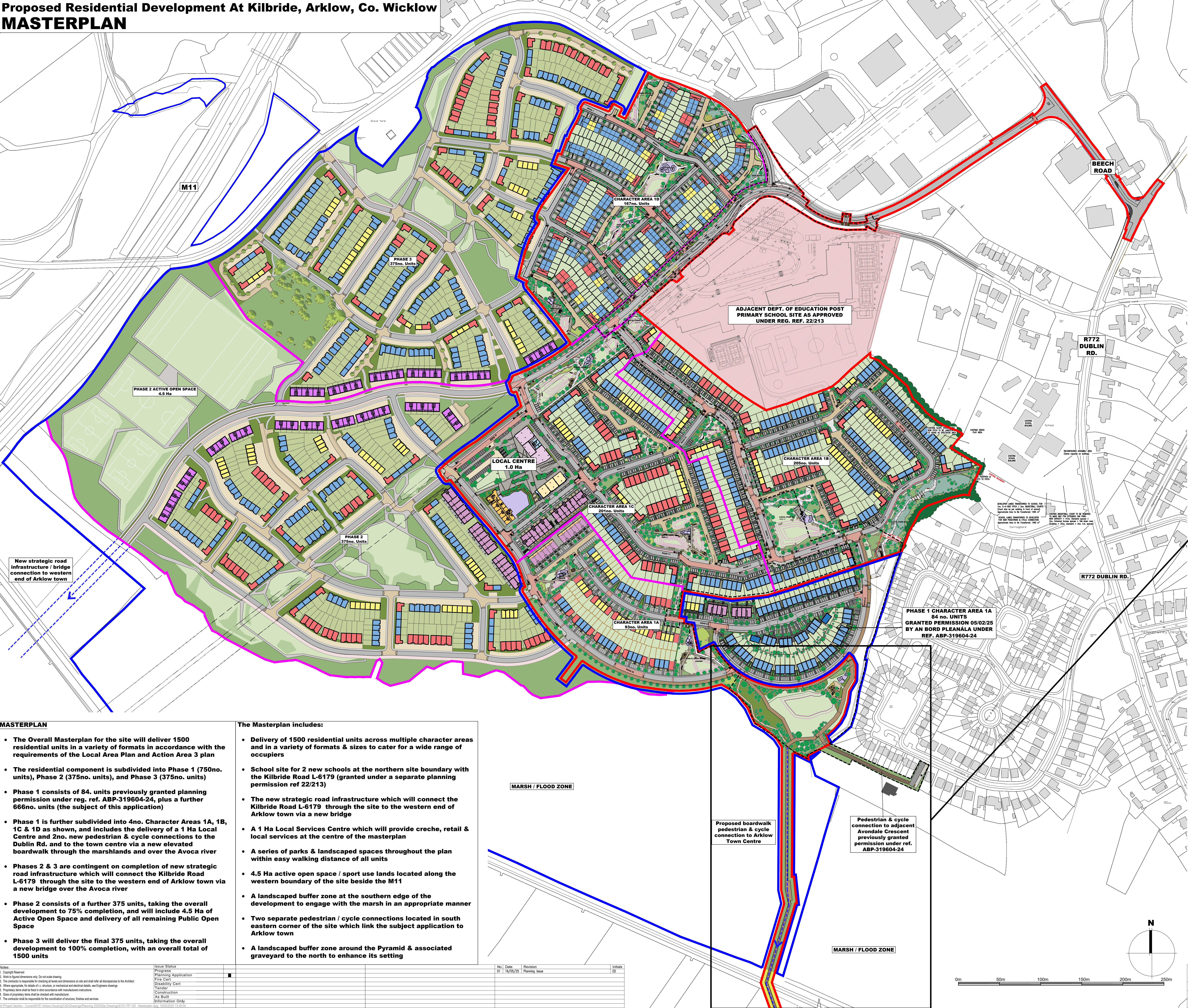
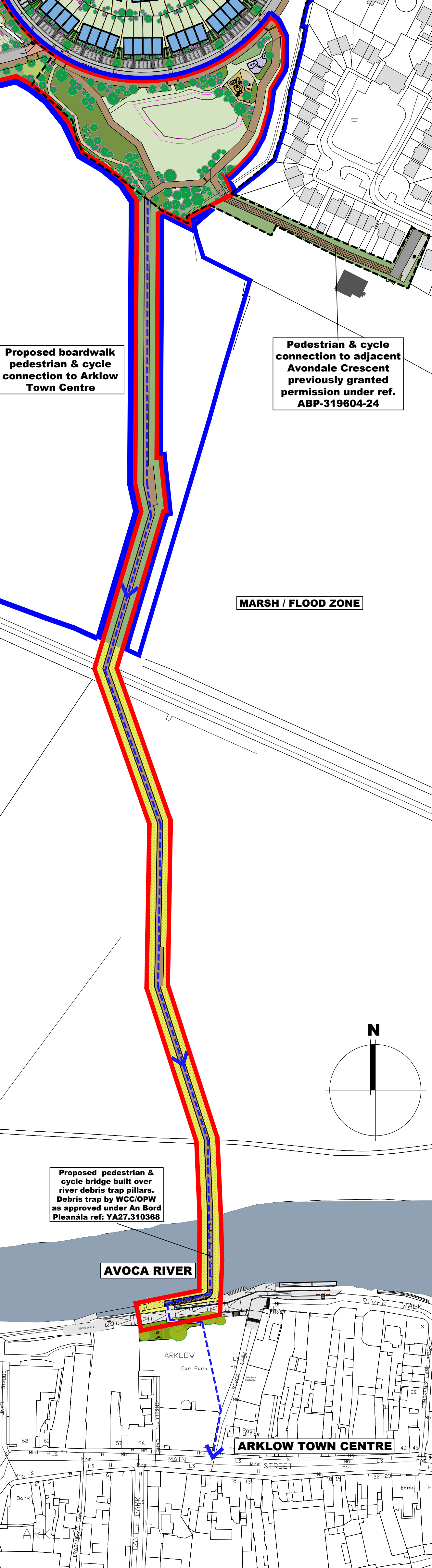


