

WICKLOW COUNTY COUNCIL



Wicklow County Council
COMHAIRLE CHONTAE CHILL MHAINTAIN

Transcript of the County Council Meeting Held on 3 October 2016 In the County Council Chamber, Wicklow



Text streamed live to the web on www.seewritenow.ie



Telephone (0404) 64355
Fax (0404) 64354
Email info@pcr.ie
Website www.pcr.ie

Disclaimer: The following is the transcript of the realtime text transcribed during the meeting. The realtime text service and subsequent transcript are for the purposes of accessibility to the public meetings of the Wicklow County Council, and are not intended or portrayed as an official verbatim note or minutes of the meetings. And while we take care to ensure the service is as accurate as is possible, some errors may and do occur.

Wicklow County Council Meeting, Monday, 3rd October 2016:

CATHAOIRLEACH: We will go ahead with the meeting. Just to - we have votes of sympathy first please.

MS GALLAGHER: For Gerard O'Doherty, worked in the Bray Recycling Centre, Patricia Conlan, Josephine McGraynor, former rate collector and mother of former colleague Miriam McGraynor, husband of Carmel Canterbury planning.

Cllr BOURKE: I would like to say a few words about Forbes Vigor and express my sympathy to the family and Carmel in particular. I have known the family since I was a child. Forbes is only 45 years old, it's very tragic for the whole family, and a very sad day indeed. His father Billy, the late Billy, was very highly regarded and respected in the farming community and he was a pioneer in terms of farm mechanisation, bringing the first self propelled silage harvester into the family. So the family is held in very high esteem and I wish to offer my deepest condolences.

CATHAOIRLEACH: Cllr Vance.

Cllr VANCE: Also a vote of sympathy for the family of Seamus Dunne who was a former Irish international soccer player, played with Luton Town when they were in what's known as the Premiership and a very well-known and very popular man who died last week as well. He lives in - well he lived - his family lived in Greystones originally, he lived in Bray for a long period of time.

(Minute's silence)

Cllr MITCHELL: I would like to request a suspension of standing orders to discuss the cancellation or postponement of the coastguard station for Wicklow which was supposed to be built in Greystones, which we recently have some news of.

CATHAOIRLEACH: I propose if the members agree to take that at 4.45. Okay. Thank you. We will proceed with the meeting then. Agenda to confirm and sign the minutes of Wicklow

1 County Council meeting held on Monday the 4th of July. Proposed by Councillor Ryan.
2 Seconded? Gerry O'Neill.

3
4 Number two, to confirm and sign the minutes of the Ordinary Meeting of Wicklow County
5 Council held on the 5th of September 2016. Proposed by Councillor Dunne. Seconded by Cllr
6 Matthews.

7 Cllr MATTHEWS: I wasn't present in September, I can't second it.

8 CATHAOIRLEACH: Seconder? Cllr Bourke. Number three to consider the disposal of land to
9 the rear of 17 Beechwood Park, Kilcoole, County Wicklow to Gerard O'Neill 17 Beechwood
10 Park, Kilcoole, County Wicklow. Proposer? Cllr Fortune. Thank you. Seconder?

11 MS GALLAGHER: Cllr Walsh.

12 CATHAOIRLEACH: Okay, number four, to consider the disposal of the leasehold interest of
13 land being 14 New Road, Kilcoole, County Wicklow to Jason Walsh and Jennifer Walsh 14 New
14 Road, Kilcoole. Cllr Fortune. Seconded?

15 MS GALLAGHER: Cllr Walsh.

16 CATHAOIRLEACH: Thank you. Item number five, to consider the rectification of title deed of
17 conveyance and rectification of land adjacent to seafront Wicklow to Shipshape Gym, formerly
18 Beaches, seafront Wicklow, County Wicklow that we previously circulated. Proposed by
19 Councillor Dunne. Seconded? Cllr Fox.

20 MS GALLAGHER: Agreed? Agreed.

21 CATHAOIRLEACH: Item number six to consider the disposal of freehold interest of land at
22 Ballynerrin to Joseph and Sarah Cawley 13 Heatherbrook, Wicklow. Previously circulated.
23 Proposed. Councillor Dunne. Seconded Councillor Shay Cullen.

24 MS GALLAGHER: All agreed? Agreed.

25 CATHAOIRLEACH: Item number seven to consider the disposal of freehold interest of land at
26 Ballynerrin to Judy Osbourne 2 Glasheen, St Patrick's Valley, Wicklow Town. Proposed by
27 Shay Cullen, seconded Councillor Dunne.

28 MS GALLAGHER: All agreed?

29 CATHAOIRLEACH: The last one is number eight to consider the disposal of freehold interest
30 of land at Ballynerrin to Derek Joynt and Alison Dover, St Patrick's Valley, Wicklow Town.

31 MS GALLAGHER: Councillor Dunne. Seconded Councillor Shay Cullen. Agreed?

32 CATHAOIRLEACH: Item number nine to receive a presentation from the Office of Public
33 Works, statutory consultation on the OPW CFRAM's process and we have Gerry Gallagher here
34 from the Office of Public Works, Thomas Cooney from the Office of Public Works and

1 Malcolm Breen from RPS. So I think you are going to lead the field Gerry, are you?

2 MR GALLAGHER: Thanks Chairman for the opportunity just to address you today. Just to
3 give you an update as to where we stand on the OPW CFRAM programme. We are coming to
4 towards the end of it. This is the publication of the actual plan. And it's important that we get
5 your feedback on the plan because while we have got your feedback through the options and the
6 mapping stage, this is the final stage and it's an important stage.

7
8 I'll break the presentation into five rough sections. The purpose of what the plans are. The
9 structure and content of the plans. Just so when you see the plan, you will be familiar with the
10 layout of it. A quick synopsis of what it recommends for County Wicklow here, and then how
11 the options may get implemented and then we move to maybe questions and answers towards the
12 end.

13
14 The plan itself, it's the first of its kind. This type of study has never been done before to this
15 extent. Part of the study we would have surveyed about 6,700 kilometres of river channel that
16 haven't been surveyed before. It represents a significant body of work both by ourselves, and the
17 engineering consultants engaged by us, that was RPS, but also by your own staff as well, your
18 own engineers or planners who are stakeholders in the study, but also yourselves both as
19 Councillors and the public, have put a significant part into it. In item two then, what exactly is
20 the plan? The plan sets up a road map of how we as a nation are going to manage our exposure
21 to flood risk. It will look at how we are going to deal with the history or the legacy issues, but
22 also how we are going to look at avoiding future risk as well too. The important item three,
23 which is the important thing, this is the key message for today, you have an opportunity as a
24 Local Authority to shape that plan, and we need your feedback along with public feedback as to
25 how you feel that plan -- we are at a draft stage and before finalising, we need your feedback on
26 it.

27
28 Just to give you an idea of where the process of the plan. The plan bares a lot of similarity to a
29 County Development Plan. At the moment we sit in the grey box at the moment, where the draft
30 plans are out. We start rolling out the plans at the end of July, towards July when they started
31 coming out. There is a period of three months or ten weeks for people to consult on them. Then
32 the plans will move into a finalisation phase, and during the finalisation, we will look at
33 addressing the feedback items we got. There is also the preparation that's closing out the SEA or
34 the strategic environment assessment or the NIS. If you cast your eyes over to the right-hand

1 side of the screen, during that process we have to try and prioritise the measures coming from
2 that plan. So that will be going on simultaneously as well.

3
4 Once the plans are sort of completed stages one and two, it then gets submitted to the Minister
5 for DPER who has the option of approving it, refusing it or sending it back to us for
6 amendments. Now then the last phase, then the plan will come to yourselves as a Local
7 Authority. At that stage you will have the option to either reject it or adopt it. You don't have
8 the option to change it, this is your time to change it. This is the time to get your input into it.
9 The feedback is important at this stage.

10
11 Just to give you an idea. It's one plan per catchment. It's not like a County Development Plan
12 where you have one plan for the entire county. It's per catchment. If you look at the county at
13 the moment, you have a series of four plans, the green run representing the Liffey, the yellow
14 one representing the Vartry which covers most of your county, then you also have a small bit
15 there, the lilac colour there, that's the Slaney and a tiny bit of the barrow just kicking in there,
16 that would be the pink one. What exactly is the plan or how is it made up? Volume one is the
17 plan itself. Volume two are the maps. These are the flood maps that you would have seen, they
18 were finalised towards the end of I suppose last year. Those maps are regarded as final at this
19 stage. They'll have gone through public consultation, so they're final at this stage. And then also
20 because of the nature of the plan, because of the nature of the environment where we are, we are
21 required and we are obligated to follow what is environmental legislation, so we will see the
22 SEA report, the strategic environmental assessment that is required for all the plans and
23 programmes. Your County Development Plan would have one. Then also because there are a
24 number of nature impacts or sites along the waterways, we are required to do an AA report or
25 assessment.

26
27 Now just to give you a quick run through what - when you pick up the plan what to expect. The
28 first couple of pages of the plan is primarily an executive summary and a list of frequently asked
29 questions. That would mean a series of questions that over the course of the study that we have
30 been asked, so we have given steady replies to all those questions and that's always a very good
31 starting point to get a handle on what the plan is about.

32
33 Sections one and two are primarily again setting the stage. One is the introduction and the
34 background, the EU floods directive and the regulations that go with it.

1
2 Section two, in section two will be a description of the unit of management or the catchment. In
3 the case of the Liffey plan, it will give you the flood risk, the number people of impacted and a
4 full overview.

5
6 Section three is the preliminary flood risk assessment. Or the PFRA. That is primarily at the
7 start of the programme under articles 4 and 5 of the EU Floods Directive, we were required to do
8 a high level study through the country to pick out those areas which were deemed a significant
9 risk and they were studied in further detail through the study and they were the 300 areas for
10 further assessment. You will see under that, I include a little bit of text there, section 3.3,
11 remember required to do that every six years. The PFRA, the current one was reported back to
12 Europe at the end of 2011, so the six years are coming up shortly. We are looking at doing it
13 again. Maybe this time, we may look at the concentration, the more disperse risk, move away
14 from the concentrated risk. If you wish to see a different approach, include that in your feedback
15 to us.

16
17 Section 4 will give you full details of the public consultation and the stakeholder consultation
18 that would go -- have gone on throughout the study, very much at the mapping stage and the
19 option stage. You would see where the locations were held, the number of people who came, the
20 type of comments we got and how they influenced the plan.

21
22 Section five primarily the maps. Give you an idea as to how the maps were generated and that
23 would show the current and future risk and those maps are now final, they will be used by
24 planners and the general public for the implementation of the planning guidelines for avoidance
25 of future risk. But it also used us as a starting point to determine the risks that existed already
26 and what option we could go with.

27
28 Section 6 will give you the whole rationale as to how we selected options, which options got
29 preference over others and why they got preference over others. There was a scoring system
30 developed, a global and local ratings, so you have a full audit trail or transparency as to how the
31 options came and which options were selected over others.

32
33 7 then is the environmental considerations, which we have referred to.
34

1 For most people, I suppose Section 8 is where the meat of the plan really lies. That's where we
2 are looking at managing the flood risk. It will give you a rough idea of the types of options that
3 you have to manage the flood risk, how we develop those down to preferred options, also how
4 those options were implemented on an AFA basis or an entire catchment basis or a sub
5 catchment basis. Then it will give you details as to how we intend to prioritise those measures,
6 but your feedback will also be part of that. And then also how we looked at maybe flood
7 management options for areas outside the AFAs as well.

8
9 Nine then is primarily a summary of eight where we have taken all of eight and just presented
10 the preferred options for each and then it will give you details of what we intend to do in the next
11 plan or cycle.

12
13 Section 10 is the monitoring. Just to give you an idea of the plan, we are required on the plan to
14 report back to Europe on a regular basis on the progress of the options. Then the SEA requires
15 constant monitoring that's required by law and also you get an idea as to how we may look at the
16 next cycle of plans.

17
18 There is a list of appendices at the back. A is just giving you a run through of the PFRA. B is
19 more details on the stakeholder. C is a description of the flood risk in each AFA. It's quite a
20 good one. C is a good one to look at, give you a good idea. D will give you an idea of how we
21 score the options for various areas. E gives you how we screen the measures and F is another
22 good one, the flood risk management options per AFA.

23
24 Okay just a quick run through what has been recommended for Wicklow. This is a very high
25 level just quick run through it. Please go to the plan, you will see more detail in the plan, this is
26 just to give you a quick look through it. We will start off with Blessington, it's in unit of
27 management nine, what we are proposing there is something like hard defences.

28
29 In the 100 year event, we had 137 houses being affected, and there was no commercial properties
30 being affected. The cost benefit is good there, it's about 5.76. So that means for every euro we
31 spend on flood defences, we save the States 5.76 cents. Be aware of the closing dates. The plan
32 was launched on the 23rd of September. The deadline for public feedback is the 2nd of
33 December. The deadline for yourselves as a Local Authority, as a corporate body, is Christmas
34 week, 23rd of December 2016. So if you are going to make a submission corporately, I would

1 say do it before Christmas because you will have other things on the agenda there.

2
3 Okay, down to you as a management, ten, Arklow, Ashford Rathnew, Wicklow, Aughrim,
4 Avoca, Bray, Greystones and environs, Kilcoole, Newcastle, again note the same closing dates
5 there. In Arklow, there is a scheme and the recommendation is to plan on with the progression
6 of that scheme. Ashford and Rathnew, because of the proximity and the flood risk was actually
7 related and interlinked, they were assessed as one. What we are suggesting there for that area is
8 hard defences and some storage. Aughrim then, hard defences. Now in Aughrim, you will just
9 see that the cost benefit is actually less than one. It's 0.68, which is not good. But the plan will
10 recommend it be progressed to detailed design and maybe then you may be able to tweak that
11 cost benefit to get it back up to one. Avoca, again hard defences and channel conveyance. Bray,
12 the scheme is in progress there. Greystones and the environment, hard defences, storage,
13 channel conveyance. The BCR is 1.85 there. Good. Kilcoole, hard defences and conveyance
14 again. But look at the BCR, it's less than one. 0.85. Again that will have to come up to one
15 before it can be progressed. Newcastle likewise, the BCR is low enough but we are suggesting
16 hard defences and land use management there. That takes us out of unit of management ten.
17 Just be aware of the closing dates that apply there on that one. Okay Baltinglass is slightly
18 different, it's the only area that we have a different study, it's in the South Eastern study, so the
19 closing dates are different. That was launched on the 19th of August, deadline for public
20 feedback is the 28th of October. Which you won't feel coming. And then for yourselves as a
21 corporate body, you have until the 21st of November 2016. Just be aware of those dates.

22
23 Options. I suppose you can look at options in many ways, but I suppose one way of presenting
24 them is to look at maybe under the categories of prevention and preparedness. In terms of
25 prevention, the sustainable planning and development. There is new guidelines which have been
26 out by the DOE and because of the flood mappings, now as planners, you have a decision to
27 support structure in which to make informed decisions and hopefully reduce future risk.
28 Maintenance of arterial drainage schemes, that's what we would do, you will have two urban
29 schemes when Bray and Arklow are finished.

30
31 Maintenance of drainage districts, you have one in the county, that falls to yourselves to
32 maintain that. Land use management, that's where we are looking very much at the sustainable
33 options at what we can do to bring on land management to encourage more sustainable
34 management of flood risk. They are slower measures to come through but we are progressing

1 them.

2
3 The OPW minor works programme which you will be familiar with, that's very much a case of
4 where we have recognised that quick fix solutions can apply. The CFRAM solutions are kind of
5 large and can take some time to get through, the OPW minor works programme addresses that
6 weakness. That's where we put the Local Authority in funds up to half a million or 95% of the
7 cost and that the Local Authority then would progress the works. The flood protection schemes,
8 you would be aware of them in Bray and Arklow. Preparedness then, one option is flood
9 forecasting. Some of those can be recommended on an AFA level or on a national level and that
10 is something we are progressing on a national level at the moment.

11
12 Emergency response plans, again something that you would be familiar with here as a Local
13 Authority, you would have your own emergency response plans. That's very much tied in with
14 flood forecasting, once you forecast, you have to have an action plan to avoid the risk.

15
16 Individual and community resilience, this is primarily, we are progressing three pilot projects in
17 the country at the moment. None of them here in Wicklow. One is Thomastown, and over in
18 Crossmolina in the West. That's where we recognise in some cases you can't put in an option
19 that will protect the person or the house from flood. What you do is you recognise that the
20 flooding will occur but you look at minimising the damage and speeding up recovery.

21 Individual property protection I think is something you will be again familiar with, the individual
22 house gate, the covering of the vent and so forth.

23
24 The last one down there which may not seem very glamorous at all, but it is very important, the
25 data collection and this is something that we have been progressing with yourselves as well too,
26 but it's very important that from the data collection point of view, we get a greater understanding
27 of the flooding mechanisms that occur and therefore we can address them.

28
29 Just we mentioned arterial drainage schemes and drainage districts, that's your two urban
30 schemes, Bray and Arklow, Bray is in progression and Arklow you will be starting that maybe
31 towards the end - maybe into next year.

32
33 You have one drainage district over there on the east side of the county there, the dark blue line
34 there over towards Hollywood and that's Carrigower.

1
2 Where do we stand? At the moment we are roughly standing where that red circle is. We have
3 gone through, coming towards the end of phase one of the programme, that's where we have
4 done the preliminary flood risk assessment, produced the flood mapping, come up with the
5 options and presented them in a plan. After that where he could move to phase two, that would
6 be looking at prioritising of the national programme of options and schemes that we can go
7 through. Development of the schemes, public exhibition, detailed design and then moving on to
8 construction.

9
10 Okay, quick summary: The plans are currently on display both in the Local Authority offices
11 and on that website. We will be holding a public consultation day here on the 12th of October.
12 We will be here until about 7 o'clock in the evening, so you can come in yourselves, the first
13 hour of that day is dedicated to yourselves as elected members, but it's open to the public to
14 come in for the entire county. And the next two are the important dates, we have covered them
15 before, units of management nine and ten, public feedback to us by close of business on Friday
16 2nd of December 2016. You yourselves as a Local Authority, corporate, not as individuals, if
17 you submit an individual, you will be dealt with under the public heading, but as a corporate
18 body your closing date for units of management nine and ten is Friday the 23rd of December.
19 That's Christmas week, so I suggest you get them in before then.

