

2 Background

2.1 Introduction

This chapter provides a summary of the background to the proposed development and site. This includes a description of the proponent, history, objectives and need for the proposed development as well as an overview of the existing site layout and neighbouring land uses in the surrounding area.

2.2 Irish Water

Irish Water is the national water utility responsible for providing water and wastewater services throughout Ireland. Irish Water is a subsidiary of the Ervia Group (formerly Bord Gáis Éireann), which was formed as a company under the Water Services Act 2013 and incorporated under the Companies Acts.

Irish Water took responsibility for almost all functions for the delivery of water and wastewater assets and services that were previously managed by the 31 local authorities in January 2014. Irish Water is now responsible for the operation of all public water and wastewater services in Ireland including:

- Management of national water and wastewater assets;
- Maintenance of the water and wastewater system;
- Investment and planning;
- Managing capital projects; and
- Customer care and billing.

Irish Water is also responsible for the capital investment decisions and implementation of the capital programme delivery across the country. As outlined in its business plan, Irish Water's mission is:

“All of our customers should receive a safe and reliable supply of drinking water and have their wastewater collected and safely returned to the environment. We will protect the environment in all our activities and support Ireland's social and economic growth through appropriate investment in Water Services.”

2.3 Need for the Proposed Development

2.3.1 Overview

Wastewater in Arklow town is currently collected by means of a mixture of separate, partially separate and combined sewers. The latter are generally the older sewers that date back to the 1930s and 1940s. The older sewers carry a mixture of wastewater and stormwater flows whilst the more modern sewers are separate (i.e. have different pipelines to carry the wastewater and stormwater flows).

The existing network discharges untreated wastewater from homes and businesses through 19 discrete outfalls to the Avoca River which runs directly through Arklow town.

As noted in **Section 1.4.2.2 of Chapter 1**, the practice of discharging untreated wastewater to the Avoca River is not compliant with obligations of the UWWT Directive. An infringement case has been brought to the European Court of Justice against the State over the discharge of untreated wastewater into rivers and the sea at various locations in Ireland and Arklow is one such location that is failing to meet the requirements of the UWWT Directive.

The proposed development is intended to resolve this problem by providing an effective wastewater collection network, treatment capacity and suitable outfalls that can provide for Arklow town now and into the future. The proposed development will comply with European and national legislation as well as planning policy by providing appropriate wastewater treatment facilities and supporting network for Arklow town.

Moreover, the proposed development will improve water quality in the Avoca River and bring benefits in terms of health, environmental integrity and facilitate economic and social development for Arklow town and its surrounds.

2.3.2 Protecting the Environment and Health

Wastewater treatment for Arklow is a requirement under both the UWWT Directive (as described in **Section 1.4.2.2 of Chapter 1**) and national legislation. The Urban Waste Water Treatment Regulations 2001 as amended, require relevant authorities to provide appropriate wastewater collection systems and treatment for agglomerations such as Arklow town.

The proposed development will ensure compliance with these statutory requirements and obligations. The proposed development will ensure that the water quality standards set down by regulatory bodies will be achieved, therefore safeguarding the quality of the aquatic environment.

The proposed development will bring benefits in terms of public health, integrity of the environment and improved water quality for Arklow town. Effective wastewater treatment will eliminate in so far as possible, the ongoing discharge of untreated wastewater directly into the Avoca River and thus mitigate the risk of polluting receiving waters. Cleaner water will enhance Arklow's amenity value and could act as a platform for social and economic development. The proposed development also includes the capacity for future population growth in the area as the design has been undertaken to accommodate forecasted population growth (as outlined in the relevant planning policy and described in detail in **Chapter 6**).

2.4 Objectives of the Proposed Development

The objectives of the proposed development are as follows:

- To stop the current practice of discharging untreated wastewater to the Avoca River;
- To provide a wastewater treatment facility that will comply with all relevant legislative requirements and will service the population of Arklow into the future; and
- To improve water quality in the Avoca River.

