



DESIGN STATEMENT - AMENDMENT APPLICATION

OCTOBER 2026

TINAHASK UPPER, ARKLOW
CO. WICKLOW FOR CASTLETHORN

 mahony pike

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INTRODUCTION

The proposed development comprises amendments to the Large-scale Residential Development permitted under WCC Reg. Ref. 24/325 consisting 352 no. residential units proposed in a mix of houses and apartment units comprising 334 no. houses (44 no. 2-bedroom, 241 no. 3-bedroom and 49 no. 4-bedroom) ranging from 2 to 3 storeys, 18 no. apartments (6 no. 1-bedroom and 12 no. 2-bedroom) in 1 no. 4 storey building, 1 no. creche (c. 711 sqm) at ground floor of apartment Block A; and all associated and ancillary site development works including on site attenuation, hard and soft landscaping and boundary treatment works, including public open space; communal open space, public lighting; surface car parking; bicycle parking spaces/store for apartment units; 4 no. ESB substations; bin stores; vehicular access will be as permitted under WCC Reg. Ref. 24/325 via the permitted access road and railway overbridge from Knockmore Roundabout, and will include the construction of part of the Port Access Road.

The proposed development also includes road upgrade works to the existing railway overbridge and the western approach to same including the provision of a 2.5 m footpath, 6 m carriageway, safety barrier improvement works and other ancillary works required to facilitate these elements.



01 | CONTEXT

CONTEXT

SITE LOCATION

The overall development site is located to the south of the existing urban fabric of Arklow, Co. Wicklow, with easy access to all the retail, educational, employment and amenity opportunities available in the town. Arklow's coastline lies to the east of the site beyond Arklow Golf Club, with a Roadstone quarry to the south east.

The Dublin–Rosslare railway line forms the western boundary of the site, with Arklow Train Station providing direct connectivity between Rosslare Europort and Dublin Connolly. The M11 motorway is a short distance to the west of the site.

The proposed Port Access Route will form the entrance to the proposed development from the bridge over the Dublin–Rosslare railway line, and will extend eastwards along the southern boundary of the development site, before continuing along the coastline and connecting to Arklow Harbour.

The Applicant has also acquired an interest in the lands to the south of this road, as well as additional areas to the west of the railway line, and these will be subject to future application(s) for development.

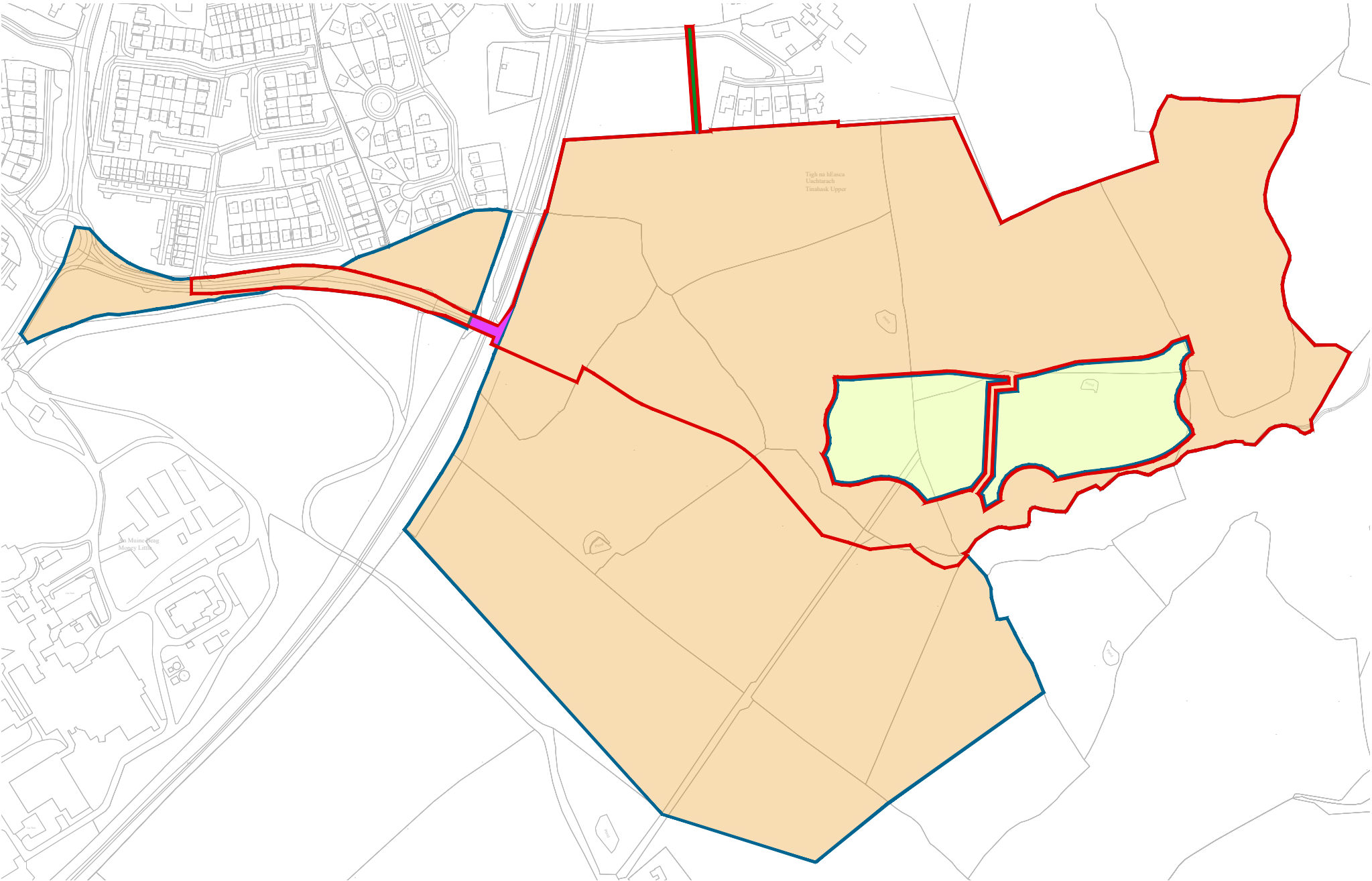
- Amendment Application Site
- Existing Planning Permission (Reg. Ref. No. 24/325) - area not subject of this amendment application
- Adjoining lands in which applicant has interest



CONTEXT

LAND OWNERSHIP

The Applicant has acquired an interest in the majority of the overall development site as per permitted planning application Reg. Ref. No. 24/325, as well as additional lands to the south and west. As part of the granted planning application, CIE have given consent for access via and improvements to the bridge over the railway line.