20
21 Units of management 11, 12, and 14. Dates are slightly different. Public feedback to us by
22 Friday 28th of October. And then you yourselves as a corporate body, feedback by Monday 21st
23 of November.

24
25 Submissions can come via the email there, draft plans at OPW.ie. Or the postal address you see
26 underneath there. I'll leave a copy of the presentation here, so if the Chairman if you wanted to
27 distribute it around to them, that's fine.

28
29 Okay, I think we have covered everything, we can take questions if there are any.

30 CATHAOIRLEACH: Cllr Matthews.

31 Cllr MATTHEWS: Thank you for the presentation. I have two questions there, areas that flood
32 defences have been constructed, are they still risk assessed on an ongoing basis? And the second
33 question then is where a flood defence has been constructed and completed and the OPW sign
34 off on it or assess it, do they give some sort of guarantee that the flood defences will prevent

1 flooding? I am talking for ourselves, make zoning decisions based on flood defences having
2 been put in place. Thank you Chairman.

3 CATHAOIRLEACH: We will take the questions and then Gerry will go up and answer them.
4 Cllr Bourke.

5 Cllr BOURKE: Thank you very much for the excellent presentation, I am delighted to see the
6 Arklow plan is making very good progress. Just in relation to the mapping, you were saying that
7 it's basically cast in stone now, that there is no amendments to the mapping, but something
8 popped up last week at the review of our -- a workshop review of the Town Development Plan in
9 Arklow where somebody who had previously had a little piece of land zoned for residential use
10 now has it in a flood plain and it can't be built on. But the person claims that it's a mistake, that
11 it's just on the edge of a flood plain. So in a case like that, is there any point in someone perhaps
12 revisiting the mapping in case there are genuine errors on your side, just in case?

13 CATHAOIRLEACH: Okay, Councillor Tommy Cullen.

14 Cllr Tommy CULLEN: Yeah, you made some history in the mapping plans in the Greystones
15 area where you suggest in your maps that there is some -- it would appear from your maps that
16 there is some geological aberration in the Greystones area where water actually runs uphill. And
17 it's very surprising that it went against all other professional engineers' reports. I found it quite
18 extraordinary that water runs uphill rather than it runs over a substantial embankment rather than
19 on to a level - into a sump, it goes uphill. What geological manifestation in the Greystones area
20 have you discovered that water runs uphill rather than to a hollow? I mean I found that
21 extraordinary, and in that document, and it's an extraordinary thing for the OPW to put their
22 name to. I made a submission about it actually. And it was backed up with engineers' reports
23 and other substantial documents, so I - is there something that has happened? Was there some
24 geological manifestation that science should be made aware of, international science should be
25 made aware of, that you in the OPW have discovered in the Greystones area where water defies
26 gravity and where the theories of gravity don't apply in Greystones? I find it extraordinary. And
27 perhaps you might have a look at that, how you came about this great scientific discovery and is
28 there somebody in the OPW writing a science paper on this discovery that you have made in
29 Greystones where water defies gravity, climbs a hill, and doesn't fall back? It's an extraordinary
30 discovery, and I would like to see a scientific paper on this.

31 Cllr RYAN: Cathaoirleach, will you please move it on, it's three times he has repeated it, it's
32 stupidity.

33 CATHAOIRLEACH: Just please...

34 Cllr Tommy CULLEN: I am not going to accept that from this mouth behind me.

1 CATHAOIRLEACH: I'll be talking in a minute.

2 Cllr Tommy CULLEN: This Fine Gael mouthpiece behind me.

3 Cllr RYAN: Be very, very careful. I can say what I want.

4 Cllr Tommy CULLEN: Chairman, Chairman perhaps what I am saying is uncomfortable for
5 Councillor Ryan to hear.

6 Cllr RYAN: I couldn't give a damn.

7 CATHAOIRLEACH: Councillor Ryan, just leave it so.

8 Cllr Tommy CULLEN: I just want to finish Chairman. I am making a very serious point that
9 perhaps Councillor Ryan does not like, is uncomfortable to hear. But your...

10 CATHAOIRLEACH: Councillor, that's not necessary.

11 Cllr Tommy CULLEN: What's not?

12 CATHAOIRLEACH: What you are after saying now, that it's uncomfortable to hear.

13 Cllr Tommy CULLEN: He is objecting to me saying it, I am allowing...

14 Cllr WINTERS: He is objecting to you repeating yourself.

15 CATHAOIRLEACH: Councillor, please. Please, just continue.

16 Cllr Tommy CULLEN: I am trying to finish without interruption. Chairman, it is not every day
17 that a State body would issue such a document, and I am just asking a question, when are you
18 producing the scientific paper for this new scientific breakthrough that defies the laws of
19 gravity?

20 CATHAOIRLEACH: Cllr Fortune please.

21 Cllr FORTUNE: Just to - more of an explanation of what you said, I think you are talking about
22 unit ten, management of unit ten, you mentioned Kilcoole and Newcastle and I think you said
23 the BCR was 0.85, which inferred it had disimproved in some way and in the context of flood
24 forecasts, you might elaborate on that a little bit. The reason I raise it is that I am pretty
25 concerned about a particular area in Kilcoole that is suddenly now being talked about as a flood
26 plain that hasn't been a flood plain for hundreds and hundreds of years and why now? I think
27 there is a rationale of why it is now, I just want to make sure that if we are putting in maps and
28 plans and different things, we don't just rubber stamp something that maybe shouldn't be.

29 CATHAOIRLEACH: Thanks Councillor. Anyone else? Could I just ask the question - no-one
30 else wants to ask a question, so I'll ask one myself.

31 Cllr MITCHELL: Thank you Cathaoirleach, I am just wondering how I can get to understand
32 how it affects like the area I represent, probably everybody is concerned with the area they
33 represent, I am representing Greystones, Kilcoole and Newcastle, and I don't know what effect
34 this is going to have on that area, and how do I establish that, thank you?

1 CATHAOIRLEACH: All right Councillor. Just on the River Avoca there, we get many
2 requests to remove spoil or stones from the Avoca River and this what you would call
3 preventative maintenance. Who checks the benefits of that downstream? I mean we have many
4 difficulties upriver on the Avoca, River Avoca, and there were calls many times to remove spoil
5 from the river. Who actually funds that? Is there some small funding for arranging to get stuff
6 taken from the river, and is it the Office of Public Works have an input into that? Because it has
7 happened on many occasions over the last few years where businesses are a threat short-term --
8 at threat short-term because of the amount of spoil in the river and it seems to take a long, long
9 time to get any decision on it to be quite honest about it, maybe you would answer that as well.
10 That's all I think. Is everyone happy now yeah? That's it then.

11 MR GALLAGHER: I'll deal with the issue of existing flood defences, I think it's important first
12 of all to remember that when they put in flood defences, flood defences are only as good as I
13 suppose the design typically in a river environment, they're designed for 100 years. But it's also
14 a function of them being maintained and kept in peak condition. So you are still managing the
15 risk. When you put in the flood defences, there is still a residual risk there that has to be
16 maintained and managed. Any scheme we put in, we do maintain it and keep it going. And you
17 do find we have a term that we said we will say the scheme is certified. We will design it
18 typically to the 1% AEP event. But you can have situations where maybe there could be a
19 breach in the wall that comes through. So I think you want to bear in mind that flood defences
20 are managing the risk, there is still a residual risk always there and that risk is managed through
21 maintenance and regular inspections, particularly where you have schemes that involve maybe
22 sluices or gates and stuff that have to go in. Just bear that in mind, just because you have a
23 defence, doesn't mean the risk is gone full stop, never to appear again. There is ongoing
24 maintenance that needs to be addressed to it.

25
26 In terms of the maps, the maps would have been generated, there would have been one set of
27 maps, the preliminary flood risk maps, the first run of maps, and they're done in a very general
28 basis. From those we are required to do those under Article 4 and 5 of the EU Floods Directive
29 and then we went on and did the more detailed mapping. That would have been subject to a lot
30 of public consultation. And we would have went through a period of public consultation closing
31 towards the end of this era. Those maps are on a six-year renewal cycle, so we would revisit
32 them every six years.

33
34 I suppose what would happen is that the consultation period on these maps has actually ended.

1 If you feel that there is something seriously wrong with the maps, or something technically
2 wrong with them, let us know and we can address it then. Okay. But I suppose in terms of the
3 maps, the maps we would regard, they were drafted up this year, last year, all the feedback we
4 got we have addressed and dealt with.

5
6 In terms of Greystones, if there is technical difficulty in the maps, please let us know and we will
7 review them. In terms of Newcastle, yes, when we are doing the studies, as I said, the cost
8 benefit is 0.85, which is close to one. And basically when we go to the Department of Finance,
9 we like to be one or greater because then it becomes attractive for the Department of Finance to
10 provide monies to us. Like it's an investment. Now when you are doing a study at the high
11 level, as we would in this case, we would have done our costs from a kind of a national database.
12 And by default that national database has to cover every contingency nationwide. By its very
13 default, it's going to be conservative and high. Quite typically the costs out of those databases
14 can be up to 60% higher. What we are saying in Newcastle is we will progress the options to
15 detailed design. At detailed design we would be able to revisit and maybe detail the design and
16 bring the costs down and maybe bring it up over the one. So there is hope there. You are close
17 to one, but bear in mind I suppose at this level the costs are conservative and building a lot of
18 contingencies and when you get the detailed design, you may be able to tweak that up.

19
20 You had a question in relation to the flood maps?

21 Cllr FORTUNE: It was related to Newcastle, I am conscious that it needs to be dealt with now
22 (inaudible). It was never there and my own view is it was manmade and I just want to see...

23 MR GALLAGHER: The maps would always have been reviewed. The maps - there is two sets
24 of maps first of all. There is the PFRA mapping, that map by its very nature was done on a
25 national basis, from desktop studies of a review of historical records and a very crude modelling.
26 Its sole purpose was to direct us to the areas where we need more detailed study. Be careful of
27 the map you are looking at. If you are be looking at the PFRA mapping, it's generic, it's not of a
28 detailed -- sufficient to do a site risk assessment or down to a detailed design. The final mapping
29 is the more detailed one, we have tried every evident to be as accurate as we can be based on
30 feedback, but if there is areas that have changed, that's why we have the six-year renewal cycle
31 to revisit those areas again.

32
33 The Avoca, you mentioned that, and a lot of spoil coming down into it. Rivers kind of fall
34 broadly under three categories of ownership: Sorry, there is a bit of a history lesson here. There

1 would be those designated channels that would be channels that were designated under the
2 Arterial Drainage Act of '45 and the Amendment Act of '95. They would be the urban schemes
3 and the schemes we do ourselves. You don't have any schemes in the county. Within those
4 cases we have a statutory remit to keep them maintained and to maintain them as well and
5 review them.

6
7 The other one then would be in relation to, now the Avoca River is not included on it, but
8 drainage districts, there is a statutory responsibility on some of the local authorities to maintain
9 those. I do know that we did fund previous removal of silt from around the Avoca River through
10 our minor works programme, we provided some funding for that. Generally that would be very
11 much geared towards capital expenditure, rather than maintenance type work and we would
12 generally sort of look at that more as a once-off removal thing. Now unless you have a proposal
13 maybe in relation to some physical structure to maybe removing that silt or whatever, then if you
14 are building some capital, maybe the minor works can kick in again.

15
16 You raised a very good point there, when we were doing all these studies, we do look at the
17 upstream and downstream affects. Clearing it in one area and moving the problem somewhere
18 else is not a solution, so that's why the study is a catchment style study.

19 CATHAOIRLEACH: Are you finished? Just a second, Cllr Winters wants to come in.

20 Cllr WINTERS: Thanks Cathaoirleach, I would just like it noted in the minutes if possible that
21 having asked the same question five times, the deputy - or Cllr Cullen sorry, Cllr Cullen left the
22 meeting and didn't even wait for the answer. Thank you.

23 Cllr FORTUNE: That's unfair Chair, the question that Cllr Cullen asked was dealt with, so that's
24 not right to say that.

25 Cllr WINTERS: It is right.

26 Cllr FORTUNE: It's not.

27 CATHAOIRLEACH: Cllr Fortune, are you finished there?

28 Cllr FORTUNE: I just want to clarify it.

29 CATHAOIRLEACH: Cllr O'Brien.

30 Cllr O'BRIEN: I think we were in such shock at hearing it that it had to be repeated five times to
31 go into our system that water would flow uphill. I would ask Cllr Winters to withdraw that.

32 Cllr WINTERS: He did leave before the answer came through, so no I won't.

33 CATHAOIRLEACH: Councillor, Mark if you would just come in here.

34 MR DEVEREAUX: One of Councillor Matthew's questions about what we would term a

1 residual risk, once a scheme is completed, as I have been progressing two schemes here and the
2 River Dargle scheme is almost there in terms of completion, we have a programme, a major
3 emergency management system whereby we manage certain risks, one of them being flooding
4 and the chief fire officer has a rolling programme of emergency plans, one of which is flood risk
5 plans and he is putting in place plans for each of the major towns, and Bray's plan has been in
6 place since Bray Town Council implemented it in 2008 and it's revised on a regular basis and it
7 will be revised when the scheme is finished. The plan will remain in place.

8
9 The district staff in Bray will keep an eye on the river, watch for weather notifications. All that
10 changes when the scheme is completed is the thresholds at which action is taken are now higher,
11 and the theory being that the possibility of flooding is a much lower probability. It's a bigger
12 number, one in 100 years, as opposed to one in every three or five years, as it was previously.
13 The plan still remains in place. We still monitor the rivers, particularly in Bray and Arklow.
14 Bray when the scheme is finished at the end of this year, it just means we change the thresholds
15 at which we have watched the river. There is still a residual risk because the schemes are
16 designed to a standard, which is deemed a reasonable standard that the scheme shouldn't fail
17 within 100 year period. It's a statistical 100 years, it could happen next week in theory, so we do
18 still monitor the defences, so having completed the schemes, we do still monitor them, as well as
19 monitoring them for maintenance purposes, we also monitor them for failure as part of the major
20 emergency management plan here. Okay.

21 CATHAOIRLEACH: Thank you.

22 Cllr BLAKE: Could I ask a question, not relevant to what we are talking about today but
23 relevant to an issue that was actually happening in the Wicklow, Carlow, Wexford area in terms
24 of flooding of land in the Derry River, which flows into the Slaney River as well. I am just
25 asking about the laws or rules or regulations in terms of what farmers can do to remove debris
26 from the river that's causing flooding of substantial areas of farmland along the catchment of the
27 Derry River and on to the Slaney River?

28 CATHAOIRLEACH: Mark come back up.

29 Cllr BLAKE: What's the rules or regulations or laws concerning it?

30 MR DEVEREAUX: We are governed by two types of laws when it comes to the river, drainage
31 legislation which means if you alter a water course which is - there is a rule of thumb in the
32 OPW, if it's shown on a six inch map as a water course, the Arterial Drainage Act covers it. If
33 you are to alter that, you require section 50 consent which is where you apply to the OPW for
34 permission to alter a drain or river, but only certain drains above a certain size are covered by

1 that. The other legislation that might affect landowner's desire to alter a water course might be
2 environmental legislation, we are not the only monitors of environmental legislation and
3 legislation such as the fisheries and - fisheries parts of the wildlife legislation would restrict the
4 times, but there is no restriction, if a farmer wants to drain or improve his land, other than when
5 planning legislation kicks in when it gets to certain thresholds, but when it comes to draining
6 land, farmers tend to have a certain amount of leeway before - there is also the Roads Act where
7 we can take action if there is a threat to a public road under section 78 of the Roads Act. But we
8 generally don't implement that unless - it depends on the seriousness of the threat.

9 Cllr BLAKE: There is no restrictions on farmers taking out debris out of the rivers?

10 MR DEVEREAUX: There is environmental legislation which we are not the monitors of.
11 There might be other legislation that I am not aware of that would restrict them.

12 Cllr BLAKE: Other than environmental ones?

13 MR DEVEREAUX: Yeah.

14 CATHAOIRLEACH: Go ahead John.

15 Cllr SNELL: I can ask him after, there is no problem.

16 CATHAOIRLEACH: Thank you all for the presentation. Item number ten. Sorcha.

17 Information - implementation of the vacant site levy as provided for in the Urban Regeneration
18 and Housing Act 2015.

19 MS WALSH: Thank you Cathaoirleach. I am just here today to tell you about the vacant site
20 levy which is coming in under the Urban Regeneration and Housing Act, a new Act that was
21 passed last year. I think you were circulated with a copy of the Act and the ministerial
22 guidelines about the levy.

23
24 I am just going to give you an overview of the provisions of the levy and how we intend to roll it
25 out and obviously take questions then afterwards. Okay, so what is a vacant site? This is all
26 from the guidelines, from the Act itself. So there are two types of site, there is residential site
27 and a regeneration site. A residential site is a site that's situated in an area where there is a need
28 for housing, it's suitable for housing and the site, or the majority of it, is vacant or idle. But in
29 the case of regeneration land, the majority of the site is vacant or idle and the site being vacant or
30 idle has adverse effects on existing amenities, or reduces the amenity provided by existing
31 infrastructure and facilities in the area. The first category tends to be your Greenfield zoned
32 residential land. The second category is more your mixed use town centre land, brownfield type
33 of land.

1 The first test is, is there a need for housing the area? There is criteria setting out how we
2 determine if there is a need. We have to look at the housing strategy and the core strategy of the
3 Development Plan. We look at house prices and the cost of renting houses in the area. We need
4 to gather data on houses that are for sale and rent in each area. We have to look at the number of
5 households that qualify for social housing in the area. We have all that data. That was collected
6 this year. There are some gaps in it, but we can still get that. And finally whether the number of
7 habitable houses available for purchase or rent was less than 5% of the total number of houses in
8 the area. That's property data that's going to have to be gathered.