2.5 Planning History

2.5.1 Overview

A number of historical planning applications have been made for various design iterations and individual infrastructure elements to provide wastewater treatment for Arklow town and the surrounding area. Over time, the location and design of the proposed development has evolved, with most of the previous permissions no longer valid.

Section 2.5.2 briefly summarises the historical planning permissions and consents for wastewater treatment infrastructure in Arklow town.

2.5.2 History of the proposed Development

The need for wastewater treatment in Arklow town and environs has been well understood and documented. In 1993 PH Mc Carthy and Partners¹ completed a study to identify drainage infrastructure requirements. Design work was subsequently undertaken and the initial application for wastewater treatment in Arklow town was submitted in the same year. The initial consent was granted by Wicklow County Council (Reference 93/280) and confirmed, on appeal, by An Bord Pleanála (Reference PL27.092119) to Arklow Urban District Council in March 1994.

A further application was made by Arklow Urban District Council to Wicklow County Council in July 1999 (Reference 23/99), which was granted permission and this decision was subsequently upheld by An Bord Pleanála (Reference PL27.112569) in January 2005. Subsequently, this consent was the subject of judicial review through the High Court and Supreme Court with a ruling in July 2011 upholding the consent to progress this scheme.

When Wicklow County Council sought to progress with the consented development after the Supreme Court decision, further legal challenges were brought against the Compulsory Purchase Order.

¹ PH McCarthy and Partners (1993) The Arklow Main Drainage Supplementary Report

Irish Water assumed responsibility for bringing the water and wastewater services of the local authorities under one national service provider on 1 January 2014, during which time the legal challenges against the Compulsory Purchase Order were ongoing.

Irish Water reviewed the status of the extant consent and the ongoing challenges to it and concluded that it would not be feasible to advance to construction before the planning permission expired in April 2015.

Irish Water therefore made the decision to commence a new planning process, the first step being to carry out a new site selection process in 2014. As outlined in **Section 3.3.2 of Chapter 3**, a number of locations were considered and the site selection process identified Ferrybank (i.e. the site of the proposed development) as a suitable site. Further detail on the subsequent design development is provided in **Chapters 3 and 4**.

Other planning consents and approvals of relevance to the proposed development are briefly outlined below:

- In October 2003, a Part 8 application was approved for the North Quay Pumping Station under Part 8 of the Planning and Development Regulations, 2001, as amended. This infrastructure is no longer required as the proposed development supersedes the need for this pumping station;
- A planning application for a 2.91ha mixed use development, referred to locally as ‘the Alps’ was made in 2008 (Reference 08/610058) to Arklow Town Council. On 13 August 2010, An Bord Pleanála granted consent on appeal (Reference PL33.231008). It is assumed that this permission has expired, however there is precedent for such a development in the future, subject to appropriate approvals.
- Separately, on 3 December 2013 Arklow Town Council approved an upgrade under Part 8 of the Planning and Development Regulations, as amended (Reference 13/610038) for infrastructure including the upgrade of the existing sewer, provision of a combined sewer overflow (CSO) and associated site works (including additional pipework, an underground storage tank and emergency overflow). This scheme is no longer required as the proposed development supersedes the consented infrastructure and relevant elements have been incorporated into the proposed development (Refer to **Section 4.3.2 of Chapter 4**).

2.6 Site and Surrounds

2.6.1 Overview

The site of the proposed development, as illustrated on the scheme drawings in **Volume 3 (Drawing No.’s 247825-00-C-IS-004 and 247825-00-C-IS-005)** includes the footprint of terrestrial, riverine and marine lands within the planning boundary. The planning boundary of the proposed development is located in Arklow town, entirely within the administrative boundary of Wicklow County Council.

Arklow town is a key hub of economic activity, shopping, education, recreation and administration for south-east Wicklow therefore the site of the proposed development is predominantly urban in character.