- Future Planned School Lands
- Lands in the ownership of Michael Byrne
- CIE Lands (railway bridge)
- Lands in the Ownership of Ginpole Holdings Unlimited
- Existing Planning Permission (Reg. Ref. No. 24/325)

CONTEXT

EXISTING SITE SURVEY

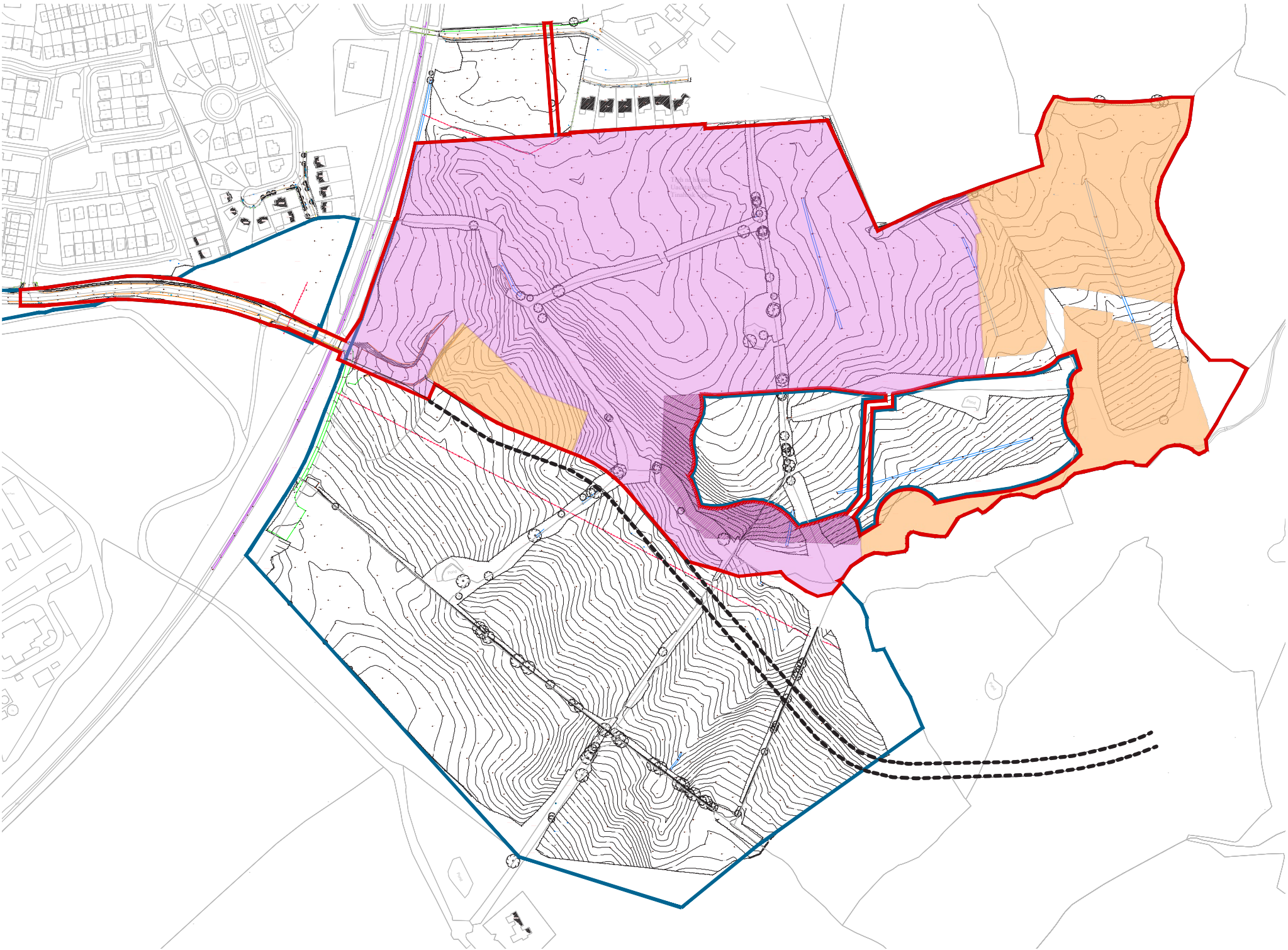
The overall development site is undulating; relatively flat to the north but sloping down significantly towards the south in particular, and is currently in agricultural use.

The site is bounded to the west by the Dublin–Rosslare railway line, with the principal access provided along this boundary via the bridge over. To the south, the site adjoins further agricultural lands, with the Roadstone Quarry located further to the southeast. Arklow Golf Club lies to the east between the site and the coast.

To the north, the site is bounded by existing residential development, with Arklow town centre and the Avoca River situated beyond, while the M11 lies further to the west.

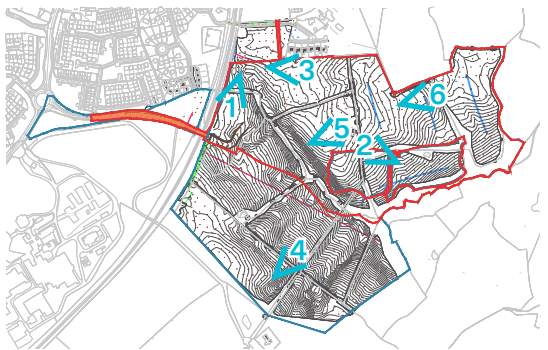
A connection to Arklow Harbour is proposed via the main site access point, which will be shared with the proposed Port Access Route. This route will run along the southern boundary of the site and continue onward to the port.

