

From: [O'Shea, Tim](#)
To: [Shirley Murphy](#)
Subject: LA020319 - Crag Digital Avoca Ltd. - IE Licence Application
Date: Tuesday 7 July 2026 16:59:14
Attachments: [image001.png](#)
[image002.png](#)
[Attachment-6-3-8-Planning Consideration-Jun-2026.pdf](#)

Hi Shirley,

Thanks for your voice message yesterday. Attached is the letter correspondence regarding the status of planning application ref. 26/60038 (under consideration). Noting that the application being considered by Wicklow County Council is at the Further Information stage and this FI is being finalised currently for submission in the coming weeks by the team responsible for that planning application.

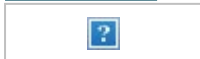
The team for the planning application has advised that Wicklow County Council is unfortunately not in a position to provide confirmation that EIA is not required, pending the outcome of the FI process. It has been noted that the planning application under consideration relates to services infrastructure for the wider Avoca River Business Park (foul sewer, water mains), which does not require a licence. It is intended that the Crag Digital Avoca site will be connected to this new business park infrastructure (subject to grant of planning 26/60038). Raising this should it have any material bearing on the assessment of the licensed activity / application.

I will be available tomorrow on your return if there is any further clarification required – happy to clarify further by call if helpful.

Kind regards,
Tim

Tim O'Shea
Technical Manager

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O'Shea, Tim

From: Siobhan O'Brien <[REDACTED]>
Sent: 29 June 2026 14:55
To: O'Shea, Tim
Subject: RE: 26/60038 - Planning Application Status

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

I wish to acknowledge receipt of your email in respect of PRR26/60038

PRR26/60038 was received by the Planning Authority on 22/01/2026. A further information request, in pursuance of Article 33 of the Planning & Development Regulations 2001 (as amended), issued on 10/03/2026. No further information response has been received to date.

I have attached a link to the file where you can view the online file including the further information request.
[ePlan - Online Planning Details](#)

Mise le meas,

Siobhán O'Brien,
Oifigeach Riaracháin - Administrative Officer,
Pleanáil, Forbairt Eacnamaíochta & Tuaithe - Planning, Economic & Rural Development

Comhairle Contae Chill Mhantáin, Halla an Chontae, Bóthar an Stáisiúin, Cill Mhantáin, A67 FW96
Wicklow County Council, County Building, Station Road, Wicklow Town, A67 FW96

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Comhairle Contae Chill Mhantáin
Wicklow County Council



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

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PRR No: 26/60038

10/03/2026

Crag Digital Avoca Ltd
C/O John Spain
John Spain Associates,
39 Fitzwilliam Place, Dublin 2
D02 ND61

RE: Planning and Development Regulations 2001(as amended) – Planning Register Reference 26/60038 - Crag Digital Avoca Ltd - the following works to connect Avoca River Park to public services: • an underground foul pump station and an above ground kiosk with a total height of 1.8m within a secure compound located on lands at Avoca River Park; • a watermain with a total length of c. 2.2km and a foul rising main with a total length of c. 2.2km from the proposed pump station, traversing lands within Avoca River Park, the existing trackway through the marsh, 10 and 11 Ferrybank and terminating in the public road (R772); • installation of fibre connections with a total length of c. 2.2km with fibre ducts; • connection to the existing Uisce Éireann foul network and watermain network; • all associated site development works above and below ground at Site at Avoca River Park Arklow Town Marsh 10 and 11 Ferrybank Road, within the townlands of Shelton Abbey Marsh and Ferrybank, Co. Wicklow,

A Chara,

With reference to the above application I am to inform you that the information submitted is not adequate to enable a decision to be made.

Accordingly, in pursuance of Article 33 of the Planning & Development Regulations, 2001(as amended) notice is hereby given requiring the information requested on the following pages.

This information is essential in order to fully assess the proposal. If it is not received within 6 months from the date of this notice the application will be automatically declared withdrawn. **Please ensure your response is clearly marked with the above planning register reference number otherwise it may not be considered as a response to this request and may be declared withdrawn as above.**

Please note that the planning portal will now allow you to upload your response <https://planning.localgov.ie>

Please note that in accordance with the provisions of Article 35 of the Planning & Development Regulations 2001, as amended you may be required to give notice in an approved newspaper and erect a new site notice following the submission of the further information or revised plans if it is considered that the information, evidence, revised drawings, plans or particulars received, as appropriate, contain significant additional data, including information in relation to effects on the environment. You will be informed of any requirements regarding publication of a newspaper notice following inspection of the information submitted. Your response in this regard will be required within a very short timeframe. The period for determining the application will run from the date of receipt by the Planning Authority of the revised notices.