The proposed development is concentrated around the waterfront area of Arklow, with the proposed interceptor sewers located along the northern and southern banks of the river channel and the WwTP located at the Old Wallboard site at Ferrybank. The WwTP site is bounded to the east by the Irish Sea and to the south by the Avoca River. The WwTP site is therefore in a prominent location on the waterfront at the mouth of the estuary that currently accommodates a vacant site with disused buildings.

2.6.2 Wicklow County Council Vision

The Arklow and Environs Local Area Plan 2018-2024 (Arklow LAP) and the Wicklow County Development Plan 2016 - 2022 (County Development Plan) set out a vision for Arklow town that would see significant growth in the town in the coming years as discussed in detail in **Chapter 6**. Specifically, the land zoned as ‘Waterfront’, which comprises the port, marinas, harbour, quays and adjoining land (including the WwTP site at the Old Wallboard site at Ferrybank) has been identified in the Arklow LAP as a:

“key location to provide significant residential development while also facilitating the existing port activities and further tourism, community, recreational and maritime uses.”

In particular, the vision for the Waterfront zone outlined in the Arklow LAP is to:

“promote and facilitate the in-depth development of the waterfront zone, for mixed-use development with a high concentration of residential use subject to a high standard of design, layout and finish’. Further, the vision is for the area to ‘continue to sustainably develop as an active port alongside the development of its recreational potential and to encourage the redevelopment of the waterfront as a residential and mixed use extension of the existing town. It is important for the town centre to connect with the waterfront to exploit each other’s assets without compromising their historical and environmental amenity.”

Further detail with regard to relevant planning policy and land use zoning is provided in **Chapter 6**.

2.6.3 Site Layout

The most upstream, south-western segment of the site, within the Alps, is vacant land that has been subject to a number of previous planning applications as outlined in **Section 2.5.2**. The area is mostly grassed with some shrubs, trees and rock outcrops adjoining the steep verges (as illustrated in Figure 2.1). There are a number of existing trees throughout this segment of the site and to the north, there is a promenade that is regularly used by pedestrians walking along the riverfront (Refer to Figure 2.2).



Figure 2.1: Alps segment of the site (viewed from River Walk)



Figure 2.2: Riverfront promenade adjoining the Alps segment of the site (viewed from the river channel)

The River Walk segment of the site comprises existing footpaths and roads (including on street parking and adjoining open space) that traverse the south bank of the Avoca River upstream of Arklow Bridge as illustrated in Figure 2.3. This area is regularly used by the local community as it includes car parking, a number of cafes and a riverfront walkway as well as connecting roads that link with Main Street which lies to the south. There are a number of existing trees throughout this segment of the site.



Figure 2.3: River Walk (viewed from the river channel)

Arklow Bridge lies between River Walk and South Quay and crosses the Avoca River to join North Quay to the north of the river channel as illustrated in Figure 2.4. Arklow Bridge is on the National Inventory of Architectural Heritage, with the baseline conditions associated with Arklow Bridge described in detail in **Section 12.3 of Chapter 12**.



Figure 2.4: Arklow Bridge (viewed from downstream on North Quay)

The South Quay segment of the site comprises a narrow road and in some areas has a footpath that traverses the south bank of the Avoca River downstream of Arklow Bridge as illustrated in Figure 2.5. The road is particularly narrow just downstream of Arklow Bridge, while there is open space and car parking in front of the properties further downstream. There are a number of existing trees throughout this segment of the site.

Residential development along South Quay fronts onto the roadway and Avoca River (Refer to Figure 2.5). There is an area of green space separating the houses from the riverside downstream on South Quay (between South Green and Anchor Mews). Further downstream, directly opposite the WwTP site (i.e. to the west of the Harbour Road – South Quay junction), there is industrial development that loops around Arklow Harbour which is located at the downstream end of South Quay.



Figure 2.5: South Quay (viewed from the river channel)

The segment of the site adjacent to South Quay at Arklow Harbour within the planning boundary is currently a vacant, industrial yard that contains some empty buildings, containers and storage areas. The site has been used as a construction compound for other development proposals in Arklow town in recent years and there is a track that connects directly to the boat ramp in Arklow Harbour.