-  Overall site boundary (Reg. Ref. No. 24/325)
-  Existing Planning Permission (Reg. Ref. No. 24/325) - area not subject of this amendment application
-  Amendment application / Phase 1
-  Proposed area to be added to school site (0.65 Ha)
-  Adjoining lands in which Applicant has interest



CONTEXT

SITE PHOTOS



Keyplan



Aerial View 01



Aerial View 02



Aerial View 03



Aerial View 04



Aerial View 05



Aerial View 06

CONTEXT

EXISTING PERMISSION

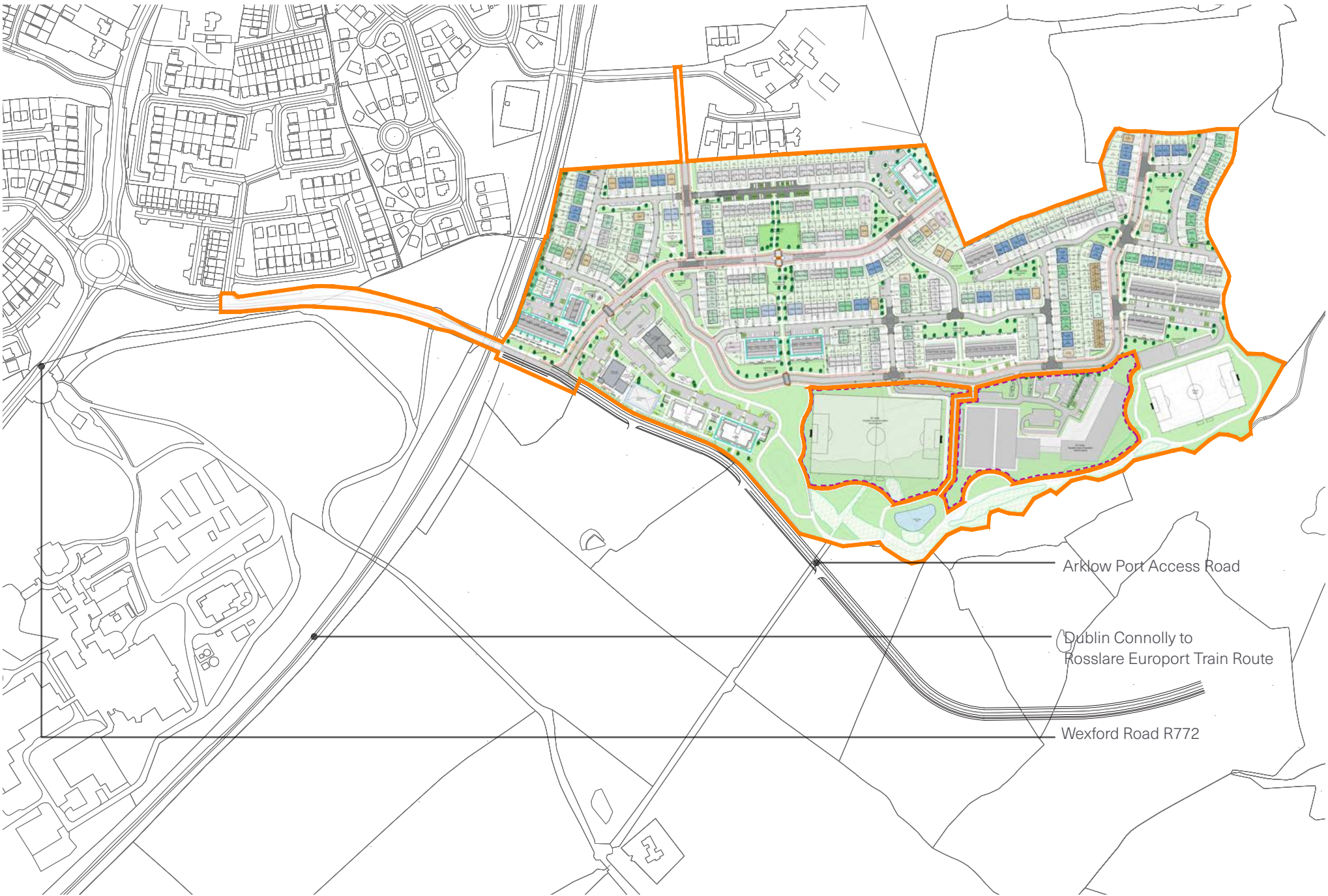
Reg. Ref. No. 24/325

Total No. of Residential Units: 476

- 288 no. houses (60.5%)
- 100 no. duplexes (21.0%)
- 88 no. apartments (18.5%)

The gross site area is stated as 19.3 ha. The net residential site area is stated as 11.9 ha, with a resultant net residential density of 40.0 dph; however, this excludes large parts of the LSS zoned lands, which contain the childcare facility serving the development, as well as a mixed use building with 4 no. apartments over retail/office/community room uses.

It is proposed to recalculate the net residential site area and resultant density using the methodology in the Sustainable Residential Development and Compact Settlement Guidelines 2024.



- Existing Planning Permission (Reg. Ref. No. 24/325)
- Proposed School Site Boundary