9
10 The second criteria is, was the land suitable for housing? We have to evaluate that and there is
11 an appeal process to the board as well. We would look at the core strategy where we have
12 identified we need more housing, whether the site is served by public infrastructure, sufficient to
13 enable housing to be developed and whether there is anything affecting the physical condition of
14 the site or the land, which might affect the provision of housing. We would see category two
15 being of fundamental importance there, because if the area or the site or the town is not served
16 by adequate public infrastructure to allow housing to be developed, then the vacant site levy will
17 not apply.

18
19 A very good example would be Arklow at the moment has no sewage capacity, so the vacant site
20 levy wouldn't apply in Arklow, Avoca or Blessington and the list goes on. There are a few
21 towns left where it might apply.

22
23 So for the regeneration of sites, we have to look at the land being idle or vacant has an adverse
24 effect on existing amenities. We look whether the land is in a ruinous or neglected condition,
25 whether there is anti-social behaviour taking place, there has been a reduction in the number of
26 habitable houses and whether or not these matters were affected by the existence of the idle land.

27
28 So the 1st of January next year, we have to establish a register. This isn't just a one-off that we do
29 it once and that's it, you are on the register. It's a bit like the derelict sites, it's an ongoing thing
30 and sites can be added and taken away from the register. On the 1st of January, we have to open
31 the book and start the register. And before we enter anything on the register, we have to go
32 through a process of giving the landowner notification. So I won't go through all of that, it's all
33 in your guidelines, but I can give any of you this as a hand-out afterwards. You are given
34 notification and the landowner has the right to interact with you basically.

1
2 The vacant site levy is based around charging a 3% annual levy based on the value of the site.
3 So obviously how the site is valued is going to be very important as well. So we will need to get
4 professional property advice to value the sites that we believe should go on the register. I'll let
5 you go through that yourselves.

6
7 The amount of the levy, like I said 3% of the market value of the site. However, there is a
8 couple of out clauses on this: Where a site stands entered on the register and on the date of the
9 determination of its market value, the site is subject to a site loan. That has to be a loan that was
10 taken out to buy the site. It's not a loan taken out with that piece of land as leverage. It's just the
11 loan for that site itself, to buy the site. If the outstanding amount of the loan is greater than the
12 market value, so you are in negative equity, then you don't pay the vacant site levy. If your
13 outstanding amount is greater than 75%, but less than 100%, you pay 0.75%. You can see there
14 is a rolling scale there based on the amount of money that you owe, that you borrowed for the
15 purchase of that piece of land. There could be plenty of sites that would appear to fall into this,
16 but if the loan that's outstanding on that is higher than the current market value, no levy is
17 payable.

18
19 You can already see there is lots of out clauses depending on your loan, depending on the
20 services available and other factors like that.

21
22 The role of the members, so the Minister has issued guidelines and what the Minister has
23 suggested is that the officials would interact with the members and show them where they think
24 the levy might be applicable. So there is really two ways in which you can do this. The first is
25 to ask you for every town in your jurisdiction, town plans, local area plans or by way of
26 amendments, you can on the plan map mark the sites or blocks of areas where you say the levy
27 will apply here or we are going to look at which sites within this block, but this is the type of
28 area or you can be very specific and say we are going to apply here and here and mark them
29 clearly and as you are doing the Local Area Plan process, you interact with the planners and the
30 public on that and it gets built into the Development Plan. The other way of doing it, which is
31 what we have proposed as part of the County Development Plan, and it's one of the proposed
32 amendments that was recently on display; which is to basically say that these are the zones
33 where it might be applicable. Because we have the same zoning codes more or less for all the
34 towns in the county, so the regeneration would generally be the lands zoned TC, town centre or

1 VC village centre and we have MU zones which tend to be similar to the TC. For the residential
2 areas, it will be the R1, R2, the ones you are familiar with. We would urge you to adopt that
3 policy that has been put forward as a proposed amendment. It gives more flexibility, it doesn't
4 pick the sites now, but it allows us as we go through the procession of evaluating sites to work
5 out which sites it would be applicable on, and give us time to go through the process particularly
6 with the landowners.

7
8 So in terms of rolling out the scheme, it doesn't all have to be -- the register doesn't have to be
9 opened and everything on it by the 1st of January next year. We would see ourselves rolling it
10 out gradually, so that it's new legislation and to start with, the bigger towns or the towns that
11 have the services, obviously we have to start with. Start with the bigger towns and the more
12 problematic sites and by the problematic sites I mean the regenerated sites, that are giving rise to
13 disamenity in the area and we start at the beginning there, these are the obvious sites in the
14 bigger towns and get the register open and get it going. And as we move our way through it and
15 learn more about it, how it works, about the evaluations, about the type of challenges we are
16 going to face from members of the public and landowners, we start moving our way through the
17 towns. The policy that's been written, proposed to go into the Development Plan indicates it will
18 be down to level five of our settlement strategy.

19
20 So not going all the way down to the villages and so on because they don't really have zoned
21 land in the same way as the upper levels have. Gradually work our way down to the end of level
22 five, but start with the regeneration sites before we go to the Greenfield sites. The Greenfield
23 sites are just the fields in Aughrim or in Baltinglass or wherever they might be that are zoned
24 and have been zoned for a long time and have seen nothing on them. They're not necessarily
25 adding a disamenity to the area like the regeneration sites might be. That's the proposal for how
26 to roll it out. We are starting work on it at the moment so we would be hopeful to get the
27 beginning of January, we will start the process of adding some sites and interacting with the
28 landowners.

29
30 So any sites that you would like us to have a look at now, while we are preparing for January,
31 please come to myself or any of the forward planning team who will be looking at these sites.
32 That's it, thank you.

33 Cllr TIMMINS: You said one of the opt outs is if house prices are below a certain price in the
34 area. Have you any idea what that price is? I mean I am asking a fairly obvious question given

1 that there is lots of land zoned in the county, as you know, and it makes no financial sense for
2 anyone to develop them because of the value of high cost of build versus the actual selling price.
3 So have you any idea what kind of selling prices is where the levy would kick in? And secondly
4 then is the levy just a one-off charge?

5 CATHAOIRLEACH: Is that it? Councillor O'Connor.

6 Cllr O'CONNOR: I think in general the vacant site levy is a good proposal and I think it's one
7 that should be welcomed by us here. According to economists, central problem with housing in
8 this State is one of supply. Anything that can provide more houses is obviously welcome. The
9 lack of supply drives prices up and thus deprives families of housing. Of course if there had
10 been or if there was a constitutional right to housing in the State, this would force the hand of the
11 State to provide housing too, which would - this would force the hand of the State to provide
12 housing to families who badly need looking after for lack of supply reasons.

13
14 People either for profit motives or other reasons are holding on to land. They should examine
15 their conscience and recognise that by holding on to land, by hoarding land, they are thus
16 depriving families of housing. The right of a person to a profit should never be allowed to trump
17 the right of a family to a house.

18
19 Now this is small, but as I said welcome development in that no-one who tries to hoard land can
20 be penalised for holding on to that land and hopefully this will force them to get rid of the land.

21
22 I would urge the county officials to take up this proposal in a very serious way to draw up the
23 longest list they can of sites that are vacant with the help of Councillors here obviously. And
24 once those - that list is drawn up, to start imposing this levy on people to try and get this land
25 freed up. The housing emergency that we are currently experiencing, and it's certainly not the
26 first and because of the market based system that we operate in this country, it won't be the last,
27 we do have to do something very, very serious about housing and the hoarding of land has to
28 end. Hopefully this is one way of doing it, thanks.

29 CATHAOIRLEACH: Cllr Fox, followed by Councillor Ryan.

30 Cllr FOX: Thank you Chairman. Well I would welcome this - it's a guarded welcome I would
31 give it. I still believe it's a fairly blunt instrument, but it certainly will be learn as we go along,
32 because I am not sure how this is going to pan out, because in my opinion a lot of land is not
33 developed because people aren't necessarily hoarding it, there are huge infrastructural issues in a
34 lot of towns and villages in Wicklow which has stifled development. And as Cllr Timmins has

alluded to, it has simply become unprofitable to develop sites. And much as what we might think about people who develop these sites, they do so for a profit. When it's not profitable, they won't develop them. So I would say yes, let's try it and let's see how it goes. I would give it a guarded welcome. But just one question, does it apply to actual buildings? Is it just simply a site levy that's - a vacant site levy that's on a Greenfield or a site that hasn't been developed at all? What about for example, I know Cllr Matthews brought up a very good point this morning at an SPC about trying to get vacant premises going maybe that are above shops on main streets or around the towns and villages in the county that are vacant and trying to get them into the system. But does this levy apply to buildings, maybe you might clarify that Sorcha thanks?

CATHAOIRLEACH: Councillor Ryan.

Cllr RYAN: Thanks Cathaoirleach. Much the same as Cllr Fox, I would give it a guarded welcome. I think the hard cases might become clear and that might change our views on how this is being implemented so I think we should have it on constant review to make sure that it's effective and it's fair, because I think that's what everybody would want. But just in terms - that wonderful term you used a disamenity and how vacant sites can bring down the tone of a particular area because obviously they're often subject to dumping or the like, and I am particularly interested in how it would operate in terms of moving those forward. If I am correct in what you said, if there is a big loan on it and the loan equates to more of the value of the current site, you won't be able to implement this. Does that mean that you kick into derelict sites and that piece of legislation? And is that also governed by the same situation or what way does that work? As a broad thing I would just love you to comment on how effective that piece of legislation is in terms of derelict sites and whether or not it is useful, how many of them are in the county and do they effectively kick people into gear to clean up sites that can become a disamenity? Thank you.

CATHAOIRLEACH: Cllr Walsh.

Cllr WALSH: Thanks Cathaoirleach, thanks for the presentation, just a quick question, if the demand for the levies are determined or ignored and there is no way of making - attempt to make payment, is there further penalty or how is it envisaged it would work?

Cllr O'BRIEN: I wonder how many Local Authority vacant sites there are and I wonder how it's putting Local Authority vacant sites on the register to incentivise the use and development of such sites considering the reason they're vacant is central funding isn't being provided for them.

The second question I would ask is how much revenue would accrue to the Council if such owners of vacant sites don't respond to the financial 3% stick that you will be applying?

1 CATHAOIRLEACH: Cllr Vance.

2 Cllr VANCE: Chairman I can see all sorts of problems in this. I would prefer a situation where
3 you would incentivise people to bring their sites and develop them rather than the other way
4 around, because in some cases people don't have the money and various reasons in regards to
5 sites to develop them. So for the Local Authority to start going in with a big stick and charging
6 people, a lot of people who probably don't even have the finances to develop the site, punishing
7 them because of the fact that they haven't developed the site, I see all sorts of problems down the
8 road in regard to this. I mean we do have a constitution in this country in regard to private land
9 as well, and I mean that's where I see major problems in. I think the principle of it okay is fine,
10 but the application of it is going to be very, very important and certainly from my point of view,
11 I think it's going to cause up an awful lot of problems out there. I don't think it's going to solve
12 much to tell you the God's honest truth, because I think a lot of people, particularly in a lot of
13 areas now wouldn't develop a site for the simple reason that outside of Dublin, to develop a site
14 now you can actually buy properties much cheaper than what it would cost you to develop them
15 anyway. So I mean this type of system that's being brought in to penalise people, because in
16 some cases they're unfortunate enough to have a site, I think could end up in trouble and I look
17 forward to seeing how it's going to operate, but certainly I wouldn't be as confident as other
18 members that it's going to be as successful as they seem to think it's going to be.

19 CATHAOIRLEACH: Cllr Snell.

20 Cllr SNELL: Thanks Cathaoirleach, just clarification in regards to the staffing of this. Will
21 local authorities get extra resources, extra personnel to go out and identify these sites and put the
22 register together? And something that jumps out at me there going through the document,
23 Cathaoirleach, is that vacant sites that have extended planning permissions on them, they're
24 going to be treated the same as a vacant site that the people who owned it never done anything,
25 and I feel that's a little bit unfair, because people who have gone through the planning process,
26 let it be six or seven years ago, and they've got a time extension of four to five years, I think
27 they've spent money in regards of compiling their information for the planning authority and I
28 feel to treat them the same as someone that just sat on their land or their assets and didn't actually
29 put anything together is very unfair in my opinion. And I feel that perhaps we should notify the
30 Department because I think that's a glaring mistreatment of people who are trying to interact
31 with the Local Authority. We have seen it ourselves over the last number of years, there has
32 been lots of land and applications that people had to get a time extension on, and now thankfully
33 we can see some of them sites are coming into fruition in regards they're being developed now,
34 so I would hate to see a situation where they're going to be penalised the same as people who

1 never done anything at all with their sites. Thanks Cathaoirleach.

2 Cllr LAWLESS: I can kind of see the merits in both sides of this with the levy being an income
3 stream as well, but also kind of listening to actually Cllr Vance there, it could be quite costly as
4 well on Wicklow, because if people can't afford to pay, what do we have to do as a county? Do
5 we have to - maybe legal proceedings and that again, is that going to cost the county more
6 money? It might be a case where we feel we might get some income from it, but we might make
7 more of a loss if the revenue isn't out there and people can't pay on the vacant sites. I welcome
8 it, but I am looking at the other side of it as well. I would be concerned that it might actually
9 cost Wicklow more to actually implement this. Thanks.

10 MS WALSH: We don't have any extra resources to deal with this at all, so we are actually
11 trying to implement this now at this stage when lots of councils maybe have resources have been
12 looking at this all year and who have valuation departments and lots of people available to help
13 them with this. So I don't necessarily have all the answers to all the questions, because we need
14 to start like baby steps and start rolling it out. That's one of the reasons why we are suggesting
15 we start with the bigger towns and the obvious sites so we can work out what type of resources
16 this takes up, to answer your question Cllr Lawless, it might be very resource intensive in terms
17 of staff time, in terms of actually going out and getting property professionals to do valuations
18 and so on if at the end of the day we don't get anything in because the person has a loan that's
19 higher than the value or they don't pay. That's why we would like - one of the reasons why we
20 would like to start slowly as well as the fact that it's a new tax, and there will probably be
21 resistance to it presumably from the people who own the properties. That answers Cllr Snell's
22 question as well, we have no extra resources at all. At the moment it's myself and the forward
23 planning team and Susan and that's it. So we don't have the capability in terms of time or the
24 skills to do this entire project. That's just the reality of it and there is no extra resources coming
25 our way.

26
27 In terms of the levy, to answer Cllr Timmins' question, it's an annual levy, so once you are on the
28 register, you pay per annum. In terms of house prices and any other property data, we have yet
29 to do that work, we have yet to collect that data, we have yet to commission the study. There is
30 lots of house price data and rental data available out there on the various websites that are out
31 there, but we have yet to collect that.

32
33 So there is certain data and certain information that we have in-house, for example how many
34 people are on the housing list and so on but there is lots of information we have to go out and

1 collect and we haven't started that process yet at all.

2
3 In terms of drawing up a big list and having lots and lots of properties on it, and trying and get as
4 many sites as active as possible, again that's going to relate to resources and how many people
5 we have working on this which as I have set out is very few, and people who have lots of other
6 important work to do as well. I think we are going to have to start slowly and hopefully the list
7 will build over time. The idea isn't that we built this massive list and rake in loads of money.
8 The idea is that when people get threatened with being hit with this levy they start developing
9 their site. That's the reality. We don't want to be collecting the money, we want people to
10 develop their sites and houses. There is a long lead-in time to this. Once you go on the register,
11 say on the 1st of January next year, you are on the register and we go through the process, I don't
12 think the first levy is payable for about two or three years, two years after, I think it's the 1st of
13 January 2019. There is a long lead-in time to go through all the processes and appeals and so on.
14 So we're looking to stimulate development rather than punish people. That hits on some of the
15 issues that Cllr Vance raised that we should be incentivising rather than punishing. The idea is
16 to give people a kick up the behind to get going with development on their sites. That's why it's
17 important that we go through the test and make sure any site that gets entered on the register is a
18 site that fulfills all the right criteria, we have gone through the right processes, it's suitable for
19 housing and that it will be possible for them to get planning permission for housing and it's an
20 area where there is a need for housing.

21
22 If we get the sites right, then what we are trying to do is stimulate them to come in and develop
23 their land or structure and deliver housing and then they avoid the levy. That's the ultimate goal.

24
25 That relates to Cllr Fox's question, it does apply to structures and buildings, but again you have
26 to fulfill the criteria, it has to be suitable for housing. So we are going to have to look carefully
27 at that, whether that means there is an existing building, say an old commercial building lying
28 vacant, presumably that's not necessarily going to be suitable for housing, although the land that
29 the building is sitting on is suitable for housing. We have to tread carefully about are we hitting
30 the building for the levy or the land that it sits on and how we deal with that? So again we
31 haven't fleshed that out, we have to get more advice on that.

32
33 Councillor Ryan, you mentioned disamenity and how do we evaluate, again there is a series of
34 tests, anti-social behaviour, visual amenity. So we are going to have to go through a process of

1 that and I think the guidelines are fairly clear on what the criteria are. If there is a site that there
2 is a big loan on and the vacant site levy wouldn't apply, the Derelict Sites Act could kick in.
3 Again that has similar, but different criteria and the idea is to get the landowner to clean up the
4 site, so it's not derelict, so they don't have to pay the levy. It doesn't necessarily always take that
5 much to make a site not derelict. Sometimes it's cleaning up of weeds, lack of vegetation and
6 painting a building, it doesn't necessarily mean bringing it back into active use. We have very
7 few sites on the Derelict Site Register in Wicklow, I understand it's around ten because most
8 landowners, when they get threatened with this levy, do some actions to clean them up and as
9 soon as they're cleaned up, they come off that register. But it's a similar but different procession
10 process.

11
12 If the levy isn't paid, it's a lien on the property. There is no taking anyone to court, as I
13 understand it again. With respect to Local Authority sites, Local Authority sites are liable for
14 this levy as well. And this issue was brought to the Department actually by another Local
15 Authority, the fact that a lot of their sites are sitting vacant even though they have Part VIIIs or
16 whatever consents they need because they're waiting for funding from the Department to build
17 the houses and the response from the Department was "sorry, it applies." There was no
18 discussion on the matter. It was simply that it applies. And in terms of how much revenue we
19 might be getting in, we have no idea until we start the process.