The Avoca River segment of the site (as illustrated in Figure 2.6) incorporates the area around the three southernmost piers of Arklow Bridge (between River Walk and South Quay) in addition to the footprint of the river crossing between South Quay and North Quay. The baseline conditions in the Avoca River are described in detail in **Section 11.3 of Chapter 11** and **Section 15.3 of Chapter 15**. It should be noted that the riverine environment upstream of Arklow Bridge is contained within the boundary of the proposed Natural Heritage Area (pNHA) of Arklow Town Marsh.



Figure 2.6: Avoca River through Arklow town and the Old Wallboard site at Ferrybank (viewed from the harbour mouth)

The North Quay segment of the site typically comprises existing footpaths and roads. This segment of the site also extends slightly upstream of the Arklow Bridge from the demolished property at 1 Ferrybank into the Arklow Town Marsh pNHA. North Quay is subject to high pedestrian and vehicular traffic accessing the Bridgewater Shopping Centre, Aldi and local commercial properties including the Blessings Clinic, Arklow Sailing Club and some local businesses (as illustrated in Figure 2.7). The eastern end of North Quay and Mill Road is less well used by the local community as there are few industrial/commercial properties and no residential properties to the east of Marina Village.



Figure 2.7: Bridgewater Shopping Centre and Aldi on North Quay (viewed from the Arklow Bridge)

The Old Wallboard site at Ferrybank (i.e. WwTP site) is located near the mouth of the Avoca River and is bounded to the north-east by the Irish Sea as illustrated in Figure 2.8. The WwTP site is located within the waterfront, on the northern bank of the Avoca River, adjacent to the Irish Sea and at the eastern end of the town. The WwTP site is bounded by North Quay on its southern extent.

The WwTP site contains an abandoned gypsum factory, formally Arklow Gypsum Ltd. which closed down in the early 1980s. The WwTP site is currently derelict comprising a number of disused buildings as illustrated in Figure 2.8.

At present, access to the immediate vicinity of the WwTP site for pedestrians is poor, with little connectivity between the coast and the river, or indeed from the public walkways along the coast down to the marina or river. The WwTP site itself is secured and public access is restricted.



Figure 2.8: Old Wallboard site at Ferrybank (viewed from the harbour mouth)

Along the coastal (north-eastern) boundary of the WwTP site, there is an existing revetment, which extends further north-east beyond the boundary of the WwTP site, as illustrated in Figure 2.9. The extent of the revetment along the WwTP site is proposed to be upgraded. The existing revetment was originally constructed in 1972 and improvements were undertaken in 1990. The crest of the revetment is approximately 5.5mOD and displacement of the rock armour stones indicate that the revetment is coming to the end of its design life.

The aquatic environment is described in further detail in **Section 11.3 of Chapter 11** and **Section 15.3 of Chapter 15**.



Figure 2.9: Irish Sea and existing revetment adjoining the Old Wallboard site (viewed from the existing revetment to the west of the site)

To the north-west of the WwTP site and the revetment, the area within the planning boundary incorporates green space adjacent to the running track, skate park and walkway between Seaview Avenue and Mill Road. This area is regularly used by the local community for recreation.

2.6.4 Neighbouring Land Uses

The Alps site is identified as an Opportunity Site in the Arklow LAP for potential redevelopment and as discussed in **Section 2.5.2**, where previous permission (now assumed expired given the lapse in time) was granted for a mixed use development. The Avoca River lies to the north, with a number of residential properties to the south-east on Parade Ground and Upper Main Street with the Dublin – Rosslare railway line and the remains of Arklow Castle present to the south-west.

The location of the proposed interceptor sewers along River Walk and South Quay are bounded by the Avoca River to the north and a number of residential and commercial properties to the south. There are also a number of roads that connect River Walk and South Quay with the wider road network in Arklow town. Arklow Harbour and the commercial properties located therein are located at the eastern end of South Quay.