All drawings submitted in response to Article 33 must comply with the requirements of Article 23 of the Planning and Development Regulations 2001 (as amended).

Mise le Meas,


PP

SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC AND RURAL DEVELOPMENT



RE: Planning and Development Regulations 2001(as amended) – Planning Register Reference 26/60038 - Crag Digital Avoca Ltd - the following works to connect Avoca River Park to public services: • an underground foul pump station and an above ground kiosk with a total height of 1.8m within a secure compound located on lands at Avoca River Park; • a watermain with a total length of c. 2.2km and a foul rising main with a total length of c. 2.2km from the proposed pump station, traversing lands within Avoca River Park, the existing trackway through the marsh, 10 and 11 Ferrybank and terminating in the public road (R772); • installation of fibre connections with a total length of c. 2.2km with fibre ducts; • connection to the existing Uisce Éireann foul network and watermain network; • all associated site development works above and below ground at Site at Avoca River Park Arklow Town Marsh 10 and 11 Ferrybank Road, within the townlands of Shelton Abbey Marsh and Ferrybank, Co. Wicklow,

1. The Construction Environmental Management Plan (CEMP) outlines general controls, however from a road's perspective construction access points, haul routes, and compound locations along the R772 are not clearly defined. Neither are the duration and phasing of works on the public road fully quantified. Further clarity is required with a Construction Traffic Management Plan (CTMP) specific to the R772 interface, addressing temporary traffic management layouts, working hours and lane closures (if any), protection of pedestrian and cyclist movements and coordination with existing traffic flows on a busy regional route located in proximity to a roundabout servicing the nearby Bridgewater shopping centre.
2. The entire route of the proposed infrastructure works is c.2.2km long. A significant proportion of the proposed works, some 1.3km, traverse Arklow Town Marsh, a pNHA. CPO 17.4 of the 2022-2028 County Development Plan requires the protection of designated ecological sites including Wildlife Sites (including proposed Natural Heritage Areas) while CPO 17.7 states that it is an objective *"To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Wicklow"*.

There are a number of concerns with regard to the proposed development and its potential impact on the ecological integrity of this important site noting that the applicant's ecology case appears to rely on the works being within an "existing" route but described in the submitted EclA as an earth berm covered in dense thickets of Rhododendron and other vegetation, with animal use recorded, suggesting this route has an ecological function and no longer functions as an access track. The ecology baseline also appears insufficient for a marsh corridor proposal: one principal July field survey, limited supplementary mammal camera work, and no evident seasonal bird, bat or amphibian survey programme proportionate to the sensitivity of the marsh.

The Marsh is an important habitat for birds. The only statement in the CMP with regard to the protection of birds is that *"potential impacts on birds will be avoided by cutting vegetation outside the bird nesting season March 1st to August 31st"*. The CMP and EclA does not appear to take into account the impact noise and disturbance from the construction phase may potentially have on breeding birds in the pNHA noting it is proposed to carry out the construction phase of the development in the summer months. The CMP refers to a 12-week construction period while the EIA Screening Report refers to a construction timeline of 12-16 weeks. There are concerns that this timeline appears tight and that the construction period may run beyond the scheduled timelines, as often happens with construction projects, and run into the winter months. Revised details should be submitted to address the above concerns, and any submission should include the following i.e.

- a) A detailed habitat survey of the full route corridor, including mapping and description of vegetation communities along the berm/right-of-way and immediately adjacent marsh habitat.
- b) Further seasonal ecological survey information, including appropriate consideration (i.e. surveys) of breeding and wintering birds and amphibian use of the corridor and adjacent marsh habitat and how any identified species will be protected during construction works.
- c) The EcIA notes the presence of invasive species of flora in the Marsh, in particular along the causeway route, specifically *Rhododendron (Rhododendron ponticum)* a scheduled invasive species. Reference in the EcIA and CEMP to the TII Guidelines "Management of Noxious Weeds and Non Native Invasive Plant Species on National Roads is not considered appropriate noting this is a long disused route, previously associated with Shelton Abbey, which is now located within the middle of a pNHA. The CMP submitted refers to the chipping of vegetation from site clearance works to be retained and spread over the surface of the right of way to prevent erosion from machinery movements, however it is considered that such actions would result in the further spreading of invasive species within the Marsh.

The applicant is therefore requested to submit a site-specific invasive species survey and management plan, including mapped extent of *Rhododendron ponticum* and any other invasive species along the route to be cleared and the proposed treatment and removal methods to limit the further spread of these invasive species.