20
21 Just finally then Cllr Snell brought up what about people who have planning permission and
22 they're being treated the same as people who have done nothing. The fundamental there is the
23 fact that they have planning permission that they haven't delivered, it's really important and look
24 and see what's holding up the delivery of those planning permission. If they've gone to the
25 trouble and spent the money on investing on getting a planning permission, why aren't they now
26 delivering it? In one way it is good that these landowners are captured in the same way people
27 who have done nothing, because it will allow us to look into why they're not delivering those
28 houses. Again one of the criteria is that in one opt-out clause is that there is some impediment
29 that's stopping you from developing the site, so say some road or sewage plant, they won't have
30 to pay the levy. But the sites that have planning permission are very important to activate now
31 because like I say they've gone through the process, they're ready to go, it's very important we
32 find out why they're not moving. I think that's all the questions that were raised Cathaoirleach.
33 CATHAOIRLEACH: Councillor Tommy Cullen.

34 Cllr Tommy CULLEN: I think nobody likes to see derelict sites in their area, and we would all

1 advocate that they'd be cleaned up, and - but it seems a bit bizarre that the Council now through
2 lack of funding from the Department, to build or develop their sites are now going to have -
3 charge themselves a levy to pay themselves. And that's going to come out of - who is going to
4 be the referee there? Surely the referee would have to be completely independent, because the
5 person from the Council is going around the county looking to put levies on people who are not
6 developing their sites, is that the same individual from the Council who is going to be going
7 around the Council land bank and see are they going to be charged levies equally? And that
8 person obviously could not be from Wicklow County Council because they couldn't be seen to
9 be impartial. It would have to be someone independent. So who would that independent person
10 be? I think up can't treat corporate bodies, State bodies in one way and treat individual property
11 owners in another way. If the law is going to apply, it must apply equally to everybody.

12
13 One of the big things that the Council has argued that the reason their sites are derelict or vacant
14 is because the Department won't fund them. And equally a vacant landowner could equally
15 argue the reason I can't develop my site is because the banks won't lend me the money to
16 develop it. So they're caught in the fund trap as well. Now you know one of the things I would
17 be concerned about, we all want to see land provided for social houses and Wicklow County
18 Council has an abundance of land for social housing but we haven't got the finances to develop
19 these lands. But there is a fundamental right of the right to own private property. And it's
20 something that I think we should cherish very strongly, the right to citizens to own land, the right
21 to citizens to own their home, their house, the rights to citizens to own their own private property
22 that's registered in their name and that's protected in the constitution. I think it's a very
23 dangerous road you go down when the Government can say if you don't do X with your garden
24 or don't do Y with your field, or don't do B with your grandmother's cottage, that we are going to
25 come around, someone is going to stick a label on the door and say yeah, okay, 500 euro vacant
26 levy. That's going against the fundamental principles of the right of the ownership of private
27 property. And whether you grow weeds in it, whether you keep chickens, cows, or grow turnips,
28 it's your right to do with your private property what is your right to do. I don't like the idea of
29 the State now coming in and telling people we are going to charge you if you don't do a certain
30 amount of things to your property. Private property is guaranteed under the constitution and I
31 would be concerned about the constitutionality of this, because if the Council hasn't got money
32 to build or develop their own lands, neither has the private citizens because of the financial - the
33 banks are still not lending out money effectively and that's causing the big problem with
34 non-development in the areas and that's the real truth. So Chairman, I am concerned that this is a

1 growing interference with the rights of the Irish citizens to their own private property. Thank
2 you.

3 CATHAOIRLEACH: Cllr Doran.

4 Cllr DORAN: Thank you. I honestly think this is a bit of a laugh. Maybe we have got to do
5 this, but if people had the money they'd be developing the land. The County Council would be
6 building Local Authority houses if they had the money. And we are talking here about charging
7 people for having their own land. For a start, if you build a house, you can't afford to sell it at
8 the price that you can buy a new house at, and buy a house for 150 whatever it is. The site can't
9 be provided and built for 150. All of the people that I know who would be developing land and
10 moving on if they had the money and the real reason that they're not moving on is they haven't
11 got the money and we are going to come along and put a penance on for not doing it and they
12 have no money in the start. It's a bloody laugh.

13 CATHAOIRLEACH: Thank you. Cllr O'Brien.

14 Cllr O'BRIEN: Just two points here, how much will it cost to get this in swing, and I would
15 propose that since it's a Government idea, that we send a letter to the Government saying that it
16 costs such-and-such amount to get this thing in swing, it's your idea and could you send us the
17 funds forth with to get this into operation. I wouldn't like to see it being taken out of our budget.
18 It's their idea, let them put the money up. I wonder would anyone second my proposal.

19 CATHAOIRLEACH: Councillor O'Connor.

20 Cllr O'CONNOR: If I could just answer a couple of issues that came up there. The right to
21 private property is not more important than the right of a family to a home. There is all sorts of
22 restrictions under the law as it currently stands to what you can do on your private property.
23 You can't do anything you like just because you own a piece of property. There is a
24 constitutional protection for private property. Unfortunately what there isn't is a constitutional
25 right to a home. That in my view is an awfully lot more important than someone's right to
26 private property. The State can come in and take away private property from people, for
27 example compulsory purchase orders. We are now in a situation whereby if the State can take
28 away someone's land because it needs to put a road through the place, the State should, in my
29 view, and there should be constitutional provision for this, be in a position to allow the State to
30 take away land to provide housing for families because they don't have it, I think we are long
31 past the situation in this State where the right to private property trumps every other right and
32 especially the right to a home.

33 CATHAOIRLEACH: Thanks Councillor. That's it. Have you anything else.

34 MS WALSH: Thank you Cathaoirleach. Just to answer first of all Cllr O'Brien. I haven't

1 allocated any budget at all to get this in swing. It's in-house staff. It's the in-house staff that are
2 putting this in place at this moment. So there is no extra cost.

3 Cllr O'BRIEN: It's a lot of work on them.

4 MS WALSH: It's existing resources, but we will have to go outside for property information
5 possibly. I honestly can't predict what that would be. I would imagine per town you are
6 probably talking a couple of thousand anyway to get a property professional to do a full audit of
7 all the properties that are available for rent, that type of thing. So haven't allocated any money
8 towards it at the moment at all.

9
10 In terms of Local Authority sites, yeah I think I have already addressed that, that it will apply to
11 Local Authority sites. I know it will probably surprise you, Cllr Cullen, but I have no idea what
12 land bank the Council owns being in planning, we don't concern ourselves with land ownership,
13 more spatial planning. If I were to go out into a particular town and pick out the sites this would
14 be applicable on, I would have to do a land search to establish who the ownership belongs to.
15 We have to be independent and pick out the sites that fit the criteria. If the Council happens to
16 own some of them, then the Council is liable for the levy the same as any other private
17 landowner and the documentation will be kept clear and transparent for anyone to see, so I don't
18 think there is a need for independents and the Government certainly doesn't feel there is a need
19 for this to go out to an independent person to do. It's not part of the guidelines. It's for local
20 authorities to do themselves. And certainly there is no budget to do that. But I could reassure
21 you that Local Authority land banks will not be treated any differently. If they fulfill the criteria
22 the same as any other private land, they'll go on the register and that is out in the open, the
23 Department of the Environment has said that clearly, that it applies to Local Authority land. But
24 if at any stage anyone feels that one piece of land hasn't been included or should have been
25 included or vice versa, or anyone has been treated differently, the register will be transparent and
26 open for anyone to see.

27
28 In terms of private property rights and so on, the thing about the vacant site levy is particularly
29 say when it comes to zoned Greenfield land, and one might say well I have a right to just own
30 this field and not do anything with it and not be charged for it. The reality is that when you as
31 members zone that piece of land, you have made the decision that in the common good, you
32 want to see that land developed for housing and that person who has got the benefit of having
33 that land zoned now has to deliver and fulfill the objectives of your Development Plan by
34 building houses on it or letting it on to the market for a house builder to build houses on it, if that

1 person did not want their land zoned or has no interest in development, if it's zoned they have to
2 pay the vacant site levy. It may influence how you zone land in the future. But the reality is that
3 once you zone land for housing, what you as the elected members are saying is that land is
4 suitable for housing and you want to see it developed for housing in the common good. And if
5 that now changes things how you do development plans, so be it, but we will have to deal with
6 that as it comes.

7 CATHAOIRLEACH: Cllr Walsh.

8 Cllr WALSH: Just one question in relation to the determination of the valuation, it's being done
9 by an officer from the Local Authority. Is it an option for the landowner to go and seek an
10 independent valuation on his own behalf if he doesn't agree, to challenge the valuation by the
11 authorised person?

12 Cllr WINTERS: Thanks, I am just thinking back to some of the conversations we have had in
13 relation to zoning say within the Wicklow Town area, and there is one landowner who owns a
14 specific large portion of land within the town, which they use for farming purpose. Everybody
15 knows as we zoned it that it was never going to be built on and I said at the meeting why are we
16 zoning land that we know won't be built on, that be the people don't want it to be used for
17 housing? And I was told well it doesn't really make a lot of difference, we can zone it. But now
18 we are saying if we zoned it we are going to charge them because we feel that the use of their
19 land is not what we want it to be. And that is very different to what I was told at the meetings
20 that we went to when we were doing up the Wicklow Town plan, substantially different.

21 Cllr Tommy CULLEN: Just briefly.

22 CATHAOIRLEACH: Hopefully.

23 Cllr Tommy CULLEN: I agree people have a right to have a home. And equally people have a
24 right to own private property. The two of them are not in conflict. But Chairman I just find it a
25 bit disingenuous to say that the Council have no list of properties, but they have a list of the
26 public properties. So therefore the Council can't charge themselves because they have no list of
27 properties. So that doesn't seem to be fair from the start. The other thing is Chairman, from
28 what I see, this is similarly the foot in the door - simply the foot in the door for the introduction
29 of a land tax. That's exactly what this is about, it's foot in the door for land tax. You are talking
30 about lands, people looking for lands to be zoned. And therefore if they get their lands zoned,
31 they should be paying this tax. The overwhelming majority of people never have looked for
32 their lands to be zoned. It's the executive deemed their lands to be required to be zoned. So the
33 public out there who is now going to be asked to pay this tax, this new tax, last week we were
34 talking about property tax on the family homes. Now we are effectively talking about an indirect

1 land tax on people's private property. But most people whose lands are zoned never asked lands
2 to be zoned and yet they're being blamed for the fact that the executive have designated their
3 lands to be zoned. This is just a simple foot in the door for the introduction of a Fine Gael land
4 tax through the back door.

5 CATHAOIRLEACH: Thanks Councillor.

6 MS WALSH: Thanks Cathaoirleach, just in terms of valuation, yeah, there is a process to
7 challenge the valuation Cllr Walsh, if we come up with a valuation, we go through a process
8 with the landowner and they can have their own value done and there is a process available there
9 that you can - there is a Tribunal that can be set up, I think the board would actually operate that.
10 But I'll get you more details on that but there is certainly a process. It's not just we do the value
11 and that's it, there is no debate.

12
13 In terms of the Wicklow plan that Cllr Winters mentioned, when you are doing a Development
14 Plan, you are given population and housing targets from either the Government or from the
15 regional authority. And as members, it's incumbent on you to zone the land to match that target.
16 So you still have to do this regardless of whether or not we have this vacant site levy. If there is
17 a piece of land that you feel is never going to be developed, and you decide well I don't think
18 that land should be zoned, you have to zone land elsewhere. You still have to balance the books
19 and have the right amount of land zoned. So at the time when we were doing the Wicklow
20 Town plan, we had to zone for X number of houses and we advised you on the best land that we
21 felt was available or close to the town or suitable for housing that could meet that target. And
22 we stand over that. That those lands that we advise you or suggest to you are still the best lands.
23 We couldn't consider who owned the lands or what their motivations were, because we don't
24 know what their motivations might be or how they might change over time. There may be a
25 landowner who has no interest in developing today but next year may decide to sell their land for
26 whatever reason. We still have to identify the best land. In terms of the common good. So
27 where you see are the best lands for people to live in this town. Now that we have the vacant site
28 levy, I am saying this might influence your decision or might affect your decision-making
29 process, but we didn't have this at the time we were doing the Wicklow plan. Maybe next time
30 we look at the Wicklow plan, we will have to think differently about it, or every Local Area
31 Plan. We wouldn't like something like this to taint the good proper planning and sustainable
32 development process whereby the best land, closest to the centre, closest to amenities, is zoned
33 for development in the first instance, because you still have to fulfill your obligations to carry
34 out proper planning and sustainable development, taking into account lots of factors, but that's

1 still the key overriding factor that you have to consider when you are doing your Development
2 Plan.

3
4 I think that answers Councillor Cullen's question as well, but just to reiterate that the executive
5 advises you and makes recommendations on lands that should be zoned, based on proximity to
6 centre and services. The zoning of land is within your gift. You do not have to take the advice
7 of the planners at any stage. But you still are obliged to comply with proper planning and
8 sustainable development. The executive doesn't zone the land. It's yourselves that zone the land.
9 That's a fundamental that we can't shy away from and lots of people don't ask for their land to be
10 zoned, but their land is zoned in the common good in order that houses and employment and
11 schools and so on can be delivered.

12 CATHAOIRLEACH: Sorry, what?

13 Cllr BLAKE: Due to the fact that the planning staff are here today...

14 CATHAOIRLEACH: Sorry Cllr Blake.

15 Cllr BLAKE: In view of the fact that the planning staff are here and we had a lengthy discussion
16 about the County Development Plan this morning and there are about 100 amendments on it,
17 could I just suggest that a number of workshops could be arranged with members, I know you
18 brought it up yourself at the last meeting Chairman, but no workshops have been arranged as of
19 yet. Could I just ask that anyone who wants to discuss any one of those amendments would
20 actually approach the staff in the Planning Department and endeavour to go in with some sort of
21 presentation with regards the County Development Plan.

22 MS WALSH: Cathaoirleach, as we set out in the documentation that we issued to you, if any of
23 the members have suggestions for workshops, we are happy to accommodate them. We were
24 waiting for the members to come to us to tell us what was concerning them and there is only
25 maybe two topics that have kind of come up from a number of members. But we would
26 welcome you emailing us or talking to any of the team, they're all here today, about which issues
27 you want to discuss and we can group them together and have some workshops, yeah.

28 CATHAOIRLEACH: Number eleven so consider the report on legal fees, copy attached. Any
29 comment?

30 Cllr BOURKE: Cathaoirleach, just having a quick look at them there, there is some very high
31 fees there and it's not very clear what they're for. It says they're for unauthorised developments.
32 And it might be helpful to the members to know what the unauthorised development cases were,
33 if they were - if we are allowed that information. There is one fee of 80,000, another is 100,000,
34 all related to the one unauthorised development. I would just find it helpful if we knew what we

1 were paying and how much of that was recouped. It doesn't indicate in the report how many of
2 the costs were recouped by the Council or was this all outgoings, I think that should be clarified.

3 CATHAOIRLEACH: Councillor O'Connor.

4 Cllr O'CONNOR: Thanks Cathaoirleach, I would first of all like to ask in light of what my
5 colleague said there what legal services were carried out by a particular named solicitor
6 according to these figures for €13,000? That's an extraordinary amount of money.

7
8 Secondly, I would like for us all to be presented with a detailed breakdown, because the figures
9 don't appear to be in here, of the costs incurred by Wicklow County Council in its very
10 ill-conceived action against John Brady TD. Thanks Cathaoirleach.

11 CATHAOIRLEACH: Councillor Shay Cullen.

12 Cllr Shay CULLEN: Thanks Cathaoirleach. Similar to the first two speakers, I suppose the
13 enforcement legal fees I would be seriously questioning some of the figures that we are
14 presented with. A total of 557,000 with regards to enforcement legal fees. I suppose one
15 question I would like answered is do we question these fees by the relevant solicitor and do we
16 accept these invoices being just sent to the authority? Or do we question the figures as they
17 come into us? Which is certainly something I think we should be looking at.

18
19 Also again as said earlier, these cases that we have taken, what is the mechanism put in place or
20 is there a mechanism put in place of how we take these cases? Do we know from the outset how
21 much the Council is going to have to incur with - certainly with costs of legal fees? And I
22 suppose finally, it's not clear did we - were we successful in these cases or how much was
23 recouped by the authority. These are questions that are very, very relevant, but certainly looking
24 at those figures, there is some serious amounts of money that I think have to be questioned. As I
25 said earlier, 113,000, 96, 49, 17, 20, 10, 28. Huge amounts of money that definitely need
26 explanations, thank you

27 CATHAOIRLEACH: Cllr Winters.

28 Cllr WINTERS: Thanks Cathaoirleach. Yeah, again the unauthorised developments, one case
29 of unauthorised development, 3,424, when you tot up all the amounts, it works out at 107,648.
30 2,405 tot to 170,750 just for those two cases alone. Yes, so the numbers don't actually reflect or
31 give us any ideas as to what cases we took on that would have incurred those legal fees and you
32 wonder maybe we won and maybe we got that money back, that's not clear from this either. And
33 if we lost, on what basis were we going after these people? What was the unauthorised
34 development that would have justified spending between those two cases a quarter of a million

1 pounds?

2
3 In the dark - I think that maybe - and it's just maybe that I am reading it incorrectly, there is legal
4 expenditure basically in the Dargle flood relief of 118,000, but I think somehow that we got that
5 money back and I just want that clarified from the Office of Public Works or whoever is picking
6 up the tab. 118,000 for the legal fees just for the Dargle flood defence.