The section of interceptor sewer to be laid within the Avoca River is bounded by River Walk and the Arklow Town Marsh pNHA (upstream of the Arklow Bridge) as well as South Quay and North Quay (downstream of the Arklow Bridge). To the south of the river crossing there are a number of residential properties whilst vacant or derelict land as well as local businesses are present to the north of the river crossing.

The section of the interceptor sewer on North Quay (upstream of Arklow Bridge) is bounded by the Arklow Town Marsh pNHA and there are a number of residential properties along the R772 in Ferrybank.

The section of the interceptor sewer on North Quay (downstream of Arklow Bridge) is bounded to the north-west by commercial properties including the Bridgewater Shopping Centre as well as a range of neighbouring commercial and residential properties including the Blessings Clinic, Arklow Sailing Club, the Marina Village residences whilst Arklow Shipping Limited and Arklow Marine Services are located on Mill Road.

This part of the town has a history of industrial development, with maritime development still thriving, as evidenced by the adjacent boat building premises and the marina. Further to the north-west, the Bridgewater Shopping Centre and the Marina Village residential development, have evolved the development type in this area, which is intended to evolve further to incorporate high quality, mixed use development, in line with the vision for the waterfront area outlined in the Arklow LAP.

The WwTP site adjoins a derelict industrial site to the south containing disused industrial tanks and buildings. Planning permission has previously been granted (Reference 05/610072) to demolish the existing derelict structures and develop an apartment block. There are other industrial properties along Mill Road including boat building/repairs at Arklow Marine Services and there is a long history of industrial activities in this part of Ferrybank.

To the north of the WwTP site, there is an existing walkway located on the seafront which extends alongside the existing revetment to the edge of the Ferrybank site and connects with the existing revetment that extends further north to Arklow North Beach.

Further information on the existing conditions in and around the site and more generally in Arklow town is provided in **Chapters 6 – 19**.

2.6.5 Sensitive Receptors

Sensitive receptors are those existing properties and local features that are particularly susceptible to change and environmental effects. Topic-specific sensitive receptors of relevance to each of the assessments are described in detail in **Chapters 6 – 19**, however an overview of sensitive receptors for the proposed development is provided in **Sections 2.6.5.1 - 2.6.5.5**.

2.6.5.1 Residential Receptors

Residential receptors comprise those properties that are owned and inhabited in Arklow town. The residential receptors of relevance to the proposed development include:

- Dwellings on Upper Main Street are 20m from the planning boundary (at its nearest point) at the Alps segment of the site;

- Dwellings along River Walk are within 10m of the planning boundary (at its nearest point) at this segment of the site;
- Dwellings along South Quay are within 10m of the planning boundary (at its nearest point) at this segment of the site;
- Dwellings on Ferrybank (to the north of the Arklow Bridge roundabout) are 15m from the planning boundary (at its nearest point) at this segment of the site;
- Dwelling on North Quay are within 10m of the planning boundary (at its nearest point) at this segment of the site; and
- Dwellings in Marina Village (on North Quay) are within 10m of the planning boundary (at its nearest point) at this segment of the site and approximately 140m from the WwTP site.

Further information on residential properties in the vicinity of the proposed development is provided in **Sections 8.3 of Chapter 8, 9.3 of Chapter 9, 10.3 of Chapter 10 and 17.3 of Chapter 17.**

2.6.5.2 Social Infrastructure

Social infrastructure comprises facilities that provide recreational, cultural, educational, healthcare and general infrastructure that support the local community. The social infrastructure receptors of relevance to the proposed development include:

- The running track to the east of the Bridgewater Shopping Centre within the planning boundary;
- Coral Leisure on Seaview Avenue;
- Blessings Clinic on North Quay adjacent to the planning boundary;
- Harbour Surgery on Harbour Road;
- Dr Ian Bothwell on Upper Main Street;
- Kavanagh Dental Clinic on Bridge Street;
- Arklow Physiotherapy Clinic to the north of Arklow Bridge roundabout on Ferrybank; and
- The Animal Health Clinic to the north of Arklow Bridge roundabout on Ferrybank.