- d) Clarification of the role and scope of the Ecological Clerk of Works, including supervision of vegetation clearance, trenching works, invasive species management and habitat reinstatement is required.
- e) Further explanation of the post-construction condition and management of the route corridor is required including whether the route will remain naturally vegetated or be maintained for ongoing access to the services proposed underneath.
- f) The distinction between the ditch/watercourse and the wider marsh habitat is unclear in the reports submitted. The proposed 1 m buffer appears to be a ditch-edge sediment-control measure, not an ecological buffer to marsh habitat. Please address.

3. While it is noted that the applicant is utilising an existing route where Uisce Eireann Infrastructure is located, it is not clear if the infrastructure located along the route of the causeway is still in use. It is further noted that that this route has not been disturbed for some time and has become part of the pNHA habitat. In this regard the applicant does not appear to have considered alternative proposal routes for this water, wastewater and communications infrastructure which could avoid this sensitive location.

The presence of an existing access road serving the Avoca River Park industrial Estate which leads onto the Dublin Road is noted in this regard. There appears to be UE water supply and foul water services located in the vicinity of Monument Lane circa 2km from the intended site to be serviced. This would require a similar length of new water, wastewater and communications infrastructure. Such an alternative route would also serve to keep the vast majority of the proposed works out of the Flood Zones A and B. The applicant will be requested to clarify if alternative routes for the proposed services were considered and why such an alternative route was not put forward which would have avoided the pNHA and Flood Zones A and B.

4. A detailed construction methodology is required which includes details of the machinery to be used to form the trenches, the number of machines on site at any one time, the depth of trenches required to facilitate the proposed services, confirmation that all machinery will be removed and stored back at the compound at night etc. The construction methodology shall clearly demonstrate that there will be no adverse impacts on the water quality of the marsh or any habitats located within the marsh having regard to the findings of the revised Ecology Report and additional surveys requested as part of the Further Information Request.



Comhairle Contae Chill Mhantáin Wicklow County Council

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Suíomh / Website: www.wicklow.ie

PRR No: 26/60038

26/01/2026

Crag Digital Avoca Ltd
C/O John Spain
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2
D02 ND61

**Re: Planning and Development Acts 2000 (As Amended)
Planning Register Reference No: 26/60038**

A Chara,

It is desired to acknowledge receipt of your application for PERMISSION for the following works to connect Avoca River Park to public services: • an underground foul pump station and an above ground kiosk with a total height of 1.8m within a secure compound located on lands at Avoca River Park; • a watermain with a total length of c. 2.2km and a foul rising main with a total length of c. 2.2km from the proposed pump station, traversing lands within Avoca River Park, the existing trackway through the marsh, 10 and 11 Ferrybank and terminating in the public road (R772); • installation of fibre connections with a total length of c. 2.2km with fibre ducts; • connection to the existing Uisce Éireann foul network and watermain network; • all associated site development works above and below ground at Site at Avoca River Park Arklow Town Marsh 10 and 11 Ferrybank Road, within the townlands of Shelton Abbey Marsh and Ferrybank, Co. Wicklow, which was received on 22/01/2026 and to state that it is receiving attention.

It is drawn to your attention that the site notice must be maintained in position for a period of five weeks from the date of receipt of the application by the planning authority and shall be renewed or replaced if it becomes defaced or illegible within that period. This application may be declared invalid if the planning authority considers that the requirements of articles 17[1][b], 19 & 20 of the Planning and Development Regulations have not been met.

Please be advised that the assessment of this application will include inspection of the site by officers of the Local Authority and may also include inspection by officers of other statutory bodies. It is your responsibility to ensure that access is made available to any inspection officer and that the property is safe for inspection. In this regard, you are required to ensure there are no hazards on the property such as

- unsafe ground, excavations, trenches/holes (Any trial hole must be suitably safe for inspection)
- Loose dogs or other dangerous animals
- Items of a noxious or dangerous nature such as chemicals or machinery
- Electrified fences in operation

Please note that in accordance with the Planning and Development Act 2000 (as amended), the period between the 24th day of December and the first day of January, both days inclusive shall be disregarded.

*Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísi, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.





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Suíomh / Website: www.wicklow.ie

Accordingly, all time limits specified in connection with the planning application process, including time limits relating to the maintenance of site notices and receipt of submissions or observations are extended by 9 days.

Mise le meas,

pp Leah Naisome

SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC AND RURAL DEVELOPMENT

Wicklow County Council - Inspection Purposes Only!

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