

WICKLOW COUNTY COUNCIL

LARGE SCALE RESIDENTIAL DEVELOPMENT

SITE NOTICE

Certain Assets of Dawnhill and Windhill Limited intend to apply for a 7-year planning permission for a Large-Scale Residential Development (LRD) at this site of c.25.07ha located principally at "Kilbride", Arklow, Co. Wicklow. The application site is located within the townland of Kilbride and extends into Arklow No.1 Urban ED and Arklow No. 2 Urban ED. The main development site is located on agricultural lands in Kilbride located directly west of residential estates at Willow Grove, Murell Drive and Carrigmor, south west of St. Joseph's National School and properties along Monument Lane; south of the Kilbride Road (L-6179); and north of Arklow Marsh.

The application site also extends to provide for road and water infrastructure works/upgrades along the Kilbride Road (L-6179), Beech Road (L-2810), Dublin Road (R772); and for sustainable transport (pedestrian/cyclist) infrastructure across Arklow Marsh, the Avoca River and at Arklow Riverwalk adjacent Arklow Town Centre. It is noted that the part of the distributor road planned through the lands along with associated upgrade works to the Kilbride Road (L-6179) were also previously permitted as part of the Phase 1/Character 1A permission (WCC Reg. Ref.:23/756) / ABP Reg. Ref.: ABP-319604-24)

The development will consist of the demolition of 3 no. structures on site including a 2-storey habitable house (total GFA 207 sq.m) and 2 no. sheds/outbuildings (c.580 sq.m). Closures of 2 no. existing entrances onto the Kilbride Road (L-6179). Construction of a new residential development and local centre comprising: 666 no. units (578 no. semi-detached and terraced housing (100 no. 2 beds, 317 no. 3 beds, 161 no. 4 beds) and 88 no. apartments and duplex apartments (24 no. 1 beds, 51 no. 2 beds and 13 no. 3 beds)). All residential units will have associated private open space facing north/ south/ east/ west. The proposal will also include a local centre (c. 2335 sq.m) comprising a creche (c.1,095sqm) with outdoor play area, 3 no. community/medical units (c.450 sq.m), and 3 no. retail units (c.790sq.m). Building heights within the development will range from one to five storeys.

The development will include streets, pedestrian/cycle links, open spaces/parks (with play areas) and will include amendments to the permitted open spaces and access road granted as part of the Phase 1/Character Area 1a development (WCC Reg. Ref.: 23/756 on the subject lands.

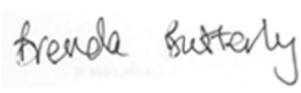
The development will also include a public boardwalk/bridge for pedestrians and cyclists from the development across Arklow Town Marsh and the Avoca River to the Arklow Riverwalk north of Arklow Town Car Park and the Town Centre, with the bridge element (and associated works) across the Avoca River constructed atop the concrete columns (debris traps) permitted as part of the Arklow Flood Relief Scheme (Planning Ref. ABP-310368-21).

All associated site development works, site reprofiling, infrastructural and drainage works, surface water attenuation and natural attenuation areas, connection to public services and utilities (including undergrounding of ESB lines), provision of substations, bin stores, bicycle stores, car and cycle parking at surface and undercroft levels, public lighting, landscaping and planting, public/communal/private open spaces and boundary treatment works. This development will form part of the designated Kilbride Action Area Plan AAP3.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

The planning application, and EIAR, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. The planning application and EIAR may be viewed online at www.wicklow.ie, under planning online enquiries. The application and EIAR can also be viewed online at: www.KilbrideHousingLRD.ie.

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: 

(Brenda Butterly, McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2 – Agent)

Date of erection of site notice: 23rd of May 2025