CONTEXT

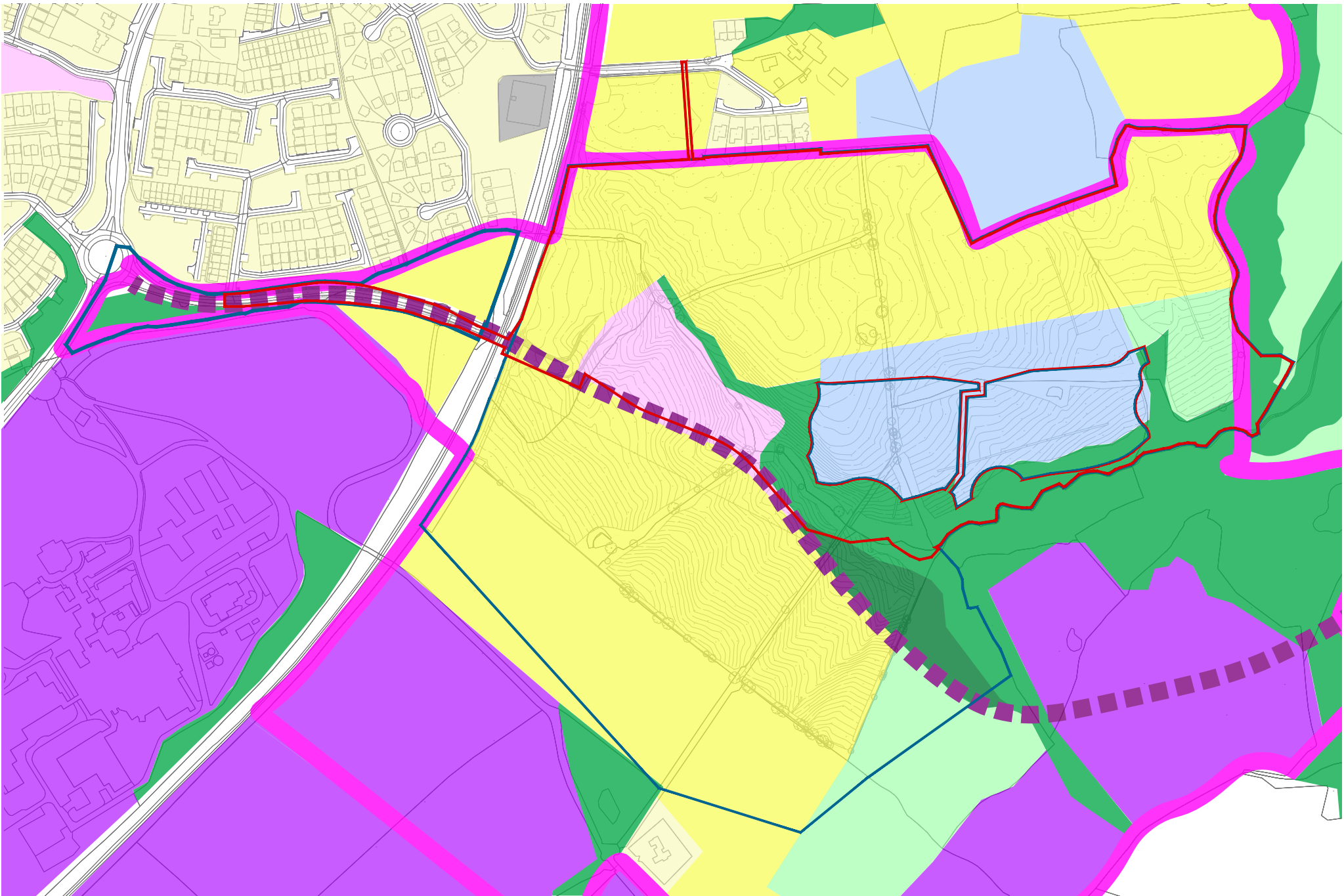
ZONING

The Arklow Local Planning Framework (Development Plan Variation No 6) identifies lands at Tinahask, located to the south of Arklow, as a key residential growth area for the town. The subject site is predominantly zoned for residential development (RN).

In addition, the framework provides for Local Shops and Services zoning along the road objective (Port Acces Route), Community and Educational uses at the centre of the site, and areas of open space and active open space towards the east and south.

-  Road Objectives
-  Specific Local Objective
-  Existing Residential
-  New Residential
-  Community & Education
-  Local Shops and Services
-  Active Open Space
-  Open Space: Natural Areas
-  Open Space
-  Employment
-  Public Utility

