

WICKLOW COUNTY COUNCIL
SITE NOTICE
Castlethorn Arklow Limited

Intends to apply for **Permission** for a **Large-Scale Residential Development** at this site (c. 19.3 Ha) at **lands at Tinahask Upper, Money Little and Money Big, Arklow, Co. Wicklow**. The site is generally bounded by Knockanrahan Lower residential development and greenfield lands to the north, Arklow Golf Club to the east, greenfield lands to the south, and the Dublin-Rosslare railway line, Avalon and The Maples residential developments to the west.

The proposed development for which permission is being sought consists of 352no. dwellings, in a mix of houses and apartments ranging in height from 1 to 4 storeys, 1no. creche (c. 711 sq m), and associated landscaping and site development works on lands (c. 12.7Ha) forming part of a larger development already permitted under WCC Reg. Ref. 24/325 on a c. 19.3Ha site.

The residential development now proposed comprises: -

- 334no. houses (44no. 2-bed, 241no. 3-bed and 49no. 4-bed houses in buildings ranging from 2 to 3 storeys.
- 18no. apartments (6no. 1-bed and 12no. 2-bed units and the ground floor creche (c. 711 sq m) with associated outdoor play area (c. 294 sq m), in 1no. 1 to 4-storey building (Block A).

Hard and soft landscaping treatment works being proposed include amendments to public open space involving 9no. local parks and linear park (totalling c. 25,842 sq m); provision of communal open space (totalling c. 129 sq m); all ancillary site development and landscape works including changes to permitted site levels, relocation of the permitted foul pumping station, 4no. ESB substations, bin stores, 623no. car parking, 52no. cycle parking, public lighting and all associated services, attenuation areas and boundary treatments.

Ancillary site development works proposed in this case include adjustments to the permitted site levels, including road levels, drainage and water main levels and finished floor levels across remaining portions of the overall permitted lands (c. 6.5Ha), including the Revised Phase 2 lands to tie into the amended Revised Phase 1.

The proposed development comprises of amendments to a development already permitted under WCC Reg. Ref. 24/325. The proposed amendments comprise an increase in the residential yield of the overall permitted development from 476no. to 499no. residential units (+ 23no. units) on an overall site of 19.3Ha; consolidation of the permitted three-phase development into a revised two-phase delivery strategy, including the delivery of the childcare facility as part of a revised Phase 1. The development otherwise permitted under WCC Reg. Ref. 24/325 remains unaltered.

Vehicular site access will be as permitted under WCC Reg. Ref. 24/325 and be via the permitted access road and railway overbridge from Knockmore Roundabout, and will include the construction of part of the Port Access Road. The permitted development includes upgrade works to the existing railway overbridge and western approach including provision of a 2.5m footpath, 6m carriageway, safety barrier improvement works and associated ancillary works, with internal residential streets, pedestrian and cycle connections and the strategic road and active-travel infrastructure.

The Planning Application may be inspected online at the following website set up by the applicant: www.TinahiskPhase1LRDAmendments.ie

The planning application 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 may be viewed online at www.wicklow.ie, under planning online enquiries.

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: 

On behalf of Stephen Little & Associates, Chartered Town Planners and Development Consultants, 26/27 Upper Pembroke Street, Dublin 2,
D02 X361

Date of erection of site notice: **28 October 2026**