Further information on baseline social infrastructure is provided in **Section 17.3 of Chapter 17.**

2.6.5.3 Ecological Receptors

Ecological receptors comprise those areas with statutory and non-statutory biodiversity designations that contain notable flora, fauna, habitats and/communities with intrinsic biodiversity values. The ecological receptors of relevance to the proposed development include:

- Arklow Town Marsh pNHA (which also extends into the Avoca River);
- Various areas of bat activity including the trees along River Walk, Arklow Bridge as it is being used as a roost site for bats;
- Atlantic Salmon, River Lamprey and the European Eel have been found to migrate through the Avoca River Estuary;
- Presence of listed marine mammals including Harbour Porpoise (Common Porpoise), Bottle-nosed Dolphin, Grey Seal and Harbour (Common) Seal;
- Evidence of Otter activity upstream of the planning boundary; and
- Kingfisher were recorded flying around the Avoca River indicating that they may be breeding in the local area.

It should be noted that the area has been highly modified by human activities and development and biodiversity has been impacted in aquatic and terrestrial environments. There are no European sites within 4km of the planning boundary.

Further information on the baseline biodiversity is provided in **Section 11.3 of Chapter 11**.

2.6.5.4 Water Receptors

Water receptors comprise those aquatic environments, including groundwater, surface and marine water bodies that may be particularly sensitive to the proposed development. The water receptors of relevance to the proposed development include:

- The Avoca Estuary is an at risk transitional water body of moderate status (as defined under the WFD);
- Large sections of Arklow town, including the majority of the site are identified as flood risk zones;
- Avoca River;
- Arklow Town Marsh;
- Irish Sea; and
- Underlying aquifer of local importance with relatively shallow water table.

Further information on the baseline water is available in **Section 14.3 of Chapter 14** (groundwater and hydrogeology) and **Section 15.3 of Chapter 15** (all other water elements).

2.6.5.5 Other Receptors

The geological conditions typically comprise made ground, alluvial deposits underlain by Ordovician Slate and Sandstones known as the Kilmacrae formation. Further information on the baseline land and soils is available in **Section 15.3 of Chapter 15**.

Some of Arklow town is considered to be an Area of Archaeological Potential and the Arklow Bridge is listed on the National Inventory of Architectural Heritage. Further information on the baseline archaeology and heritage is available in **Section 12.3 of Chapter 12**.

As noted in **Section 2.6.2**, Arklow town is an urban area with relatively high levels of economic activity and significant population growth anticipated.

This has given rise to a well-developed road network within the planning boundary and around Arklow town. Local businesses are relatively concentrated around well serviced parts of Arklow town including Main Street, Arklow Harbour and in the vicinity of the Bridgewater Shopping Centre on North Quay.

2.6.6 Other Schemes proposed to be developed

2.6.6.1 Overview

A cumulative assessment has been undertaken in accordance with Part 5 of Annex IV of the EIA Directive:

“e) a cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;”

The assessment specifically considers whether any of the proposed and/or recently approved schemes in the local area have a potential to exacerbate (i.e. alter the significance of) effects associated with the proposed development.

Cumulative effects are changes to the environment that are caused by an action in combination with other actions. They can arise from and this EIAR (and the accompanying NIS will look at:

- the interaction between all of the different permitted and planned projects in the same area in combination with this proposed development; and
- the interaction between the various impacts within this proposed development.

Cumulative impacts will consider whether the addition of many minor or significant effects of the proposed development itself or the cumulation of effects of other permitted or planned projects have the potential to result in larger, more significant effects when combined with the effects of the proposed development. Interactions will consider the interaction between the various environmental aspects, for example the interaction between noise and ecology.

Further information on the cumulative assessment is provided in **Chapter 20**.

2.6.6.2 Approach

A qualitative assessment has been undertaken (Refer to **Chapters 7 -20**) to identify cumulative effects based on information available in August 2018. Wicklow County Council provided information in relation to the proposed schemes in the local area.