-  Amendment Application Site
-  Adjoining lands in which Applicant has interest



CONTEXT

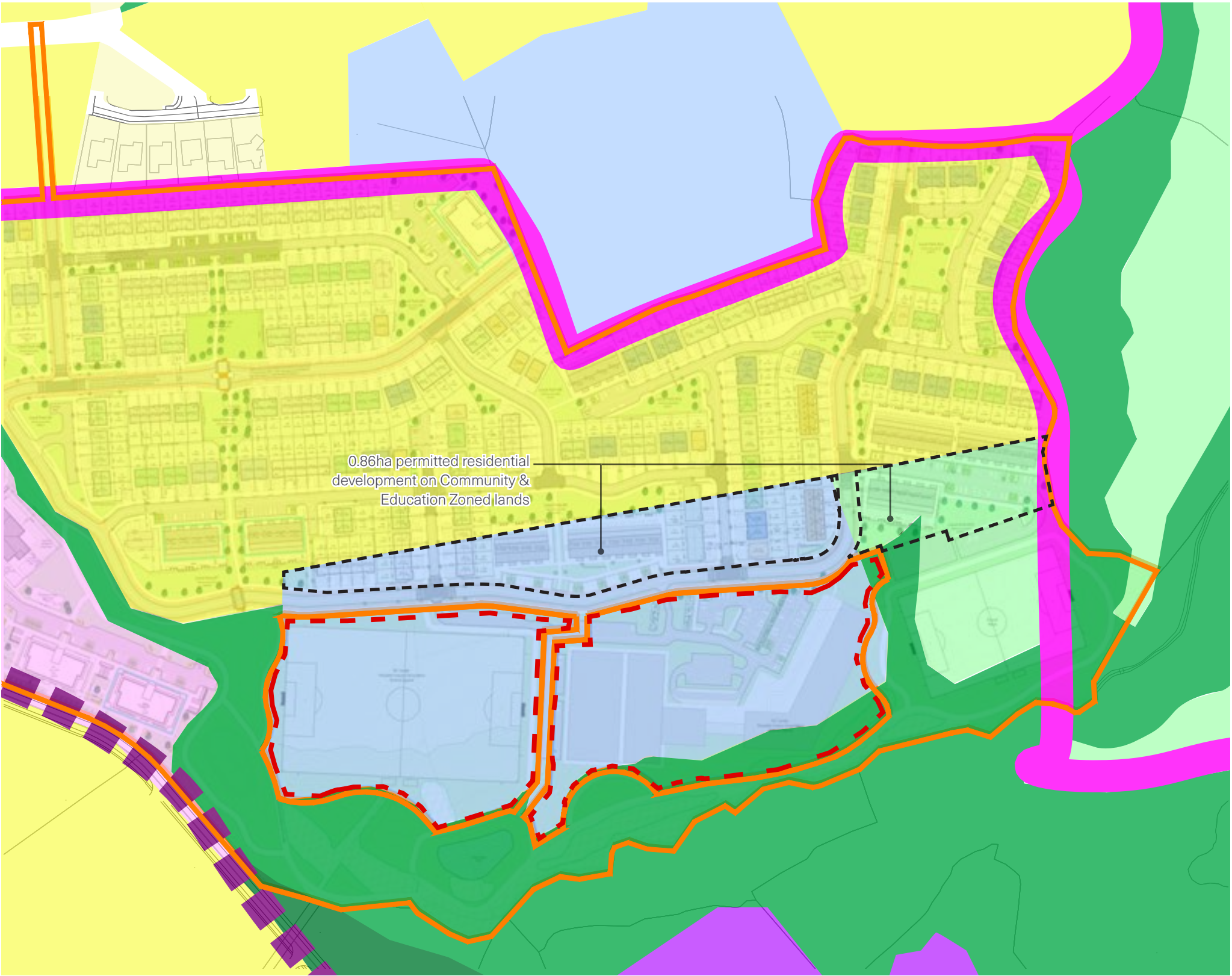
ZONING & EXISTING PERMISSION

Under Planning Reg. Ref. No. 24/325, permission has been granted for residential development on lands now zoned Community & Education as well as Active Open Space / Open Space 1.

The amendment retains the residential-led mixed-use framework of Reg. Ref. 24325 and do not introduce a new land-use category or extend development beyond the permitted red-line boundary. Residential development and its supporting facilities remain consistent in principle with the applicable RN zoning, while the school, community, neighbourhood and open-space components of the wider scheme are retained.

It is acknowledged that the detail of the SLO4 Concept Plan and also land use zoning boundaries contained in the Arklow Framework Plan do not precisely align with what which had already been permitted under Reg. Ref. 24/325. However, the development permitted already under Reg. Ref. 24/325 is capable of being implemented and delivers upon the Objectives of the Local Planning Framework. In that regard, the proposed alterations in this case can be considered to be consistent with the proper planning and sustainable development of the area and substantially consistent with the objectives of the Arklow Local Planning Framework.

-  Existing Planning Permission (Reg. Ref. No. 24/325)
-  Proposed School Site Boundary