7
8 And then there was - it says commercial rates debt collection. I am just wondering when you tot
9 all of those up, they're quite a large figure as well. And I am just wondering how much did we
10 actually collect for the amount of money that we spent? And did we only spend it on cases
11 where we knew the money was recoverable? Thank you

12 CATHAOIRLEACH:

13 CATHAOIRLEACH: Cllr Whitmore.

14 Cllr WHITMORE: I would like to say thanks first off for the information, I think it's bringing a
15 level of transparency into this issue that we really haven't been furnished with before. But like
16 my previous colleagues, the format and the layout of it doesn't make it particularly easy to
17 follow. And I suppose from my perspective, what I would be interested in is what level of risk
18 analysis is done prior to taking these cases on. I would imagine some sort of guestimate of the
19 overall costs that could potentially be incurred if we go through with a case, at what stage do we
20 say yes that's worth the risk to the Council and to the Council's finances in following through on
21 that?

22
23 I also think that once the costs incurred go over a certain figure, maybe 100,000, 200,000, that
24 actually that we here are furnished with a summary of that case, where the money was spent,
25 why - what level of risk analysis was done, why was it considered that it was a good risk for the
26 Council to take, or that they actually decided to follow up on it. Because this is a significant
27 amount of money. And as Councillors, we all scramble and fight over 10,000 here, 20,000 there,
28 and this is a huge amount of money that we are incurring year in year out and really whether or
29 not the Council is getting the benefit of it is questionable.

30 CATHAOIRLEACH: Cllr Fox.

31 Cllr FOX: Thank you Chairman. Like Cllr Bourke, I would certainly be interested to know in
32 the amount of money that has been recouped, because I know some of it is simple stuff like
33 parking enforcement, and - but even money that is recouped, I mean I have seen several cases of
34 people who have pretty small issues in relation to planning that have ended up with a legal fee of

1 two and a half or 3,000 euro. It could be very simple, where they haven't complied with a
2 condition of their planning and I am just - I just feel that we are trying to crack a nut with a
3 sledgehammer to a certain degree. Is there a means by where there could be some arbitration on
4 the smaller planning enforcement issues without going straight for court or for legal fees because
5 while I accept that the Planning Department do offer an opportunity for people to engage,
6 sometimes people feel that it's just going to go away, and quite innocently then get a solicitor's
7 letter where the clock has started to tick on the money end of it. Could we put a sort of an
8 arbitration in place to avoid going to court on the smaller planning enforcement issues. Because
9 certainly 600,000 on planning enforcement? A lot of that has to be avoidable. I know we have
10 statutory obligations in roads, housing, environment, but 600,000 on planning enforcement
11 seems like - well just short of 600,000, seems like a huge figure of money.

12 CATHAOIRLEACH: Councillor John Snell.

13 Cllr SNELL: Thanks Cathaoirleach. Again I welcome the document here today. It's a couple of
14 years since we got a breakdown like this before, and I suppose some of the figures jump out, but
15 if I could just look initially at the cost of the Barracuda restaurant. That - the cost of that was
16 over 10,000 when everything was accumulated, and I believe that the Local Authority only
17 received 10,000 if I am not mistaken for the cost of the Barracuda.

18
19 Just in regards to the enforcement legal fees, and I share the concerns with previous speakers, but
20 if we could - rather than and I know it's very difficult to get a full breakdown from the law agent
21 section on each and every specific case, but there is some of them that jump out, as has been
22 previously asked. Maybe could we have a breakdown on that 113,883? There is another one
23 there, 32,000, 48,000, 28,000 and 20,000. And if I could just ask the question, they're all down,
24 all them high figures are down for solicitors services. So it's not even junior counsel or Senior
25 Counsel or is it? Is Senior Counsel fees incorporated into that? And why are the fees so high in
26 regards to enforcement?

27
28 If I could ask the question in regards to commercial rates and the debt collection, on one there,
29 there is a fee of €23,256 to a solicitors firm. Could I just have a breakdown on --

30 CATHAOIRLEACH: What page is that on?

31 Cllr SNELL: The pages are not numbered, it's the third - it's the fourth page from the back.

32 CE: It's in the finance cohort, yeah, on the left hand side John.

33 Cllr SNELL: It's on the left hand side, it's finance, yeah, and it's 80315102, finance 2015, Kenny
34 Sullivan solicitors, commercial rates, debt collection 23,254.41. Just in comparison to the rest of

1 the commercial rates collection, it seems extremely high. And I am wonder something that to
2 deal with just one commercial company, or is it a number coupled in together? And if I could
3 just point out, or maybe get a little bit of clarity in regards of I welcome the fact that on the
4 Whitestown dump case that the Local Authority have been reimbursed over €600,000 of legal
5 fees, and that was recoupable. Could I ask the question, is it the same in regards to the
6 Greystones marina, I see where there is over 100,000 in regards to the Greystones marina, and is
7 that also recoupable from the Department? Thanks Cathaoirleach.

8 CATHAOIRLEACH: Cllr Timmins.

9 Cllr TIMMINS: Chairman, just following on, I mean I have had a lot of experience myself of
10 people being - like enforcement in here, planning enforcement have a really difficult job and I
11 sympathise with them, it's not a pleasant job. It is difficult. But in relation to legal fees, there is
12 often cases where you have an individual who just has a one-off house and before he knows it he
13 is five or ten grand legal fees clocked up against him. I think two things, I would ask the
14 Council to try and do anything they can to lower their legal fees and get agreement, we all know
15 like any professional, you have got to get agreed figures with them as much as you can in
16 advance and what it's going to cost and also inform the person who enforcement are chasing that
17 if it goes to the next stage, we will be engaging a barrister, he will cost two grand or whatever it's
18 going to be and that will bring your fees up to five grand. So the people at least know what
19 they're getting into. People often get a shock of the actual level of legal fees that come out.
20 Because remember, the Council have deep pockets. You know a lot of individuals, most
21 individuals out there do not have deep pockets. So it's not really, how would you say, an equal
22 relationship. I appreciate planning enforcement has to be done and it's very difficult, but I just
23 think we could work better in relation to mitigating legal costs to get passed on to individuals.

24 CATHAOIRLEACH: Councillor Tommy Fortune.

25 Cllr FORTUNE: Thanks Cathaoirleach. No, I just think that while it's great to get the
26 information, it would be nice to get the information that you could read it and understand it. So -
27 because even a basic thing like getting a 20 page report and the pages not even being numbered.
28 I just plucked six items, six entries from the whole document, and it comes to 327,000. It just
29 seems this is a massive, massive big figure. And I think we are - to try and think that we can
30 deal with it at this meeting today and as an agenda item, look this I think is only going through
31 the motions. Also I would like to get some kind of understanding, again there is no number on
32 the page but it's near the back, it comes under environmental income/legal costs related income
33 agency services, illegal dumping in Whitestown, 627,000. And it seems to infer that that's
34 recoupable from the Department. Again I would like to know more about that. And try and

1 understand in fact if it was, was there a cost to the Local Authority here and if there was how
2 much was it? As I say, the document is full of numbers. But it's like throwing a bag of sweets
3 up in the air and let's see where they all land. I think we need a bit more detail and explanation.

4 CATHAOIRLEACH: All right. Cllr Thornhill.

5 Cllr THORNHILL: Cathaoirleach, thank you. Cathaoirleach, I haven't very much to say but I
6 have been listening to my colleagues speaking earlier, some more qualified than me, looking at
7 these figures over the years. But one thing that strikes me is, I mean you get these figures and
8 they're just thrown in front of you just this minute. I think these documents should have been
9 sent to us weeks ago, so we could have a proper examination and as Cllr Fortune says, these
10 figures are there, you are not going to look over them in five, ten, 15 minutes, so I think people
11 should be given a chance to examine these figures, because this is all public money.

12 Cathaoirleach, thank you

13 CATHAOIRLEACH: Cllr Vance.

14 Cllr VANCE: Just what Cllr Fortune said there, is there any amounts of money that are
15 recoupable for legal fees here? I consider that probably when cases were taken that the Council
16 would have won a considerable amount of them, and that they would have got costs as well, so is
17 this like - how much of a figure is recoupable in the opinion of the executive of the money that
18 we have here?

19 CATHAOIRLEACH: Thanks.

20 Cllr VANCE: I'll take a rough figure in regard to that Chairman. I was just wondering, we take
21 an awful lot of cases and obviously we win quite a considerable amount and with the costs as
22 well, I think it's a reasonable question to ask.

23 CATHAOIRLEACH: The documents really relates to costs there but it's only on one section
24 there I see where it says we recouped some monies there. I don't have the answers. Debbie on
25 the rates, have you any answers on that please.

26 DEBBIE: Good afternoon everybody. There are two questions in relation to the rates. So just
27 for 2015 I know we spent almost 38,000 in relation to rates. The amount that we were due to
28 collect for rates for 2015 was 35.4 million of which we collected 26.7. We actually increased
29 our rates collection from 69% to 76% in 2015. So I suppose 38,000 that we spent in relation to
30 legal fees was money well spent.

31
32 Just in relation to that particular company, that company is actually used in relation - sort of
33 what would have been the former Bray area, also Arklow, and some of the county, so that actual
34 amount of money, that 23K would have been for a number of different cases and everything, it's

1 just that it was just a total there now John. Sorry, Cllr Snell.

2 CE: Cllr Cullen asked in relation to the Brady case, it's just 2015, the Brady case was 2016 and
3 indeed we haven't got all the accounts in at this stage. But again, when the expenditure comes
4 before the Council, it will be included. With regard to Whitestown, to date, on the older
5 activities, we have been recouped in full by the Department of the Environment. I know I don't
6 have to retrofit back for the members but they have got this information back early part of 2015,
7 and previously that in eleven and 12, going back to 2007. So there is a banking - a lot of these
8 cases run from year to year and Whitestown is one of those. Whitestown is not finished in
9 regard to the remedial scheme that we completed there on that site. The owner of the site has
10 taken High Court proceedings against the Council.

11 CATHAOIRLEACH: Planning, Des.

12 CE: Just while Des is making his way up Cathaoirleach, there was a question raised in relation
13 to the Barracuda. Members might recall there was quite a lot of interaction for the Barracuda,
14 and those particular fees are for the independent legal advice that the members received in that
15 particular case.

16 Cllr VANCE: Chairman, I didn't get an answer to my question, do we expect - is that the total
17 what we are talking about in Whitestown, that we - that judgments against people, that we have a
18 cost coming back to us. Do we have a figure on that? I think it's a reasonable question to ask
19 that if we have a figure - we have our costs here, what our legal costs are, do we have a figure on
20 costs that we actually won in court? I presume we didn't lose all these cases?

21 DIRECTOR O'BRIEN: Okay be...

22 CE: There is questions of the cross over section of Greystones marina as well. There are cases
23 in the documentation that we would hope to recoup. In the general sense, under the enterprise
24 and corporate services and legal costs, with he would hope to recoup some of those costs.

25 DIRECTOR O'BRIEN: Okay there is a lot of general questions here. And I think maybe we
26 might just go through how when we take an enforcement case what happens, right down to when
27 it goes to court and what we do with the fees at the end, what the judges do to us and all the rest
28 of it.

29
30 So we are obliged and I don't want to start giving a lecture, but just to be clear, we're obliged if
31 someone makes a complaint, to decide if it's vexatious or not and if it's not, we shall serve a
32 warning letter and if that's not followed up, we shall serve an enforcement notice. That's
33 something we have to do.

1 If - whether we go to legal action after that, that's discretionary. We go to legal action as a very
2 last resort, normally. And we do our best to try and get people to knuckle under from the
3 enforcement notices and most of the cases they do. But there are cases where we have to decide
4 we will take a case. The - I can't really tell you what each figure here relates to what case, but I
5 can say the 113 related to a case called the Fortune case, up in Lough Dan. That was where
6 someone built a house without planning permission. I mean can you really just leave that aside
7 because this could cost an awful lot in fees? I don't think that's really open to us. What
8 happened here is that we got a judgement from Judge Hogan, which most of the High Court
9 judges apparently didn't agree with. We then took - I'll come back to that in a second. We then
10 went and took a subsequent case. In a higher court. Because most of the barristers and most of
11 the High Court judges thought it was bad law and we took that case, basically another one where
12 a house was built without planning permission. And we got a different judgement. But even in
13 the Fortune judgement, and that went on for - I am not sure, several weeks, three weeks, and the
14 judge brought in various other cases, adjourned it and brought it back again. We won the case.
15 But he didn't award any costs to us. That's how it worked out. So we ended up winning the
16 case, but losing 113. The case we then took on the N81 cost - that was the 49 or 48,000 one.
17 We won that case. And got no costs. Now we are negotiating with that person to pay the costs.

18
19 There was another one on the N81, same name, another Kinsella, nearer Baltinglass, where we
20 won the case, but the judge awarded us 12,000 in costs, it was 48,000 is what it cost. When it
21 comes then to getting the costs, we sometimes end up getting less than the costs that were given
22 to us, full costs, because in one case the crowd can - they can - you can tax the costs but they
23 actually make an offer and put that into the court. So you then have to make the call will I take
24 what they're offering or do I go to taxation and if I lose the taxation battle, we then pay their
25 costs again for the taxation so there is various parts where we don't get our full costs because we
26 have to make the call.

27
28 Do we bargain with the lawyers? We certainly do. And certainly in the planning cases, I can
29 assure you we ask questions of counsel and solicitors that in the run of the mill cases in Wicklow
30 County Council they don't ask them. We regularly get them to reduce costs to two thirds. One
31 of our solicitors regularly when we get costs, maybe only two thirds of the costs, that's all they
32 charge us. So I think we manage our costs fairly ruthlessly in planning. But there is a cost to
33 enforcement. We can roll over and say people can build houses without planning permission or
34 do any unauthorised development they like and I am sure lots of members come at it from the

1 other side where they have a neighbour who is going on and saying we are at this now two years
2 and they've done nothing. It takes us a year to get them to court, minimum. That can be
3 adjourned and adjourned and adjourned. And a lot of these things are going on for a couple of
4 years, building up costs. But I don't think it's something we can say at the beginning well we
5 will take this one because it looks like there won't be much costs involved in it. We never know
6 what the costs are going to be. Sometimes people roll over when they even get the court notice.
7 They come in and settle with us before it gets to court. Sometimes it goes on and on, and the
8 cases of the Fortune judgement, and - I mean I wish I could actually quote what Judge Kearns
9 said about that judgement. It was very scathing but we ended up paying for it. That was
10 113,000. Most of the time we put in in the budget every year around 250 for enforcement costs
11 and that's meant to be a net. So we do get stuff back. This year so far we have got 70,000 back.
12 Last year we got 50 or 60,000 back. That's the order - other years it can be higher. A lot of
13 these cases are going back years and years, that would have been booked in in 2015. So that's all
14 I can say.

15
16 Some of you wondered, you had a whole bunch of figures, it's very hard to make head or tail of
17 it. We are quite happy if you want us to go anything over 50, over 20, we will get you the details
18 of the case and what happened. Or you can do it personally. It will obviously take staff time up
19 and they won't be able to do other things doing it, but that's - we are very, very happy to do it if
20 you want.

21
22 I haven't actually gone, I think I have answered most of the questions we were asked but I am
23 quite happy if someone wants to come back in.

24 CATHAOIRLEACH: There are three people waiting there. Cllr Fox.

25 Cllr FOX: Just on the case, the 113,000, the Fortune case. We took it on okay. Judge Hogan.
26 We lost the case, right. Judge Hogan awarded against us.

27 DIRECTOR O'BRIEN: We didn't lose the case.

28 Cllr FOX: We did.

29 DIRECTOR O'BRIEN: We didn't lose the case.

30 Cllr FOX: The case had to be appealed. Judge Hogan awarded in favour of the Fortune family.
31 There was no reason to go further. There was no - I mean we had no statutory obligation to go
32 any further just to accept Judge Hogan's --

33 DIRECTOR O'BRIEN: Hold on a second, this was done in the Circuit Court. And was
34 appealed in the Circuit Court.

1 Cllr FOX: Appealed by us, the Council. DIRECTOR O'BRIEN: No.

2 Cllr FOX: Judge Hogan awarded in favour of the Fortune family.

3 DIRECTOR O'BRIEN: That was on the appeal from the Circuit Court.

4 Cllr FOX: And then we appealed it on.

5 DIRECTOR O'BRIEN: No. That was final. And we won it. The judge found it was an
6 unauthorised development, but allowed it to stay there. We won the case.

7 Cllr FOX: But Judge Hogan awarded in favour of the Fortune family.

8 DIRECTOR O'BRIEN: He didn't, he found they carried out an unauthorised development and
9 allowed the house to stay.

10 Cllr FOX: And then we appealed that on.

11 DIRECTOR O'BRIEN: No.

12 Cllr FOX: How did the second judge come into the case?

13 DIRECTOR O'BRIEN: We took another case.

14 Cllr FOX: Why didn't we accept the initial judgement?

15 DIRECTOR O'BRIEN: The judgement was that they carried out unauthorised development.

16 Cllr WINTERS: Can we use the microphones please?

17 DIRECTOR O'BRIEN: We won that case, we won in the Circuit Court, it was appealed to the
18 High Court. There was found to be unauthorised development.

19 Cllr FOX: But allowed to remain.

20 DIRECTOR O'BRIEN: Yeah.

21 Cllr FOX: So we lost the case in effect.

22 DIRECTOR O'BRIEN: Well --

23 Cllr DORAN: We didn't lose the case, we lost the money.

24 Cllr FOX: It shouldn't have been pursued.

25 DIRECTOR O'BRIEN: Sorry, Cathaoirleach, this is very, very difficult, because we take a case
26 where someone has built a house without permission, we win it in the Circuit Court, the party
27 who lost the case appeals it, and you are telling me we shouldn't, what are we meant to do when
28 they appeal it? Are we meant to roll over at that stage.

29 Cllr FOX: Judge Hogan said that the house could remain. And then we took another case.

30 DIRECTOR O'BRIEN: We took no case there.

31 Cllr FOX: I am taking up too much time.

32 DIRECTOR O'BRIEN: Obviously I am being very unclear. There was, what I have said was
33 there was a case there and there was law out there, we took another case directly to the High
34 Court on a different case than we would normally have taken in the Circuit. We were advised to

1 take the High Court directly because to unmake the law that was there, and that was done. We
2 won it. But what I was saying to you was in that case in the Fortune case, that cost us 113,000.