Eight developments that have been consented and/or recently submitted and recorded in the planning system since 2008 were identified as described in Table 2.1. The proposed schemes are illustrated in **Figure 2.1 of Volume 3** and all lie within 100m of the planning boundary. There are no further developments consented under the provisions of the Foreshore Act 1933 to 2014, as amended of relevance to the proposed development.

2.6.7 Future Land Uses and potential Receptors

Where it is known that land use is likely to change and/or additional development is forthcoming that may introduce additional sensitive land uses, these future receptors have been assumed for the purposes of the in-combination assessment.

The following potential future receptors of relevance to the proposed development have been identified:

- Proposed Arklow Flood Relief Scheme; and
- Potential future residential receptors associated with land use zoning outlined in the Arklow and Environs Local Area Plan 2018 - 2024.

2.6.7.1 Proposed Arklow Flood Relief Scheme

Overview

Wicklow County Council funded by The Office of Public Works intends to undertake engineering works along the Avoca River to mitigate the risk of flooding in the Arklow and Ferrybank area in County Wicklow. The application for consent of the proposed Arklow Flood Relief Scheme is anticipated to be lodged to An Bord Pleanála at a later date. There is the potential for physical and temporal overlap between the proposed development and the proposed Arklow Flood Relief Scheme.

Table 2.1: Schedule of developments considered for cumulative effects

Planning Reference	Name	Address	Relevance	Description	Status	Decision Date
18/316	Mill Sea Ltd	North Quay, Arklow	Located on Mill Road adjacent to the planning boundary	Demolition of existing disused industrial buildings including gas bottle filling plant, warehouse, administration offices, site office, security office and store of total floor area 2035m ² .	Grant	22 May 2018
18/289	F and S Duffy	7 and 8 Bridge Street, Arklow	Located on Bridge Street approximately 50m from the planning boundary (at its nearest point)	Demolition of two buildings and erection of a retail and commercial building of 160.2m ² and associated site works	Application received	No decision at time of writing
18/251	Gas Networks Ireland	Belarmine Plaza District, Bridgewater Centre	Located on North Quay adjacent to the planning boundary for the proposed development	3m high 'lamp post' style relief vent stack servicing the existing above ground district regulating installation with all ancillary services and associated site works	Grant	7 May 2018
15/857	Joby Developments	North Quay, Arklow	Located on Mill Road adjacent to the planning boundary	Demolition of existing structures and construction of two 5 storey blocks comprising of eight retail units, 50 residential units, an on-site wastewater treatment facility, ancillary parking and all associated site works	Grant	11 October 2015
10/610009	Arklow Sailing Club	North Quay, Arklow	Located on North Quay adjacent to the planning boundary	Alterations & additions to existing clubhouse comprising the construction of a new single storey extension of 50.4m ² , the provision of a new entrance porch, notice board and patio area all to the front, and the construction of a single storey extension	Grant	17 May 2010
08/610068	T and J Dowling	2/3 Lower Main Street, Arklow	Located on Lower Main street approximately 90m from the planning boundary (at its nearest point)	Demolish existing buildings on site and erect a mixed use development comprising two retail units and four apartment to connect to the existing services	Grant	1 October 2008
13/610028					Extension to original permission	26 September 2013
09/610054	J and B Lambert	Innisfail, South Quay, Arklow	Located on South Quay adjacent to the planning boundary	Two storey dwelling (112m ²) with all ancillary site works to include connection to mains services	Grant	16 January 2010
86/10038	K O'Brien	5 Doyle's Lane, Arklow	Located on Doyle's Lane approximately 20m from	The demolition of 11.5m ² existing single storey study, construction of 76.4m ² 2 storey extension with balcony and alterations to existing 78m ² 2	Grant	17 July 2008

Planning Reference	Name	Address	Relevance	Description	Status	Decision Date
			the planning boundary (at its nearest point)	storey house. Demolition of southern and western boundaries and the re-building of same and associated works		