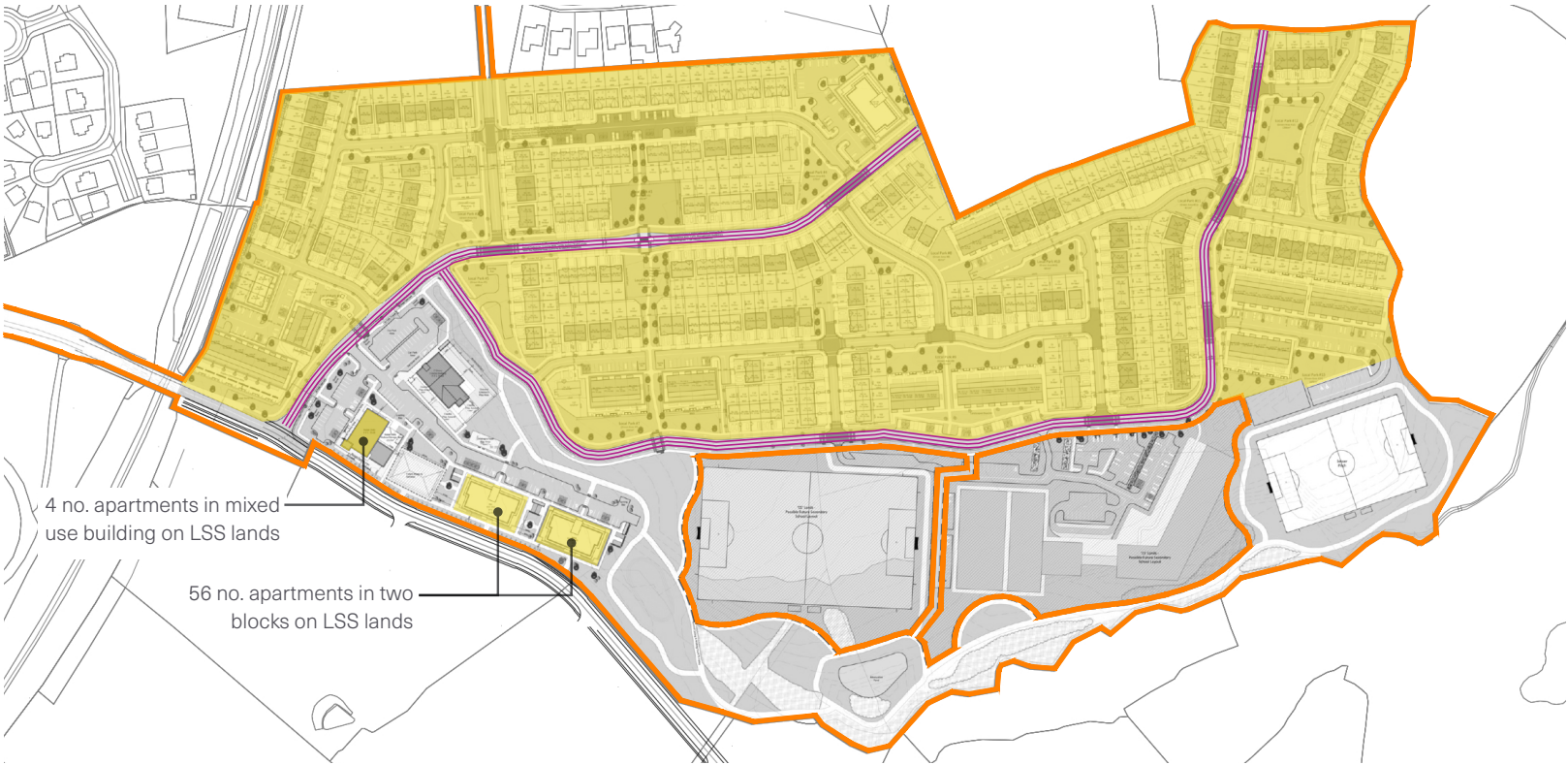
CONTEXT

PERMITTED RESIDENTIAL DEVELOPMENT

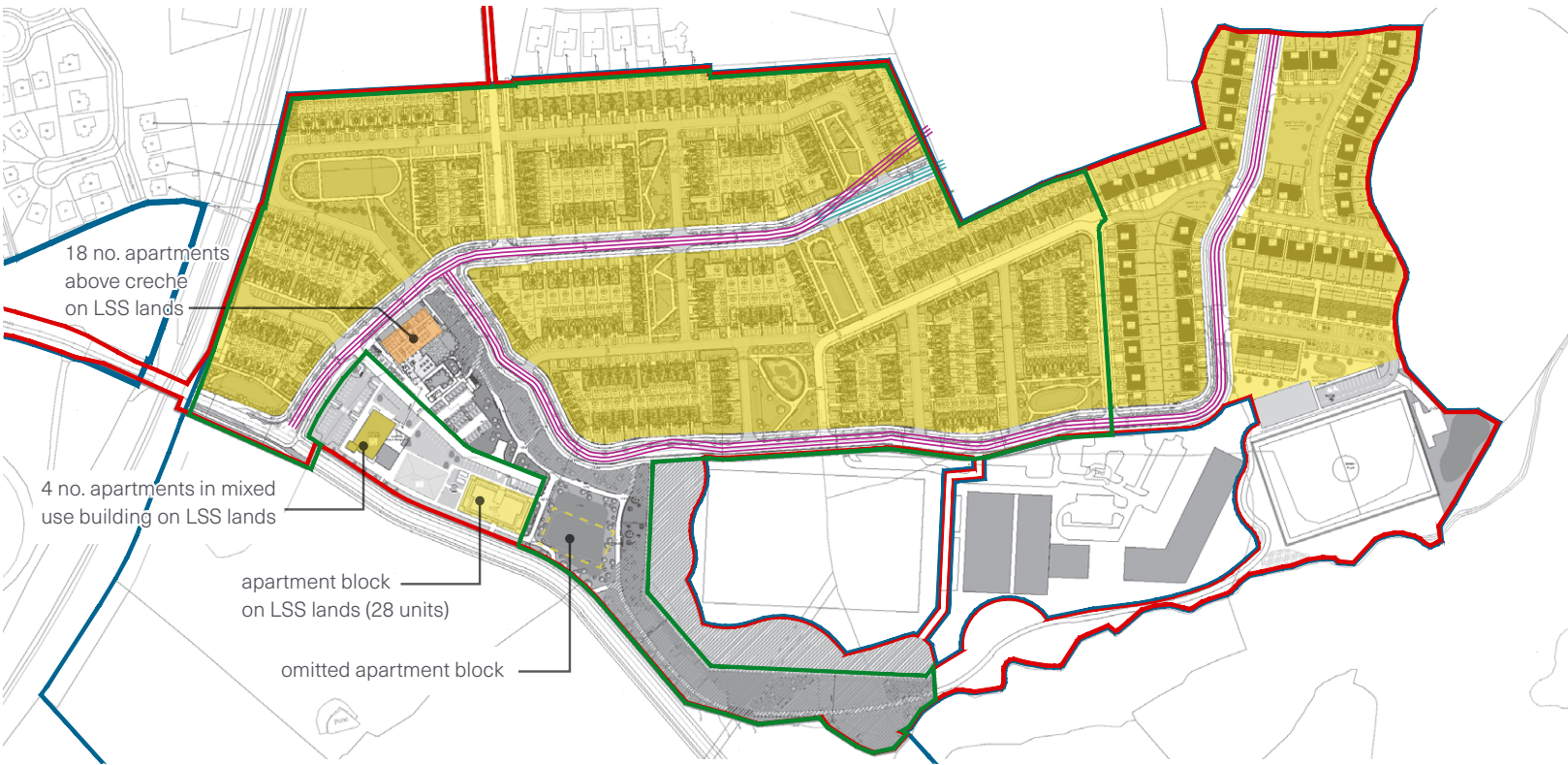
The existing permission Reg. Ref. No. 24/325 provides for three main areas of residential development, as identified in yellow on this page. The northernmost area is bounded by the site ownership line to the north, and by the main east-west access road to the south. The central residential zone is situated between the main east-west access road and the southern school access road. The third residential area is defined by the site ownership boundary to the east, the school access road to the west, and the football pitch and clubhouse building to the south. In addition, two residential apartment blocks are permitted within the mixed use area zoned LSS (as well as 4 no. apartments in the mixed use building at the site entrance).

These permitted areas of residential development have been carefully considered in the preparation of the amendment application and have been largely retained in terms of their overall form and road layout. A minor modification to the east-west access road arrangement has been introduced to facilitate an improved housing layout at the northeastern site boundary. The permitted apartment blocks within the LSS lands to the south-west have also been taken into account. One block has been omitted in the amendment application, allowing for an increased area of public open space in its place in order to compensate for the OS1 zoned area of 0.65 ha being added to school site in compliance with Condition 7 of the existing permission, whilst slightly increasing the overall number of residential units proposed. No change is proposed to the mixed use building at the site entrance which includes the retail element of the permitted scheme.