Proposed Residential Development At Kilbride, Arklow, Co. Wicklow

MASTERPLAN



BOUNDARY OF SUBJECT PROPOSAL	PHASE 1 TOTAL 750no. Units (84no. Granted + 666no. Proposed)
CHARACTER AREA BOUNDARY	PHASE 2 TOTAL 375no. Units
LAND IN CLIENT OWNERSHIP	PHASE 3 TOTAL 375no. Units
BOUNDARY OF PREVIOUSLY GRANTED APPLICATION	OVERALL TOTAL 1500no. Units
LEGEND	
APARTMENT/DOUPLEX 1, 2, or 3-BED AS NOTED	2-BED UNIT
3-BED UNIT	4-BED UNIT



- MASTERPLAN**
- The Overall Masterplan for the site will deliver 1500 residential units in a variety of formats in accordance with the requirements of the Local Area Plan and Action Area 3 plan
 - The residential component is subdivided into Phase 1 (750no. units), Phase 2 (375no. units), and Phase 3 (375no. units)
 - Phase 1 consists of 84. units previously granted planning permission under reg. ref. ABP-319604-24, plus a further 666no. units (the subject of this application)
 - Phase 1 is further subdivided into 4no. Character Areas 1A, 1B, 1C & 1D as shown, and includes the delivery of a 1 Ha Local Centre and 2no. new pedestrian & cycle connections to the Dublin Rd. and to the town centre via a new elevated boardwalk through the marshlands and over the Avoca river
 - Phases 2 & 3 are contingent on completion of new strategic road infrastructure which will connect the Kilbride Road L-6179 through the site to the western end of Arklow town via a new bridge over the Avoca river
 - Phase 2 consists of a further 375 units, taking the overall development to 75% completion, and will include 4.5 Ha of Active Open Space and delivery of all remaining Public Open Space
 - Phase 3 will deliver the final 375 units, taking the overall development to 100% completion, with an overall total of 1500 units
- The Masterplan includes:**
- Delivery of 1500 residential units across multiple character areas and in a variety of formats & sizes to cater for a wide range of occupiers
 - School site for 2 new schools at the northern site boundary with the Kilbride Road L-6179 (granted under a separate planning permission ref 22/213)
 - The new strategic road infrastructure which will connect the Kilbride Road L-6179 through the site to the western end of Arklow town via a new bridge
 - A 1 Ha Local Services Centre which will provide creche, retail & local services at the centre of the masterplan
 - A series of parks & landscaped spaces throughout the plan within easy walking distance of all units
 - 4.5 Ha active open space / sport use lands located along the western boundary of the site beside the M11
 - A landscaped buffer zone at the southern edge of the development to engage with the marsh in an appropriate manner
 - Two separate pedestrian / cycle connections located in south eastern corner of the site which link the subject application to Arklow town
 - A landscaped buffer zone around the Pyramid & associated graveyard to the north to enhance its setting

Notes:
1. Copyright Reserved
2. Work to be signed and dated by the author and shall not be used for any other purpose without the author's written consent
3. Where appropriate, for details of c.s. structure, or mechanical and electrical details, see Engineers drawings
4. Where appropriate, for details of c.s. structure, or mechanical and electrical details, see Engineers drawings
5. Proprietary items shall be shown in detail in accordance with manufacturer's instructions
6. Scale of preliminary items shall be checked with manufacturer
7. The contractor shall be responsible for the coordination of structure, finishes and services

Issue Station
Progress
Planning Application
Fire Cert
Disability Cert
Tender
Construction
As Built
Information Only

No.	Date	Revision	Planning	Issue	Initials
01	16/05/25				ED

Project: Mixed Use Residential & Commercial Development at Kilbride, Arklow, Co. Wicklow
Drawing Title: OVERALL MASTERPLAN
Drawing No: 6191-PP-100
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Rev: 01
Drawn: ED
Date: 16/05/25

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