Scheme Overview

It is understood that the proposed Arklow Flood Relief Scheme would comprise the provision of direct flood defences as well as conveyance improvements in the Avoca River. The proposed works would assist in alleviating future flooding in Arklow town by providing the following:

- Flood defence walls, embankments and gates would be constructed within Arklow town to improve resilience to flooding. Flood containment structures would be in the form of sheet pile walls and concrete walls along River Walk and South Quay on the southern riverbank. A flood embankment and flood defence wall would also be provided on the north side of the channel upstream of the Arklow Bridge (on the eastern side of the Arklow Town Marsh (which is a proposed Natural Heritage Area [pNHA]) whilst flood gates/barriers would be provided in discrete locations around the harbour;
- Arklow Bridge would be underpinned (at the bridge piers and abutments) and re-pointed to improve structural integrity and the floor of the bridge would be lowered by approximately one metre;
- Scour protection would be provided at Arklow Bridge to prevent any impacts on the riverbed due to the force of water;
- The river channel would be altered on South Quay (downstream of the Arklow Bridge);
- Dredging of the river channel would be undertaken upstream and downstream of Arklow Bridge to improve conveyance in the river channel;
- Construction of a debris trap upstream of Arklow Bridge to reduce the risk of blockage of the bridge during flood events;
- Construction of a gravel trap in an accessible location upstream of the proposed debris trap to reduce the requirement for maintenance dredging; and
- Public realm design improvement would be implemented along River Walk and South Quay.

Scheme Integration

It was apparent from the early stages of the design development that there was also a proposal for a flood relief scheme in the local area as flooding has been identified as a long-standing issue in Arklow town. The proponents of each of these schemes, have therefore considered the other proposals during their respective design development.

The proposed development and the proposed Arklow Flood Relief Scheme have therefore been designed having regard to the existence of the other scheme and the potential for interaction. During the design development, it became evident that there will be a physical overlap between the schemes. It was therefore recognised that a number of efficiencies and/or benefits could be achieved from delivering the design and construction of the overlapping elements of each of the schemes in an integrated manner in so far as possible.

On the basis of the above, a number of meetings were held between the design teams and proponents of both schemes to optimise the design development (as described in **Section 1.5.3.4**). This particularly focused around Arklow Bridge and South Quay where there will be a physical overlap between both schemes.

2.6.7.2 Land Use Zoning

Waterfront Zone

Under the Arklow and Environs Local Area Plan 2018 – 2024 (Arklow LAP) the port, marinas, harbour, quays, north and south beaches and adjoining lands are all zoned as part of the ‘Waterfront Zone’ (refer to **Section 6.4.2** for further detail). This land-use zoning specifically incorporates South Quay, North Quay and the WwTP site. This land use zoning therefore creates the potential for additional future receptors (in this case residential) in close proximity to the proposed development.

The Waterfront Zone (WZ) in the Arklow LAP includes the following in the zoning matrix for this area:

‘to facilitate the provision of a new Waste Water Treatment Plant with an appropriate high quality architectural design/appearance’.

Town Centre Zone

As outlined in **Section 2.5.2**, the proposed SWO and stormwater storage site at the Alps is zoned for ‘Town Centre’ development in the Arklow LAP.

Further, the Alps has been identified as an Opportunity Site that should be developed to accommodate a mix of uses including significant commercial and residential development at a high density, see Objective OP1 in the Arklow LAP.

Further, between Main Street and River Walk there is another Opportunity Site in proximity to the proposed development identified by Objective OP2 in the Arklow LAP. This site which includes the former ‘Morgan Doyle’ site, the former ‘Marine Hotel’ site and the former ‘56 Bar’ has been identified as suitable for retail, commercial and residential development at a high density. The proposed development will facilitate the development of these opportunity sites.

2.7 References

PH McCarthy and Partners (1993) The Arklow Main Drainage Supplementary Report

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<http://wicklow.maps.arcgis.com/apps/webappviewer/index.html?id=57b22c27e7c049fbac54117da1a20f60> [Accessed 1 May 2018]