- Existing Planning Permission (Reg. Ref. No. 24/325) - Permitted Residential Development
- Existing Planning Permission (Reg. Ref. No. 24/325) - Permitted Main Access Road Layout
- Amendment Application - Access Road Amendment
- Amendment Application - Omitted Apartment Block
- Amendment Application - Additional Apartments over Creche
- Adjoining lands in which Applicant has interest
- Amendment Application Site
- Amendment Application Site Phase 1
- Existing Planning Permission (Reg. Ref. No. 24/325)



Planning Reg. Ref. No. 24/325

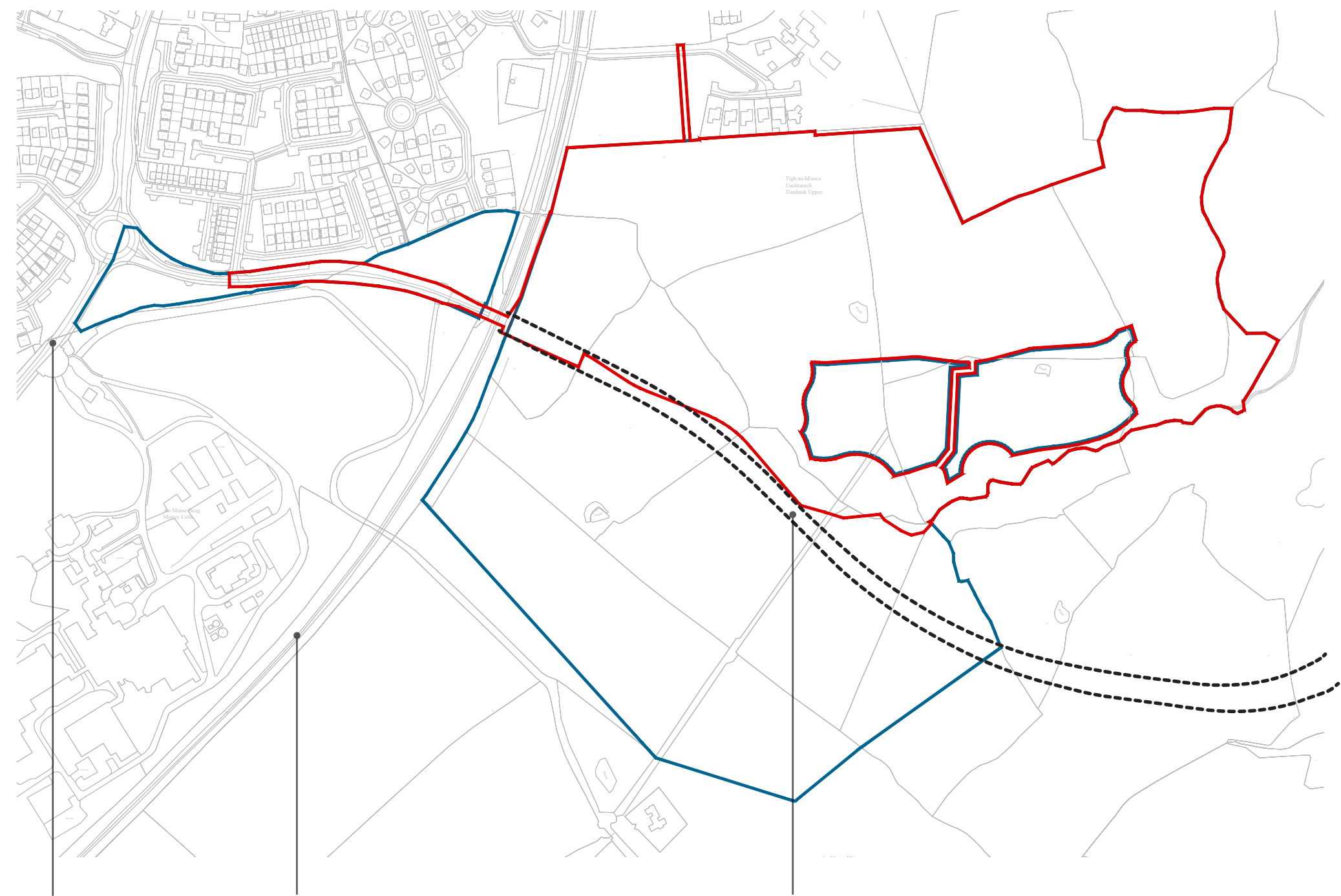


Proposed amendment application to Planning Reg. Ref. No. 24/325

CONTEXT

ARKLOW PORT ACCESS ROUTE

The proposed Arklow Port Access Route runs along the southern boundary of the site. The road will provide strategic access to Arklow Harbour and includes the provision of new pedestrian and cycle facilities on the bridge over the Dublin–Rosslare railway line. This new route aims to enhance access to the port and improve the quality of pedestrian and cycle links in the wider area. An indicative layout of the road can be seen in the diagram on this page.



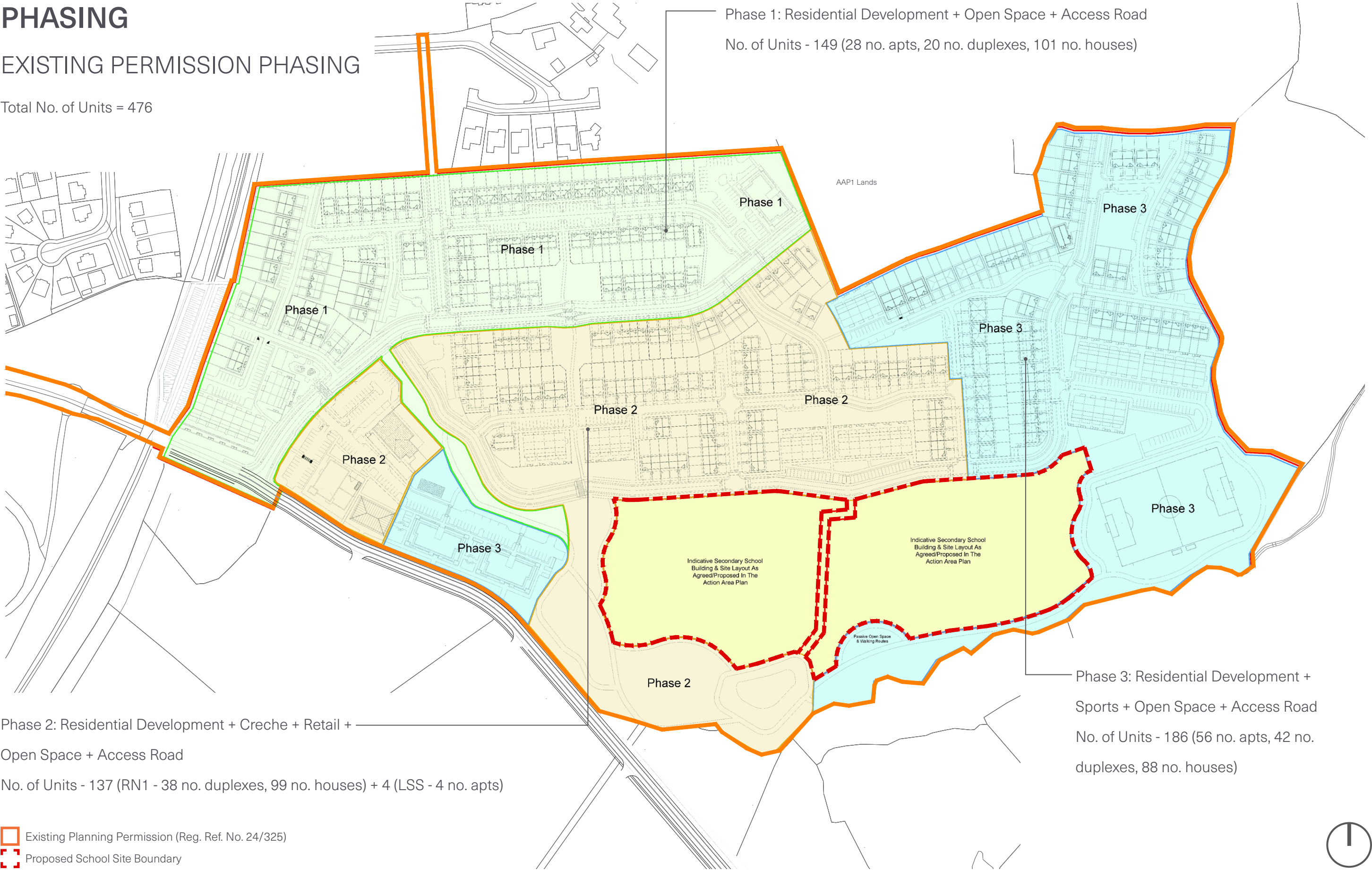
- Adjoining lands in which Applicant has interest
- Amendment Application Site
- Arklow Port Access Route

