



THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

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11TH NOVEMBER 2025

VARIATION No. 5
ADMINISTRATIVE OFFICER
PLANNING SECTION
WICKLOW COUNTY COUNCIL
STATION RAOD
WICKLOW TOWN

RE: WICKLOW COUNTY DEVELOPMENT PLAN 2022 – 2028
PROPOSED VARIATION No 5
DRAFT LOCAL PLANNING FRAMEWORK 2025

SUBMISSION IN RESPECT OF LANDS AT BALLYRUANE, COOLGREANEY ARKLOW Y14 X516

DEAR SIR, MADAM,

On Behalf of our Clients, Michael & Michelle Kavanagh, please find enclosed our Submission seeking amendments to:-
VARIATION No. 5 - DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025

YOURS SINCERELY,

PP

PADRAIG SMITH,
THE PADRAIG SMITH PARTNERSHIP LTD.

WICKLOW COUNTY COUNCIL

12 NOV 2025

PLANNING DEPT.

ENCL 1.

Submission In Respect Of Proposed Variation No 5 / Draft Arklow Local Planning Framework 2025

C.C Michael & Michelle Kavanagh

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

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T/A THE PADRAIG SMITH PARTNERSHIP





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WICKLOW COUNTY DEVELOPMENT PLAN 2022 - 2028 PROPOSED VARIATION NO. 5 DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025

SUBMISSIONS AND REPRESENTATION TO:

WICKLOW COUNTY COUNCIL

ON BEHALF OF:

MICHAEL & MICHELLE KAVANAGH
IN RESPECT OF LANDS AT BALLYRUANE, ARKLOW, CO. WICKLOW.

SUBMITTED TO:

VARIATION No. 5
ADMINISTRATIVE OFFICER
PLANNING SECTION
WICKLOW COUNTY COUNCIL
COUNTY BUILDINGS
STATION ROAD
WICKLOW TOWN
CO. WICKLOW
A67 FW 96

NOVEMBER 2025

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

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T/A THE PADRAIG SMITH PARTNERSHIP



WICKLOW COUNTY DEVELOPMENT PLAN 2022 -2028
PROPOSED VARIATION No. 5
DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025

RE: THE ZONING OF LANDS AT BALLYRUANE FROM EXISTING AGRICULTURAL USE TO RESIDENTIAL **RN1** OR RESIDENTIAL **RN2** USE.
THE ZONING OF LANDS AT BALLYRUANE FROM EXISTING AGRICULTURAL USE TO EMPLOYMENT USE **E1**.

ON BEHALF OF: MICHAEL KAVANAGH & MICHELLE KAVANAGH

SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

1.0 INTRODUCTION

THE LOCAL AUTHORITY IS INVITED TO HAVE REGARD TO THIS SUBMISSION AND CONSIDER INCLUDING THE AMENDMENT SOUGHT IN THE WICKLOW COUNTY DEVELOPMENT PLAN 2022 -2028, VARIATION No. 5, DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025

INCLUDED WITH THIS SUBMISSION IS:-

- 1.1 COPY OF THE CURRENT DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025 – 2031 MAP No. 1 – LAND USE ZONING OBJECTIVES, WITH THE SITE TO BE REZONED FOR RESIDENTIAL **RN1** OR RESIDENTIAL **RN2** USE OUTLINED IN A CONTINUOUS BLACK LINE AND COLOURED YELLOW.
- 1.2 COPY OF THE CURRENT DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025 – 2031 MAP No. 1 – LAND USE ZONING OBJECTIVES, WITH THE SITE TO BE REZONED FOR EMPLOYMENT USE **E1** OUTLINED IN A DASHED BLACK LINE AND COLOURED PURPLE.

2.0 AMENDMENT SOUGHT

THE PURPOSE OF THIS SUBMISSION IS TO SEEK AN AMENDMENT TO THE PROPOSED VARIATION No. 5 - DRAFT ARKLOW LOCAL AREA FRAMEWORK 2025, UNDER THE WICKLOW COUNTY DEVELOPMENT PLAN 2021-2028 AS FOLLOWS:-

