



Oifig an  
Rialaitheora Pleanála  
Office of the  
Planning Regulator

28<sup>th</sup> May 2026

Administrative Officer,  
Planning Department,  
Wicklow County Council,  
County Buildings,  
Station Road,  
Wicklow Town.

**Re: Proposed Material Alterations to Proposed Variation (Draft Arklow Local Planning Framework) to the Wicklow County Development Plan 2022-2028**

A chara,

Thank you for your authority's work in preparing the Material Alterations (material alterations) to Proposed Variation (proposed Variation) to the Wicklow County Development Plan 2022-2028 (Development Plan).

The Office of the Planning Regulator (Office) has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and 31AM(2) of the Planning and Development Act 2000, as amended (Act). This submission sets out the outcome of that assessment<sup>1</sup>.

**1. Response to the Office's submission on the proposed Variation**

In relation to the Office's submission at draft stage, three recommendations were made to ensure consistency with the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines), the integration of transport and land use planning, and flood risk management.

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<sup>1</sup> Chapter 5 of Part 3 of the Planning and Development Act 2024, which relates to the preparation of development plans and variations by planning authorities and the assessment by the Office, was commenced on 31<sup>st</sup> December 2025. However, section 69(2) provides that the variation of a development plan under section 13 of the Act of 2000 shall continue under that Act after the repeal of section 13 of the Act of 2000.

In respect of these issues, the Office welcomes the following:

- the approach to New Residential Phase 2 (RN2) lands, which is consistent with adopted Variation No. 5 to the Development Plan (Recommendation 1);
- (MA 16), which introduces a new objective to support and promote implementation of the Local Transport Plan (Recommendation 2); and
- the update to the Strategic Flood Risk Assessment (MA 29), including revised flood risk mapping (maps 4A - 4D), and the additional clarification provided under objectives ARK 43 (MA 8) and ARK85 (MA 17) (Recommendation 3).

The Office also made one observation in its submission at draft stage in relation to built heritage. The Office is satisfied that this matter has been addressed by MA 2 and MA 3(c) ensuring that built heritage and archaeology are key considerations in the regeneration of the town centre.

## **2. Submission on proposed material alterations**

As set out above, the Office welcomes the proposed material alterations which positively respond to the recommendations made in its submission at draft stage and considers that the proposed Variation will support compact growth and sustainable development, consistent with the policy objectives of the National Planning Framework First Revision (2025) and the Regional Spatial and Economic Strategy for the for the Eastern and Midland Regional Assembly.

The Office's assessment of the proposed Variation at material alterations stage concludes that **no further recommendations or observations are warranted**.

## **3. Summary**

The Office looks forward to continued positive engagement with your authority.

Please note that at the end of the process, your authority is required to notify this Office within **five working days** of the decision of the planning authority in relation to the proposed Variation.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through [plans@opr.ie](mailto:plans@opr.ie).

Is mise le meas,

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A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive style with a period at the end.

**Anne Marie O'Connor**

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015

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