02 | PHASING

PHASING

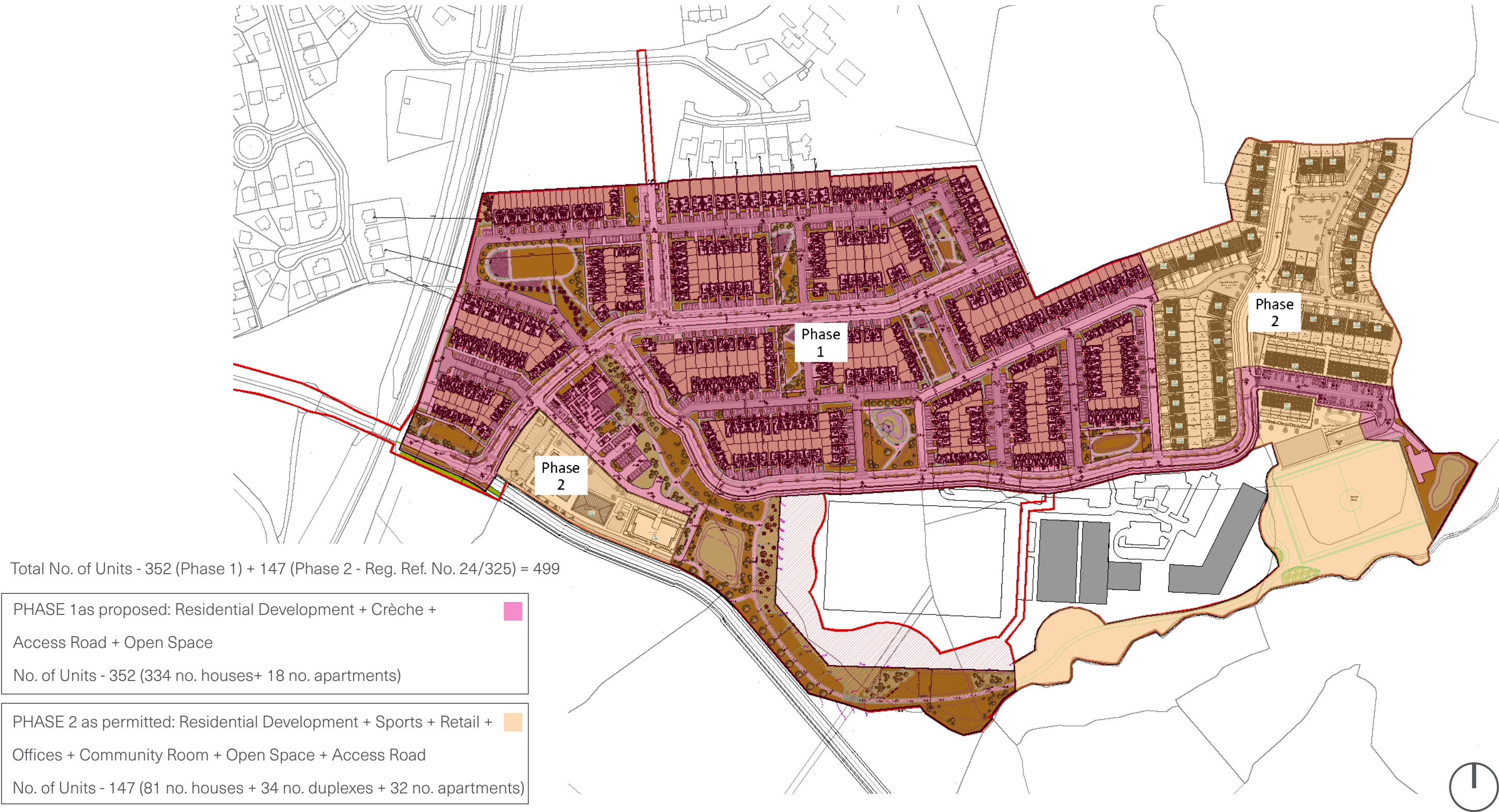
EXISTING PERMISSION PHASING

Total No. of Units = 476



PHASING

PROPOSED REVISED PHASE 1 (AMENDMENT APPLICATION)



PHASING

PROPOSED REVISED PHASE 2 (INDICATIVE FUTURE APPLICATION)