- LAND TO BE ZONED RESIDENTIAL: SEE ATTACHED COPY OF THE CURRENT DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025 – 2031 MAP No. 1 – LAND USE ZONING OBJECTIVES, WITH THE SITE TO BE ZONED FOR RESIDENTIAL **RN1** OR RESIDENTIAL **RN2** USE OUTLINED IN A CONTINUOUS BLACK LINE AND COLOURED YELLOW. THIS LAND COMPRISES OF 6.07ha. THIS INCLUDES AN EXTENSION TO THE ARKLOW LPF BOUNDARY.
- LAND TO BE REZONED: SEE ATTACHED COPY OF THE CURRENT DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025 – 2031 MAP No. 1 – LAND USE ZONING OBJECTIVES, WITH THE SITE TO BE REZONED FOR EMPLOYMENT USE **E1** OUTLINED IN A DASHED BLACK LINE AND COLOURED PURPLE. THIS LAND COMPRISES OF 4.04ha. REVISE THE GRAPHIC ALONG THE WESTERN BOUNDARY OF THE SITE ADJACENT TO THE M11, MARKED OS2 TO ENCOMPASS ONLY THE LAND TAKE AND EMBANKMENT OF THE M11 AS CONSTRUCTED.

3.0 PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT

THE PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT IS AS FOLLOWS:-

- THE SUBJECT LANDS HAVE ACCESS FROM THE COOLGREANEY ROAD AND ARE ACCESSIBLE TO PUBLIC SERVICES AND ARE APPURTENANT TO THE EMBANKMENT OF THE M11 ON THE WEST SIDE IN A SIMILAR MANNER AS THE LANDS ZONED EMPLOYMENT **E1** FURTHER TO THE SOUTH
- THE SUBJECT LANDS TO THE EAST HAVE ACCESS OFF THE COOLGREANEY ROAD AND ARE APPURTENANT TO THE LANDS PROPOSED EMPLOYMENT **E1**.

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- IN THE INTEREST OF ECONOMIC SUSTAINABILITY, THE LANDS HAVE SERVICE CAPACITY AND ROAD ACCESS. IT IS SENSIBLE AND APPROPRIATE TO HAVE THE SUBJECT LANDS ZONED **RN(1) OR RN (2)**, AS SUGGESTED BECAUSE THE LAND IS SERVICED, HAS ACCESS AND IN TERMS OF DEVELOPMENT IS "READY TO GO".
- THE SUBJECT LANDS IF ZONED CAN PROVIDE RESIDENTIAL DEVELOPMENT WITHIN THE LIFESPAN OF THE PROPOSED DEVELOPMENT PLAN AND THEREFORE ASSIST IN ALLEVIATING THE CURRENT HOUSING CRISIS. THE LANDS IF ZONED EMPLOYMENT **E1** USE CAN PROVIDE ADDITIONAL ROAD ACCESS TO EXISTING LANDS ZONED EMPLOYMENT **E1** TO THE EAST OF THE M11. THERE IS AN EMBANKMENT ADJACENT ON THE WESTERN PERIMETER OF THIS SECTION OF LAND. HOWEVER, THERE IS A NARROW STRIP OF USABLE LAND WHICH COULD HAVE EMPLOYMENT USE POTENTIAL.
- THESE SUBJECT LANDS CAN BE DEVELOPED IN AN ORDERLY MANNER, AS ACCESS TO THESE LANDS AND CONNECTIVITY TO PUBLIC SERVICES ARE AVAILABLE.

4.0 SUMMARY /CONCLUSION

THE ABOVE AMENDMENTS ARE SOUGHT TO THE WICKLOW COUNTY WICKLOW DEVELOPMENT PLAN 2022 -2028, PROPOSED VARIATION NO. 5 – DRAFT ARKLOW LOCAL PLANNING FRAMEWORK 2025.

THE INCLUSION OF THE AMENDMENTS SOUGHT WOULD BE IN LINE WITH THE PROPER PLANNING AND DEVELOPMENT OF THE AREA AND ALLOWS THE ORDERLY DEVELOPMENT OF LANDS FOR WHICH ACCESS AND SERVICES ARE PROVIDED.

SIGNED 
THE PADRAIG SMITH PARTNERSHIP LTD.

NOVEMBER 2025

DRAFT

**Arklow
Local Planning Framework
2025 - 2031**

**Map No. 1
Land Use Zoning Objectives**



LEGEND

- Arklow LPF Boundary
- Road Objectives
- Specific Local Objective
- RN(1)
- RN(2)
- RE
- TC
- LSS
- PU
- CE
- T
- WZ
- AOS
- OS1
- OS2
- E1
- EX



**WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028**



Wicklow County Council
Planning Department

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Scale NTS



INCLUSION 1.2