3 Cllr FOX: I just think some of these cases Chairman, are going far too far and the expense
4 involved and some of the issues in planning enforcement are the smallest issues and could be
5 resolved at a much smaller cost. You know, I stand over that.

6 DIRECTOR O'BRIEN: Well Cathaoirleach, this is very, very difficult, because we negotiate all
7 the way. It comes down say when the planner's on site, they actually talk to the people. We try
8 to resolve it at all times. Most of the cases of enforcement, the vast majority are resolved
9 without going near a court. Nearly all of them. And in fact you can see it in the statistics that go
10 back every year to the Department, and on the...

11 Cllr FOX: But they're resolved Des, because it's a very legal type letter. People are very
12 stressed out about the legal type of letter that goes out. It's not resolved through dialogue. It's
13 resolved because letters are going out that frighten the life out of people, and most of them will
14 submit because they're purely stressed out because the type of letters that are coming out of
15 planning enforcement. And I know they have a difficult job, don't get me wrong, but I think
16 there has to be a better way of resolving it through arbitration and consultation, and there will be
17 people who won't be looking for a resolution and they will have to be taken on, but the level of
18 expense that we are going to take people to court, some of them on the most - the smallest
19 minimal type of stuff, is excessive to me, I think it's excessive anyway.

20 DIRECTOR O'BRIEN: All I can say Cathaoirleach is every action we take is on foot of a
21 complaint and what Cllr Fox might find to be a very, very small sort of little detail, could be
22 making someone's life hell, that they've come to us and they made a complaint and they seek
23 action. We do not go out of our way to go to court. We go out of our way not to go to court. If
24 you look at the annual performance indicators that are published, nearly all of ours are resolved
25 out of court. Nearly all of them. As for the letters, we are statutory obliged to send those letters
26 by law. We can't actually send another letter. If we do that, and we go to court on it, we will
27 find that we didn't go through proper process. We have no choice in these matters. I think the
28 criticism is unfounded.

29 CATHAOIRLEACH: I am going to move on because this is going to go on and on. Cllr
30 Lawless please.

31 Cllr LAWLESS: Thanks Cathaoirleach, just back to the response that the CE Brian Doyle said.
32 The Barracuda restaurant, are all those legal fees for the independent advice that we sought as
33 members here? Because it's totting up to 15,347. As we know the income is 10,000. If not, what
34 exactly was the fee for the independent...

1 CE: The three fee notes from McDonagh are the independent.

2 Cllr LAWLESS: They're the independent one. Okay, that's fine.

3 CE: And the valuation was in connection with the advice we had received in the formula that we
4 used to get the smaller amount of money.

5 Cllr LAWLESS: Okay, yeah, all right.

6 CE: Our own legal advice at the initial stage was from Carol O'Farrell, so the three from Carol
7 O'Farrell, were our own legal advice.

8 Cllr LAWLESS: Okay, it just seemed a bit, we spent more than what we got, so.

9 CATHAOIRLEACH: Cllr Matthews.

10 Cllr MATTHEWS: Thanks Chairman. Just on the enforcement there, under the text, it's an
11 unauthorised development, case number, is it, can we look up those case numbers to see did...

12 CATHAOIRLEACH: Could you talk into the microphone please.

13 Cllr MATTHEWS: Are the unauthorised development case files, are they there for looking up
14 on the planning online website?

15 CATHAOIRLEACH: Cllr Cullen.

16 Cllr Shay CULLEN: Thanks Chairman. I suppose I have been dealing with a lot of these
17 unauthorised development cases like other people have, but there is a certain amount of
18 annoyance attached to these where you have possibly neighbours complaining about other
19 neighbours, and I feel maybe we don't make enough effort to try and resolve these without court
20 proceedings. I have certainly been involved in several of these cases which I would recall,
21 which I would call as being fairly minor and unfortunately they've ended up in court situations
22 where I think we could have resolved them. Like the whole Fortune case, which was mentioned
23 earlier, the reality is these people built a house with no planning permission, they shouldn't have.
24 But not only did we land a bill for 113,000, the house is still there at the moment. So we didn't
25 gain anything out of it. I am not saying what happened was right with the people involved. But
26 maybe we should be looking at other ways of solving these issues without costing the authority
27 here such vast amount of money. I mean, it's - I do believe we need more dialogue with the
28 parties involved and I think us as an authority and representatives have to look at these situations
29 in a different manner.

30 CATHAOIRLEACH: Thanks. Councillor Gerry O'Neill.

31 Cllr O'NEILL: Thanks Cathaoirleach, on the first page there, I see what I believe is three
32 County Councillors, and there is over 100 grand either due to them or it's due to you the Council.
33 Which way is it? Or have they been paid this amount? Or was it a case where you were owed it,
34 have you been paid?

1
2 It's over 100,000. We were talking about property tax here last week and how we build a few
3 footpaths here and there, it's lot of money.
4

5 Debbie mentioned earlier about what she recouped and what she didn't. That's a staggering
6 amount. I made it up there now that it's 9 million owed in these things. And again I would agree
7 with Cllr Vance there earlier on and Cllr Snell. There is huge amounts of money going out to
8 these boys, the solicitor lads. In affidavits there, it's varying from 40 to 400 euro for an affidavit.
9 I think I'll start another way of living. If we get more of a breakdown on that, because it's huge
10 money. Huge money and it's true there is 9 million due to this Council, we could do a lot of
11 things with it. Maybe you could answer those questions there. I would be concerned - there is a
12 mention there in the front page of three County Councillors, which I believe are County
13 Councillors. Have they be recouped, paid up this money, or have you paid them, or have they
14 paid you, or whatever? But --

15 CATHAOIRLEACH: Cllr Winters.

16 Cllr O'NEILL: If you could clarify that if they are the three people I am thinking there.

17 CATHAOIRLEACH: Cllr Winters.

18 Cllr WINTERS: I didn't get an answer to the question in respect of the feel fees for the Dargle
19 River, or the flood relief works. And also as to which cases the unauthorised developments, the
20 two reference numbers 3424 and 2405 related to which would be the two biggest cases within
21 the legal fees for what we have been presented with. Thanks.

22 CATHAOIRLEACH: Cllr Vance.

23 Cllr VANCE: Chairman, could I just make one comment on the Fortune case. I mean we had
24 no option there. The house was built without any type of planning permission and if we respect
25 the planning process and we expect all our people to go through a planning process, I mean
26 really and truly to think that somebody could actually put up a house without planning
27 permission, like I mean it's crazy to think that the ordinary person has to go through a planning
28 process if people do that and get away with it. I mean I think we had - we had no choice but to
29 take that particular case and it was a peculiar type of judgement. I read it a while ago. To say
30 the least. That you won the case and it still cost you 113,000. But unfortunately when a lot of
31 cases go the legal route, a lot of judges don't give costs to the local authorities when they take
32 particular cases, that's why I asked what exactly was coming back to the Council in legal fees
33 and various things like that, because there doesn't seem to be any sympathy, even if the case is as
34 strong as what the Fortune case was, there doesn't seem to be any sympathy with the interests of

1 the Council. Remember we are protecting, we have to protect the planning process as well and
2 we expect other people to abide by all the legal planning applications and we had no real option
3 in this particular case as far as I am concerned anyway.

4 CATHAOIRLEACH: Could I just say at this stage, we have three more people, could anyone,
5 any other inquiries send them on to the directors and get answers on them because we are going
6 to be - we are on item number eleven, we are halfway through the programme, and look at, that's
7 where you are going to get the answers, people are not going to get answers here today because
8 obviously people have to do some research on it and get the answers, so it's not going to happen
9 today to be quite honest about it, so we will go ahead. There is three people up, I think there is
10 Cllr Fortune.

11 Cllr FORTUNE: Thanks Cathaoirleach, just a quick comment. If you look at the document and
12 do a tot on it, I don't know whether the tot is right because of the way it's constructed but it's
13 coming in at something like 1.45 million. If you break that across the five areas, that's almost
14 300,000 in a simple sum across the area. If each of our areas had even half of that, we would be
15 fighting here in a few weeks time over ten grand here and five grand here, and I just think that
16 while we are talking about an awful lot of individual stuff here today, I just think this needs a
17 better in depth type of discussion and I think it should be referred on to another meeting, rather
18 than sitting here and going around in circles trying to explain this and that. I think I am speaking
19 for a lot of members, are looking and saying what is that, is that already accounted for, it's like
20 the mushroom method, you know! So I think we should refer it to another meeting.

21 CATHAOIRLEACH: All right. Cllr O'Brien.

22 Cllr O'BRIEN: I was very interested at the last meeting we were at here, an official said when it
23 goes down the legal route, it goes on and on and on and I think there is two things we need to
24 look at here, the cases the Wicklow County Council are taking but also the legal profession, it's
25 shocking some of the prices. What exactly are they doing? God bless us and save us, if they
26 were to build a house it would never get built with the verbal gymnastics that go on. These bills
27 coming in here, if they were useful for something, putting a roof over a child's head or something
28 and that kind of money was being spent, I would say well done, but by God, this is shocking.

29 CATHAOIRLEACH: We will leave it at that now Shay. Cllr Cullen.

30 Cllr Shay CULLEN: I did ask the question at the outset Chairman and I'll ask it again if I can
31 get an answer to it, do we question the legal fees by the relevant solicitors or accept them
32 whatever we are sent? I think that's important to note?

33 CATHAOIRLEACH: I think Des has already answered that.

34 DIRECTOR O'BRIEN: Cathaoirleach in planning we always question the fees. At all stages.

1 Irene was asking the 2405 was a Fortune case and the other one was a case called Stauntons,
2 which I think we will get our costs back on.

3 Cllr WINTERS: Stauntons and?

4 DIRECTOR O'BRIEN: And Fortune. UD files aren't available online, they're generally
5 confidential, they're not open to the public because obviously someone has made complaints
6 there, we have to preserve their anonymity. We are quite happy if the members want to ask
7 about any one, we will give you details, well give you a line about what it was about. What it
8 costs, what costs we got back.

9 CATHAOIRLEACH: Just, I just want to comment myself. I am in here as much as anyone else
10 to represent people on unauthorised developments and I find contrary to what some of the
11 members are saying here, my situation is that they're dealt with fairly and it's a last resort. I have
12 no complaints about it, the people might have complaints with the end result but how they're
13 dealt with, I have no complaints, I just want to put that on record. Costs is not my baby but look
14 at if the Council decide to go one route, that's their situation. But I think if members have issues
15 to raise, they should really apply them to the Director of which ever department, and maybe we
16 will just have to come back to that again. All right.

17 CE: Just to answer Cllr O'Neill's question there is another court case pending in relation to that
18 matter, and so when that's resolved, I would hope to recoup those costs.

19 CATHAOIRLEACH: Are you happy enough Cllr O'Neill. I shouldn't ask you, you might
20 answer it again!

21 Cllr O'NEILL: Are the three individuals involved in that course, is it De Burca, Nevin and
22 Cullen?

23 CE: They're two different cases, the De Burca case is the case that was wrapped up last year, the
24 Council did not proceed.

25 Cllr O'NEILL: De Burca's was wrapped up last year and she paid up or you paid her or
26 whatever.

27 CE: Yeah.

28 Cllr O'NEILL: And the other one of Nevin and Cullen, what way is that going?

29 CE: That's an outstanding case, we have to wait until both are finished.

30 CATHAOIRLEACH: We won't get into that one today anyway.

31 CATHAOIRLEACH: Can we go on to item 12 here please, to consider the Wicklow County
32 Council Joint Policing Committee draft six year and you are going to come in here Lorraine. I
33 think you want to come in Jim.

34 MS GALLAGHER: The members have been circulated with the draft plan, JPCs were required

1 to develop those and link them with the LECP. This plan was developed having regard to the
2 policing plans, the local policing plans, and the Local Economic Plan and also the national drugs
3 strategy mid-term plan. So we held a stakeholders consultation workshop on the 4th of March to
4 commence the process. It was very well attended, with 53 people present representing
5 organisations from around the area. Participants were asked to consider the plan on the basis of
6 four objectives, policing communities, tackling crime in rural areas, drug prevention and
7 communication. So with the feedback out of the public consultation process and feedback from
8 public meetings that were held throughout the year, the six-year strategic plan has been drawn
9 one priority objectives which are set out to the back of the plan. So if the Chairman of the
10 committee, Cllr Ruttle --

11 Cllr RUTTLE: Cathaoirleach, as outlined by Lorraine, we had a very good turn out on the day
12 from the community sector, it was quite a snowy day, a bad day for people travelling but they
13 got there and we developed into the four areas which we are progressing steadily at JPC level.
14 And good participation there again. I think we intend to launch this at Roundwood on the 3rd of
15 November at the Roundwood community hall. And it gained the unanimous support of the
16 membership of the JPC at our last meeting and I would formally propose that it be adopted by
17 the membership of the JPC, of the council here today.

18 CATHAOIRLEACH: Councillor O'Connor.

19 Cllr O'CONNOR: Thanks Cathaoirleach, I suppose it's probably the nature of the beast in that
20 there is quite a bit of management speak contained in this report. That's understandable. I know
21 why it's used. But it's difficult to know what the report is trying to say in some regards because
22 of the type of language that's used. But if you do look into the report, there is obviously some
23 very good ideas contained within it. For example the stakeholders workshop, the public
24 meetings, they're very good ideas which might lead us down the road towards the
25 democratisation of policing in this State which is long overdue and anything at all which helps
26 reduce drugs in our community is absolutely welcome. But what is clear I think is that the most
27 - the biggest deterrent against crime is actually the presence of Gardaí on the streets. According
28 to this report, and the report contains some very useful statistics, Wicklow has the 11th highest
29 rate of Gardaí in the State, but Wicklow has the fifth highest rate of crime. Surely if Wicklow
30 has this level of crime, we should have more Gardaí. We need more Gardaí. I would now like
31 to call on the Minister to recognise the very reasonable pay claims put forward by the Garda
32 Representative Association for their members. If Gardaí are sleeping in their cars because they
33 can't afford rent in the areas where they live in, especially in and around Dublin, they can't be out
34 fighting crime and we can draw up all the reports we like, but the fact is if we don't have enough

1 Gardaí who are properly resourced and paid, we are going to have more crime. Thanks
2 Cathaoirleach.

3 CATHAOIRLEACH: Thank you. Did you say the meeting is the 3rd of November?

4 Cllr RUTTLE: In the community hall in Roundwood.

5 CATHAOIRLEACH: Number 13 to consider proposed amendment to standing orders of the
6 Wicklow County Council. We were all distributed with a copy of them. Just an amendment on
7 it there.

8 MS GALLAGHER: Cathaoirleach, this was something that was considered about in reels to a
9 question for the suspension of standing orders. So the only change is that when elected members
10 are looking for a suspension of standing orders that it be submitted to the Cathaoirleach or the
11 meeting's administrator no later than 12 noon on the day of the meeting.

12 CATHAOIRLEACH: Cllr Behan.

13 Cllr BEHAN: I don't agree with it. I don't agree with it at all. It's hard enough at times to get
14 emergency items dealt with. And issues can often arise at very short notice for individual
15 Councillors and I honestly don't see why we have to restrict ourselves even more. You know
16 there is one meeting month now at this stage. And I think we are nearly lucky to have a meeting
17 a month as far as I can see. And I just think we should have maximum flexibility for our
18 members to raise items that are of importance to people they represent in their local area, or in
19 the county or indeed in the country. So I would be very much against this and I would call on
20 members please don't agree to tie our hands even further than they're already tied here.

21 MS GALLAGHER: Just in relation to where it's coming from, the discussion at protocol, and
22 say for example where there is a matter that's in a particular area, say it's happening in the Bray
23 or Greystones area, and then elected members may be from the Tinahely area or from another
24 area mightn't have sufficient information in relation to that matter, and they just might feel a bit
25 blindsided in relation to it.

26 CATHAOIRLEACH: But sure look at, you are putting a proposal that we stay as we are, that
27 you can put it in at any time during the meeting.

28 Cllr BEHAN: I propose that we don't accept this amendment.

29 CATHAOIRLEACH: Have you a seconder?

30 Cllr THORNHILL: I'll second that.

31 CATHAOIRLEACH: We need to take a vote then.

32 Cllr BEHAN: Which way are we voting?

33 MS GALLAGHER: For or against the proposal.

34 Cllr BEHAN: You are taking a vet on the proposal then.

1 Cllr Shay CULLEN: Can I just ask, I just missed that, what are we voting on.

2 MS GALLAGHER: What you have been circulated with.

3 CATHAOIRLEACH: Amendment of standing orders. That a proposal should be in at 12
4 o'clock the day -- before 12 on the day of the Council meeting for suspension.

5 MS GALLAGHER: So we have a proposer for it as well and a seconder.

6 CATHAOIRLEACH: We have a proposal then from Cllr Behan not to accept that amendment.

7 Cllr LAWLESS: Which one are we voting for?

8 Cllr BEHAN: No-one has proposed the first one. The change hasn't been proposed yet?

9 CATHAOIRLEACH: I know that.

10 Cllr BEHAN: If there is no proposal to change, we shouldn't change it.

11 Cllr FOX: I propose we change it.

12 CATHAOIRLEACH: I second that.

13 Cllr VANCE: What vote are we taking first?

14 MS GALLAGHER: It's the same difference, just for or against.

15 Cllr VANCE: Which, for the change?

16 MS GALLAGHER: To change it. It's either for or against.

17
18 (A vote was taken)

19
20 MS GALLAGHER: That's ten for, five against and two abstaining. And 15 not present. The
21 majority that are present voted for.

22 Cllr WINTERS: 15 are not present. That's some indictment to the Councillors.

23 CATHAOIRLEACH: We are going to go on to item 14, to nominate, to appoint two nominees
24 to the Board of Wicklow Council of Tourism. Cllr Fortune.

25 MS GALLAGHER: That's three members, Councillor Tom Fortune, Councillor Jennifer
26 Whitmore and Councillor Tommy Annesley.

27 Cllr FORTUNE: Sorry, I would like to propose in place of myself and Cllr Whitmore to propose
28 Cllr Thornhill and Cllr Kavanagh.

