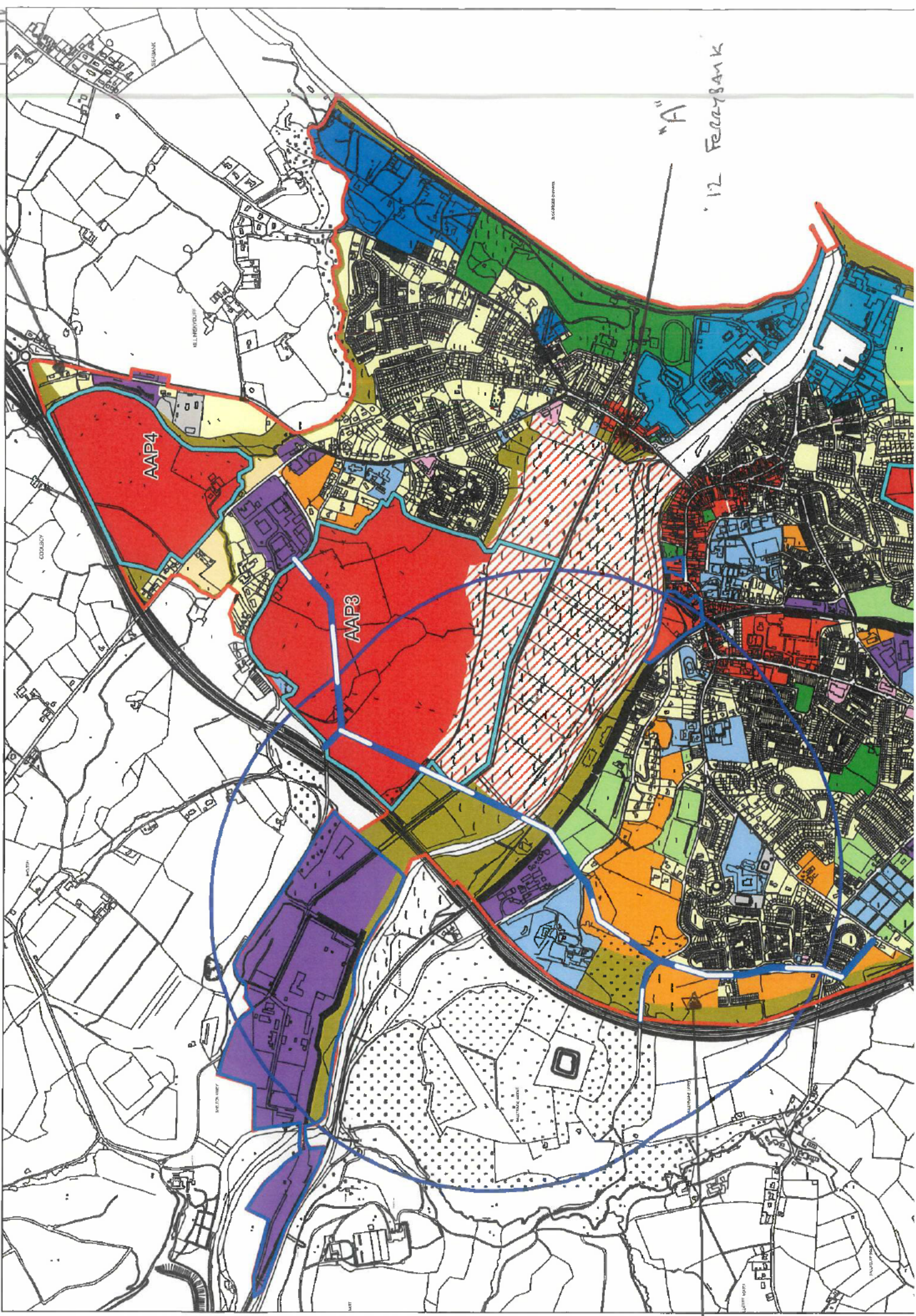


***Paurie Hyland***

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