29 CATHAOIRLEACH: Happy enough with that.

30 Cllr LAWLESS: I'll second that Cathaoirleach.

31 CATHAOIRLEACH: So...

32 MS GALLAGHER: Cllr Annesley phoned me during the week to say that he too couldn't
33 continue on the tourism board because of work commitments.

34 CATHAOIRLEACH: Do we have a nomination? We will put it on for the next agenda

1 Councillor.

2
3 It was remiss of me today not to wish Cllr Annesley the best of luck, he is in hospital undergoing
4 an operation in the morning and I want to wish him the best of luck. It's quite a serious
5 operation. And please God he gets through it okay. I was just talking to him a while ago there.
6 All right.

7 Cllr KENNEDY: I would like to be associated with those remarks for Cllr Annesley.

8 Cllr VANCE: Chairman, maybe in the next while back if we can have a discussion on the
9 Wicklow Tourism and the future of it as well. I think it's timely that we should be having a look
10 at this situation. If we could maybe have a look at the situation of Wicklow Tourism and their
11 involvement in it as well and we should have a considerable amount of money is going from
12 Wicklow County Council into the area, maybe that we should have a look at it as a body in
13 regard to future funding and things like that.

14 CATHAOIRLEACH: Councillor O'Connor.

15 Cllr O'CONNOR: I would agree absolutely with what Cllr Vance has suggested there.

16 CATHAOIRLEACH: Okay so maybe we will look at that into the future. And we have put
17 back Cllr Annesley's replacement to the next meeting, there is no rush anyway. Number 15 to
18 appoint a nominee to Wicklow County Council Audit Committee? Cllr Kennedy?

19 Cllr KENNEDY: I would like to propose Cllr Walsh for that position. I think that position was
20 held by Pat Casey previously, so I would like to propose Cllr Walsh for that.

21 CATHAOIRLEACH: I second that.

22 Cllr Shay CULLEN: I would like to nominate Cllr Winters for that position please.

23 CATHAOIRLEACH: There is two nominations now, there is only one position.

24 MS GALLAGHER: Who seconded Cllr Winters? John Ryan, that's fine.

25 Cllr FOX: Who is the outgoing --

26 CATHAOIRLEACH: Pat Casey.

27 Cllr FOX: And Cllr Timmins.

28 CATHAOIRLEACH: Cllr Timmins is already on it.

29 Cllr FOX: They're the two elected members.

30 CATHAOIRLEACH: Cllr Kennedy, do you want to come in there.

31 Cllr KENNEDY: I think in fairness, this was an agreed position earlier on, this was voted earlier
32 on, we are only replacing it by a party member. So I would actually...

33 Cllr WINTERS: No, it's just that I had a conversation, I was told that nobody in Fianna Fáil
34 wanted it, I said I wanted it and I was told if I wanted it, I could put my name forward for it, so

1 that's what I am doing.

2 CATHAOIRLEACH: Then if you are going forward, it will have to go for a vote.

3 Cllr WINTERS: I see Sinn Fein have left the room in case they'd have to vote.

4 CATHAOIRLEACH: No comment.

5 Cllr WINTERS: That's the truth, that's what they've done.

6 Cllr KENNEDY: I am not going to make any comment on that, but it was an agreed position.

7 CATHAOIRLEACH: We have two nominees. Where we have two nominees...

8 Cllr WINTERS: If they want it they can have it, but I was told they didn't want it.

9 Cllr Shay CULLEN: Could both nominees be accepted?

10 CATHAOIRLEACH: There is only one position.

11 Cllr VANCE: It's normal procedure that if a group have somebody on it and somebody like
12 resigns for various reasons that they're replaced by the same member of that group and that's
13 why we wouldn't oppose anything that independents or other people in regard to it. Well I know,
14 I am the leader of the group and I never said Irene, I never said to anybody that we weren't
15 interested in it.

16 Cllr WINTERS: Gosh, selective memory. Cllr Vance it was you who told me that nobody in
17 your group was interested.

18 Cllr VANCE: I didn't tell you that.

19 Cllr WINTERS: Yes you did.

20 CATHAOIRLEACH: Can we just leave it.

21 Cllr WINTERS: Fine, if Fianna Fáil want it, they can have it but that's not what they told me.

22 Cllr Shay CULLEN: A lack of communication somewhere along the way.

23 Cllr BEHAN: Mr Chairman, I honestly don't see what the problem is with having a third
24 member. I mean this is an Audit Committee where members are auditing the expenditure of the
25 Council.

26 CATHAOIRLEACH: The numbers are set I am told.

27 Cllr BEHAN: Who set them? We are surely the deciding body. For an Audit Committee?

28 CE: It's a de facto Audit Committee, it's not just a committee of the members.

29 Cllr BEHAN: It's committee decided by the members. Who sets the numbers?

30 CE: The Department.

31 Cllr BEHAN: The Department?

32 CE: Yeah.

33 DIRECTOR MURPHY: Cathaoirleach, the Audit Committees were established back in 2007
34 and they were established in all local authorities, and they were set up in accordance with the

1 Local Government Business Improvement Districts Acts 2005, and they were subsequently
2 re-established in 2014. But at the time, criteria was sent down to each Local Authority as
3 regards to the make-up of the Audit Committee. Our Audit Committee comprises three external
4 representatives, and two Councillors. The three external representatives are Councillor Tom
5 Gregan, who is the Chair. From Noel Geraghty who is the Vice-Chair, and Ms Mary Savage and
6 the Council at the time in accordance with the guidelines that came down to us nominated two
7 parties at the time, one was Cllr Timmins and one was Cllr Brady. So - or Cllr Casey I should
8 say, so the - that was the recommended format for the establishment of the Audit Committee.

9 Cllr BEHAN: Without knowing anything about it, I won't drag it out, that might be a
10 recommended format, but surely they're guidelines and we can make our own decisions, are you
11 telling me we are not allowed to decide that a third public representative at the time that those
12 guidelines and when the initial Audit Committee was set up there were only 24 Councillors,
13 there are now 32 Councillors, I honestly don't see what the problem is in having a third member
14 on the Audit Committee.

15 DIRECTOR MURPHY: In fairness Cathaoirleach, the Audit Committees were re-established in
16 2014 after the reorganisation of the local authorities and after the increase in number of
17 Councillors in the case of Wicklow from 24 to 32, so the guidelines that came down at that stage
18 reflected the restructuring of the local authorities at the time.

19 Cllr WINTERS: Can we inquire as to whether I can go on it.

20 CATHAOIRLEACH: I would like to seek clarification.

21 Cllr WINTERS: I would like to be on the Audit Committee, I would like to see -- Fianna Fáil
22 can have it but if there is a third position --

23 CATHAOIRLEACH: We will see if we can change the numbers. 16, to appoint a nominee to
24 the Wicklow County Council budget committee?

25 Cllr DUNNE: I would like to propose Councillor Pat Vance for this position.

26 Cllr FORTUNE: It brings me out in goose bumps when I hear votes, it brings out
27 (INAUDIBLE) of our AGM.

28 CE: To be fair there is a very strong cross-section of members on the estimates committee.

29 CATHAOIRLEACH: Right. Item number 17 to consider the monthly management report
30 August 2016, copy circulated. Is everyone okay with that? Item number 18 to set a date for the
31 annual budget meeting of 2016.

32 MS GALLAGHER: 28th of November. Agreed?

33 Cllr O'CONNOR: What time would that be at.

34 CATHAOIRLEACH: We will have to have it early. Maybe 10 o'clock if that suits. 10 o'clock

1 on 28th. Item number 19, to consider the naming of Dunnes Lane, Arklow Municipal District.

2 MS GALLAGHER: At the area Municipal District meeting on Wednesday 14th September, the
3 members agreed to go with the name, to propose the name Dunne's Lane. This was on foot of a
4 public consultation process that Arklow Municipal District carried out. 35 suggestions were
5 received and the recommendation from the Arklow MD, was to go with Dunne's Lane.

6 CATHAOIRLEACH: Cllr Matthews, you want to say something on that.

7 Cllr MATTHEWS: I do Chairman, I am just wondering why is this on the main Council agenda.

8 CATHAOIRLEACH: We have to bring it here.

9 MS GALLAGHER: It's the Local Government Act.

10 CATHAOIRLEACH: It has to come back to the main meeting here.

11 Cllr MATTHEWS: But it was decided by Arklow.

12 CATHAOIRLEACH: Yes.

13 MS GALLAGHER: It has to come back here.

14 Cllr KENNEDY: As you know we had a discussion about this at municipal level and we did
15 take a vote on it so I would propose that it stays as is.

16 CATHAOIRLEACH: Cllr Lawless.

17 Cllr LAWLESS: I am a bit kind of curious really, originally it is called Dunne's Lane and you
18 done a public consultation which obviously cost your Municipal District money to come up with
19 the same name again. I presume there was other suggestions --

20 CATHAOIRLEACH: There was, but the members voted.

21 Cllr LAWLESS: It seems like a slightly pointless exercise for your district.

22 CATHAOIRLEACH: We had to do it, but the fact is it's known as Dunne's Lane for the last 35
23 years and that was the one that came through.

24 Cllr LAWLESS: It seems like a pointless exercise.

25 MS GALLAGHER: Do we have a seconder?

26 CATHAOIRLEACH: I'll second it. Is it approved by the members? We have four minutes -
27 have you any correspondence there?

28 MS GALLAGHER: Just if I could have a proposer and seconder from the protocol minutes
29 from June to September.

30 Cllr LAWLESS: I'll propose them Lorraine.

31 Cllr DUNNE: I'll second it.

32 MS GALLAGHER: And I'll check is there any correspondence, no anything that came in was
33 circulated to the elected members separately.

34 CATHAOIRLEACH: Just I think we will - three minutes is not going to do justice to the

1 motions there to be quite honest about it. Grainne McLoughlin is not here today. We have a
2 suspension of standing orders at a quarter to five, so if you are happy enough we will leave it to
3 the next day and put it on on the meeting on the 7th of November. Over to you Derek please.

4 Cllr MITCHELL: Thank you. Cathaoirleach. I just asked for the suspension of standing orders.
5 This was discussed at the Greystones Municipal District and there was unanimous agreement
6 that we would like a suspension. Cllr McLoughlin was very involved in asking for it, but is
7 unfortunately sick today. The Coast Guard were to build a Coast Guard station for Wicklow in
8 Greystones on the new harbour. And this has been going on for about 12 years. They informed
9 the Council informally during the last week that they weren't going to pursue the development on
10 that site, due to lack of funding and meeting the requirements. Now this has had a very long
11 history, as I have said. The Council has been working to get the harbour built for 15 years, and
12 it's been in discussion with the Coast Guard at various planning, loads of planning issues and
13 then the harbour was built with the private partnership according to the spec of the Council. And
14 that spec included building a special site, reclaiming a site for the Coast Guard and also building
15 a special slipway for them. That cost a fair bit in terms of the overall project. And now for the
16 Coast Guard to suddenly turn around and say they can't build it, I understand it's something to do
17 with the cost of the building, because it will be subject to storm waves. But to say that the
18 sailing, angling, diving and rowing and Sea Scout buildings have all been constructed with the
19 same storm waves on a similar site, so I don't know what the Coast Guard is doing. And I think
20 they should proceed by building a simpler building, maybe it was over-elaborate what they
21 wanted. This is an important facility for the north of the county, possibly the whole county and
22 it's ridiculous that they should back out of it after 12 years of discussions. So I would ask that
23 we write to the senior Coast Guard officials, and the Department of Transport, which it reports
24 to, and ask them to proceed with the Coast Guard station on that site and to meet senior Coast
25 Guard officials and ask them for an explanation as to what is going on.

26 CATHAOIRLEACH: Cllr Lawless. I am anxious for the Director to get in, there is three people
27 with lights on. Cllr Lawless.

28 Cllr LAWLESS: Thanks Cathaoirleach, I would second that, that Cllr Mitchell has said about
29 writing the Department and the Coast Guard. And the same as the other Councillors in
30 Greystones, I was shocked when we got a two-liner at our Municipal District to say our Coast
31 Guard wasn't going ahead. I mean the Coast Guard service, Bray as far as I know as well, but it's
32 also a knock-on effect on our Garda station as well in Greystones, because they were going to
33 get what is now presently the Coast Guard's building, so they could extend because they're under
34 a huge pressure as well, so this decision is hitting two of our main services within our district

1 and I think it's extremely important that we act on this and I would be hoping that Wicklow here
2 in the county, in the County Council, can actually do something as well to help us. We need to
3 get our TDs, we have two Ministers here within this county as well and we need to get them in
4 here and get this sorted. It's a vital, vital service. These people are working in really bad
5 conditions, health and safety for both the Guards and the Coast Guards, so I have to say I was
6 absolutely disgusted just to get a two-liner at a District Council meeting to say this is not going
7 ahead. Thank you.

8 CATHAOIRLEACH: Cllr Walsh.

9 Cllr WALSH: Just to endorse the sentiments of the previous speakers. Again at our municipal
10 meeting last week in Greystones, we were informed of this development, a two-line statement to
11 say the development was no longer viable due to lack of funding. This has been in the making
12 for over 15 years, there has been a considerable amount of public money already spent on the
13 project and as I said, like Cllr Lawless has just mentioned there, the knock-on effect to the
14 facility at the Greystones Garda Station is significant and so the Gardaí have been waiting for
15 improvement works to be carried out at that building for a number years now, the building is no
16 longer adequate to meet their needs, so they were relying on the Coast Guard to move down to
17 the harbour and it looks like this has been shelved. I think senior members of the OPW need to
18 be consulted as a matter of urgency.

19 CATHAOIRLEACH: Cllr Fortune.

20 Cllr FORTUNE: Thanks Cathaoirleach. I think - I don't know what's going on here. This is
21 serious from the point of view of the Garda Station. Because we urgently need the Garda Station
22 in Greystones to be upgraded. The area has expanded dramatically, the district has expanded
23 dramatically over recent years. Also the whole cynicism behind this; it's only a short while ago
24 that Minister Hayes, as he was then, came down to Greystones and walked around and this was
25 all going to happen and tea and sandwiches around it. Now suddenly it's been parked. It makes
26 no sense whatsoever. I do think from the Council executive's perspective, I think we should
27 fight it harder. The problem I would have is we don't seem to stand up to the officials when they
28 come back and tell us -- break promises and things like that. For me the real serious implication
29 of this is the threat it is to the upgrading and expansion of the Garda station, which is vital to the
30 whole district.

31 CATHAOIRLEACH: Thank you. The Director.

32 DIRECTOR QUIRKE: Thanks Cathaoirleach. I suppose just to give a little background maybe
33 for some people who mightn't have been around when this all started. This is a public/private
34 partnership. The original scheme envisaged that a site would be provided for a Coast Guard

1 station that went -- we went a little bit further with that, got designs from the OPW, put it
2 through the EIS, the assessment. Got approval from An Bord Pleanála. So in effect the planning
3 permission was there for the Coast Guard, for the OPW to build on behalf of the Coast Guard.
4 That remained the situation up to this year. A couple of months ago I had some discussions with
5 the OPW and they said they had concerns with regard to the cost of it, and they wondered about
6 reducing the size. I said we would work with them. We were committed to the scheme,
7 committed to having the Coast Guard station in its proper place, which is by the water and on the
8 slip. And we really didn't hear any more until I got a phone call to say that in effect the
9 procurement process had been suspended, and then I asked for some confirmation of that in
10 writing, so the two lines that I suppose I gave was a result of five lines they gave me. I didn't
11 want to expand on it or put any -- so the confirmation I got from the OPW was "Following on
12 from information presented to us last week from our project's team/Irish Coast Guard service, it
13 is deemed no longer viable to pursue the development at this site due to lack of funding and
14 meeting the requirements. It's noted with appreciation all the efforts from yourself and Wicklow
15 County Council and regret that we cannot advance any further with this site." So that
16 information was given to me last Monday, I gave it on last Tuesday. Since then I have had
17 discussions with the OPW, and some discussions with the Coast Guard. As I say, we, me on
18 your behalf would remain totally committed to the site where it is, it's the logical site. And
19 putting it anywhere else just doesn't really make sense. So I have been requested to meet with
20 one of the Commissioners for public works, who would be one of the chief officers in the OPW,
21 and we have a tentative date of the 13th of October, which is next Thursday. I would hope that
22 we can get something out of that. I suppose the OPW are the construction side of it. The Irish
23 Coast Guard are the commissioning body so... I'll reiterate our commitment to the site, and I
24 honestly don't know where it's going from there. I would be very reluctant to even get into a
25 discussion about a site anywhere else. So that's where it stands at the moment. I can give you
26 further update following the meeting next Thursday. I can give that to all the members, to
27 Greystones members, whoever wants it.

28 CATHAOIRLEACH: All right? That's the 13th Sean?

29 DIRECTOR QUIRKE: Thursday week.

30 Cllr MITCHELL: Can we write to the Coast Guard people as Wicklow County Council and
31 express our concern about this any way?

32 DIRECTOR QUIRKE: Yeah, I think that's probably no harm to put that on the record, yeah.

33 MS GALLAGHER: Just to clarify our next meeting is the 7th of November, so we are
34 discussing the County Development Plan, we are going to start early at 11am, you will have two

1 meetings in November, one on the 7th and one on 28th, the budget meeting which will also start
2 early. There will be CPG beforehand, 9.30am, on the 7th.

3 CATHAOIRLEACH: Joe, sorry, yeah, Cllr Behan.

4 Cllr BEHAN: Just before we finish up, I just want to point out under standing orders, "Standing
5 Order 45 states that the foregoing standing order shall continue in force until altered, amended or
6 appealed on Notice of Motion duly given and carried by a majority of the Council of at least two
7 thirds of the members being present." Now I did a rough calculation on the vote on the changing
8 of the standing order, and as far as I can see, the vote was ten/five, but there were a number of
9 members who abstained. And I think on that basis, that motion can't be carried. And
10 furthermore standing orders also state it cannot be introduced for another six months. So I
11 would ask that that be checked out.

12 CATHAOIRLEACH: Thank you Councillor. We will check it out. All right.

13 Cllr BEHAN: Number 45.

14 CATHAOIRLEACH: I see it there. We will check it out, all right. That's it, I don't think we
15 have anything else, have we? We have an engagement outside, the protocol meeting and then
16 the launch of Be Well Wicklow at 5.30.

17
18 Meeting concluded at 5pm
19

A	affidavits 43:8	17,19,24,34	arbitration 34:3,8 41:16	away 5:13 17:30	10:2 11:26 12:26,29
aberration 10:16	afford 23:4 27:7 46:33	2:4,13,17,22,30,33	are 1:2,3	27:26,28,30 31:9 34:6	13:23 15:1,5 17:25
abide 44:2	after 9:5 11:12 16:15	3:34,4,5,6,9,10,11,16,	3:1,3,8,18,20,21,22,2	43:28	19:3,17,24 20:10 21:5
able 7:10 13:15,18 21:19	20:12 24:12 32:33	19,24,25,32	5,30	awful 22:11 36:21 38:7	22:32 23:11 28:24,25
39:19	38:1 51:16 53:22	4:1,4,15,19,21,22,28,	4:4,17,18,20,21,23,24	44:16	31:18 33:15,32 34:21
about 1:14 3:15 4:31	afternoon 36:26	30,33,34	,33 5:12,23	awfully 27:25	35:4 36:6,8,33,34
6:30 9:12 10:22,27	afterwards 16:25 17:33	5:3,7,9,17,18,20,22,2	6:2,13,27,34	Acts 51:1	37:5 39:13 40:24
11:21,25 12:9 14:34	against 10:17 26:26	3,24,26,29,30,31	7:7,15,19,29,32,34	AEP 12:18	42:16,20,33,34 43:21
15:22,25 16:19,22	32:10 35:13 37:10,17	6:6,9,10,15,21,29	8:4,10,16	AFA 6:4,19,22 8:9	45:34 46:8 48:2,8
19:15 20:27 21:2,6,7	39:26 46:27 47:19,33	7:4,5,6,7,8,10,11,12,1	9:2,10,14,21,29,32	AFAs 6:7	53:8,11,12,18
24:12,29 25:21	48:14,16,20	3,16,20,24,25,26,27,2	10:12 11:12,17,21,27	Again 4:33 5:13	54:11,12,14,17,25,33
26:17,31 27:6 28:28	agency 35:33	9	12:7,12,14,20,28,31	7:4,11,14 8:12,21	55
29:29,30,34 30:30	agenda 1:34 7:1 35:30	8:5,7,8,9,16,17,20,22,	13:7,10,14,16,17,27	12:23 13:31 14:14	before 3:14,16,25 7:1,15
31:16,26 35:34 37:17	49:34 52:7	25,27,29,30	14:14,19,27	23:5 24:4,25,30,33	9:15,19 14:32 16:6
39:9 41:12 42:18	agent 34:20	angling 53:18	15:10,15,22,30,33,34	25:3,13,28 32:19,28	17:31 19:22 33:15
43:2,5 44:9,16	ago 22:26 36:9 43:29	annoyance 42:18	16:2,10,26	34:13 35:31,34 37:3	34:14 35:12 37:4
45:7,12 47:8 51:9	agree 1:33 29:10,23 38:9	annual 18:2 23:27 41:24	17:4,6,20,29,33 18:1	38:14,25 43:6 44:30	39:7 48:4 56:4
52:14 53:1,8,28	43:6 47:13,20 49:15	51:31	area 7:7,18	45:16,20 46:14 52:19	beforehand 56:2
55:5,25,31	agreed 2:20,24,28,31	annum 23:28	10:15,16,19,25	54:9	beginning 19:13,27 39:4
above 15:34 21:7	35:15 49:31 50:6	anonymity 45:6	11:25,32,34 14:17	AGM 51:27	behalf 29:10 55:3,18
absolutely 46:26 49:15	51:32 52:3	another 6:21 25:14 26:11	15:23 16:27,31	Alison 2:30	behaviour 17:25 24:34
54:6	agreement 35:14 53:5	31:33 34:22 38:11,19	17:1,3,4,5,8,15	Annesley's 49:17	behind 10:34 11:2 24:16
abstained 56:9	ahead 1:9 16:14 44:9	40:13,29,33 41:26	18:25,28,29	Annesley 48:26,32 49:3,7	54:23
abstaining 48:20	53:31 54:7	43:9 44:17,20 45:17	19:13,25,34 21:16	Arklow 7:3,5,29 8:8,30	being 2:13 6:29,30 11:25
abundance 26:18	air 36:3	47:23 56:10	24:20 25:34 29:13	10:6,9 15:13 17:19,20	12:14 15:3,11 16:29
accept 10:34 32:16 34:5	all 2:24,28 4:22,30 6:9	answer 10:3 12:9	30:30 36:33 44:14	36:33 52:1,4,5,11	17:15,23 21:13,31
39:32 40:14 44:31	8:24 10:17 12:1,10,12	14:22,32 23:16,27	46:5 47:18,22,23,24	Arterial 7:28 8:29 14:2	22:15,33 23:2 24:8
47:28 48:6	13:3,24 14:16 15:9	27:20,34 37:16	49:12 52:2 54:22	15:32	25:22 27:17 28:12
accepted 50:9	16:16,25 17:5,32	43:11,18 44:31	areas 5:8,9 6:7,21 9:31	Article 12:28	29:8 30:2 32:16
accessibility 1:2	18:33 19:8,20 21:6	45:17,20	13:26,30,31 15:26	Ashford 7:3,6	35:10,27 40:32 42:21
accommodate 31:23	22:2,7	answered 32:15 39:22	18:26 19:2 22:13	Association 46:32	44:28 56:7
accordance 50:34 51:6	23:1,10,12,13,22	44:33	26:34 44:13,14	Audit 5:30 28:6 49:18	believe 18:4 20:31 34:16
according 20:7 32:6	24:1,13,18 25:32	answers 3:11 23:13,21	46:6,14,33	50:24,27,28,33	42:27,31 43:12
46:27 53:13	26:34,17 27:9,21,34	31:4 36:24,25	aren't 20:33 25:25 45:4	51:3,8,12,14,15,21	belongs 28:14
account 30:34	28:1,7,8 31:26,34	44:5,7,8	argue 26:15	Aughrim 7:3,8 19:23	below 19:33
accounted 44:19	32:2,4,8,29 33:9,27	anti 17:25 24:34	argued 26:13	August 7:19 51:30	benefit 6:30 7:9,11 13:8
accounts 37:3	34:23,24 35:14	anxious 53:26	arise 47:14	Authority 3:24 4:7 6:33	28:32 33:29
accrue 21:33	36:3,4,11 37:3,20,27	any 9:29 10:11 12:9,16	around 9:27 14:9 18:2	8:6,7,13 9:10,16	benefits 12:3
accumulated 34:16	38:31 39:13 41:6,8,	14:3 17:33	21:8 22:4 25:7	21:29,30 22:5,27,31	best 30:20,22,26,27,32
accurate 1:5 13:29	allocated 28:1,7	19:30,31,34 20:3	26:5,7,25 39:10 44:18	25:13,15 27:6	38:2 49:3,4
across 44:13,14	allow 17:16 25:27 27:29	23:10,28 24:17	46:5,33 53:16	28:10,11,21,23 29:9	better 35:23 41:16 44:17
act 14:2 15:32	allowed 20:16 31:33	28:1,7,16,21,22,24	54:24,25,33	30:15 32:16,23 34:16	between 32:34
16:6,7,18,20,21,26	40:6,9,19 51:11	31:7,19,22,26,28	arranged 31:17,18	35:4 36:1 42:26,28	big 21:18 22:5 24:3 25:2
25:2 52:9 54:1	allowing 11:13	32:31 35:15 36:14,25	arranging 12:5	51:2	26:13,33 35:29
action 8:14 15:10 16:7	allows 19:4	38:15,34 39:32	articles 5:7	Avoca 7:4,11 12:1,2,4	bigger 15:11 19:10,11,14
32:10 38:1 41:20,23	alluded 21:1	43:24,33,34 44:5 45:7	aside 38:6	13:33 14:7,9 17:20	23:15
actions 25:8	almost 15:2 36:27 44:13	47:27 50:6 52:27,32	ask 11:29,30 14:31 15:22	B	biggest 43:20 46:27
activate 25:30	alone 32:30	55:8,11,15,31	16:15 18:25 21:33	baby 23:14 45:13	bill 42:24
active 24:4 25:6	along 3:24 4:24 15:26	anybody 50:14	31:9,19 32:4 34:23,28	back 4:5 5:11 6:14,18	bills 44:26
activities 37:5	20:31 27:11 50:22	anyone 11:29 20:2 25:12	35:5,13 36:22 37:18	7:11 10:29 15:28	bit 4:14,15 5:10 11:24
actual 3:4 20:2 21:4	already 5:25 18:19 28:10	27:18 28:17,24,25,26	38:29,30 44:30	25:6 29:12 30:4	13:34 17:29 22:25
35:19 36:33	44:19,33 47:20 49:28	31:19 44:4 45:9	45:6,19 48:1	32:32 33:5 34:31	26:1 27:4 29:25 35:3
actually 7:6,9 10:16,22	54:12	anything 17:13,31 20:8	53:22,24,25 56:11	35:32 37:6,7,18	36:3 42:8 46:20
12:5,34 15:23	also 1:22 3:17,18,22,33	22:24,29 23:1,18	asked 4:28,30 14:21,23	38:9,14	47:24 52:17 53:15
22:14,28	4:14,19,23 5:25	27:23,33 28:30 35:14	29:33 30:1 34:22	39:11,12,13,23	55:1
23:3,8,9,10,17 25:14	6:3,6,15 12:13 15:19	39:17 42:25 46:25	37:2 39:22 43:32	41:10,31 43:32	bizarre 26:1
30:9 31:20 32:30	16:6 21:20 23:3	50:13 51:9 52:32	46:5 53:4 55:9	45:2,8,16 46:9	blamed 30:2
33:10,24,26 36:28,32	32:19 33:23	56:15	asking 11:17 15:25 19:34	49:8,17 50:33	bless 44:25
37:20 38:23 39:8,22	35:7,16,31 36:33	anyway 22:15 28:6 41:19	45:1 53:6	52:10,13 53:22 54:28	blindsided 47:25
41:7,26 43:26 46:27	43:19 44:24 46:2	44:3 45:30 49:17	assess 9:34	backed 10:22	block 18:27
49:32 54:2	53:14,32 54:23	anywhere 55:19,25	assessed 7:7 9:32	background 4:34 54:32	blocks 18:26
added 17:30	56:1,10	apparently 38:9	assessment 3:34 4:22,25	bad 38:11 46:12 54:4	bloody 27:12
adding 19:25,27	alter 15:31,33,34 16:1	appeal 17:11 40:3,28	5:6,10 9:4 13:28 55:2	badly 20:12	blue 8:33
address 3:2 8:27 9:25	altered 56:5	appealed 39:30,34	assets 22:28	bag 36:2	blunt 20:31
13:2	although 24:28	40:1,4,10,17 56:6	associated 49:7	balance 30:18	board 17:11 30:9
addressed 12:24 13:4	always 4:30 12:20 13:23	appeals 24:13 40:27	assure 38:29	bank 26:7 28:12	48:24,33
28:10	25:4 44:34	appear 10:15 12:23	attached 31:28 42:18	banking 37:7	bodies 26:10
addresses 8:5	amended 56:5	18:15 32:9	attempt 21:27	banks 26:15,33 28:21	body 3:16 6:33 7:21
addressing 3:33	amendment 14:2 19:3	appendices 6:18	attended 46:4	bares 3:28	9:18,22 11:17 49:12
adequate 17:16 54:16	47:5,6,28 48:3,6	applicable 18:24,33 19:5	attractive 13:9	bargain 38:28	50:27 55:23
adjacent 2:17	amendments 4:6 10:7	28:14	auditing 50:24	barrister 35:17	book 17:31
adjourned 38:14 39:3	18:26,32 31:16,19	application 22:10	authorised 29:11	barristers 38:10	booked 39:13
administrator 47:11	amenities 16:30 17:24	applications 22:32 44:2	28:20 43:31 50:34	barrow 4:15	books 30:18
adopt 4:7 19:2	30:32	applies 25:17,18 28:23	51:16,18	based 10:1 13:29 18:2,14	borrowed 18:14
adopted 46:16	amenity 16:30 24:34	apply 7:17 8:4 10:26	available 17:7 18:20	20:26 31:5	both 3:16,18 9:10 23:2
advance 35:16 55:15	amount 12:8 16:6	15:33 17:17,20,21	23:12,30 28:7 30:8,21	basic 35:27	45:29 50:9 54:5
adverse 16:30 17:23	18:7,11,13,14 26:30	18:27,28 21:4,9 24:25	45:4	basically 10:7 13:8 17:34	box 3:29
advice 18:4 24:31 31:6	27:16 30:19 32:6	25:2 26:11 28:10	avoid 8:14 24:23 34:8	18:32 33:4 38:11	boys 43:8
37:14 41:32 42:3,6,7	33:10,27,28,32	45:15	avoidable 34:9	basis 6:4,5,14 9:32 12:28	breach 12:19
advise 30:22	36:16,21,27,34	applying 21:34	avoidance 5:24	13:25 15:6 32:33	break 3:8 44:13 54:28
advised 30:20 40:34	42:4,17,27,33 43:6	51:23	avoiding 3:22	46:5 56:9	breakdown 32:8
advises 31:5	49:11 54:12	appreciate 35:22	award 38:15	battle 38:24	34:14,20,22,29 43:9
advocate 26:1	amounts 32:24,25,29	appreciation 55:14	awarded 38:20 39:26,30	bear 12:19,22 13:17	breakthrough 11:18
affect 16:1 17:14 30:28	36:14 43:7	approach 5:14 31:20	40:2,7	beast 46:19	briefly 29:21
affected 6:29,30 17:26	analysis 33:18,25	approval 55:2	aware 6:31 7:17,21 8:8	become 21:1,12,23	bring 7:33 13:16 21:15
affecting 17:13	and	approved 52:26	10:24,25 16:11	becomes 13:9	22:3 35:18 52:8
affects 11:32 14:17	1:2,3,4,5,12,14,15,16,	approving 4:5		been 3:14,16 4:30 6:24	bringing 1:18 25:6 33:14
affidavit 43:8				7:25 8:25 9:32,33	brings 51:26

broad 21:21	call 12:2 38:23,26 42:21	48:8,10,11,15,16	commissioning 55:23	conversation 49:33	Carmel 1:13,15
broadly 13:34	46:31 47:19 55:8	51:23	commitment 55:23	conversations 29:12	Carol 42:6
brought 21:6 22:15	called 38:5 45:1 52:17	changed 13:30	commitments 48:33	conveyance 2:17 7:11,13	Carrigower 8:34
25:14,21 31:18 38:14	calls 12:4	changes 15:10 29:5	committed 55:6,7,18	copy 9:26 16:21 31:28	Casey 49:20,26 51:7
brownfield 16:32	came 5:19,31 10:27	changing 56:7	committee 45:32 46:10	47:6 51:30	Cawley 2:22
budget 27:17 28:1,20	14:32 27:20 51:6,17	channel 3:15 7:11,13	49:18 50:24,27,28,29	core 17:2,11	CATHAOIRLEACH
39:10 51:24,31 56:1	52:23,32 54:24	channels 14:1	51:3,8,12,14,21,24,28	corporate 6:33 7:21	1:9,21,33
build 20:2 24:7 25:16	can't 2:7 8:18 10:10	charge 20:4 26:3,29	common 28:31 29:4	9:16,17,22 26:10	2:8,12,16,21,25,29,32
26:2,32 27:7 28:34	23:4,7 26:10,15	29:18,26 38:32	30:26 31:10	37:24	9:30 10:3,13,31,33
38:33 43:2 44:26	27:7,8,23 28:5 29:26	charged 26:7 28:30	communication 46:7	corporately 6:34	11:1,7,10,12,15,20,29
53:7,16 55:3	31:9 38:4 41:26	charging 18:2 22:5 27:6	50:22	correct 21:17	,31 12:1
builder 28:34	46:33 53:16 56:9	chasing 35:16	communities 46:6	correspondence	14:19,20,27,29,33
building 13:17 14:14	can 7:15,23,33 8:4,5,9,27	cheaper 22:14	community 1:17 8:16	52:27,32	15:21,28 16:14,16,19
24:27,29,30 25:6 27:6	9:6,12,25,29 11:3,31	check 52:32 56:12,14	46:12,15,26 47:4	cost 6:30 7:9,11 8:7 13:7	20:5,29
28:34 39:4	12:18 13:2,14,29	checked 56:11	company 35:2 36:32	17:3 20:2 22:14	21:10,11,25,26
53:14,17,20,33 54:15	14:14 15:25 16:7,15	checks 12:3	comparison 34:34	23:5,9 27:14 28:2	22:1,19,20,23 23:1
buildings 21:4,9 24:25	17:6,30,33	cherish 26:20	compiling 22:27	34:15,17 35:16,17	25:32,33
53:18	18:13,19,24,26,28	chickens 26:27	complaining 42:18	36:1 37:18	27:3,13,19,33,34
built 1:32 10:10 18:30	20:8,19,23 21:15,23	chief 15:4 55:20	complaint 37:31	38:7,16,20,32 41:2,5	29:7,22 30:5,6
24:7 27:9 29:15,16	22:2,14,33 23:2,15	child's 44:27	41:21,22	43:30 52:18 53:15,17	31:12,14,22,28,30
38:6,12 40:26 42:23	26:23 27:8,22,26,27	child 1:15	complaints 45:5,12,13	55:5	32:3,4,10,11,12,27,2
43:24 44:26 53:11,13	29:17 30:8,9 31:11,27	choice 41:27 43:28	completed 4:4 9:33	costing 42:26	CFRAM's 2:33
bumps 51:26	35:14,15,29	circle 9:2	15:1,10,18 37:9	costly 23:3	CFRAM 3:3 8:4
bunch 39:16	38:5,6,22,28,33	circles 44:18	completely 26:4	costs 13:11,13,16,17	Chair 14:23 51:5
businesses 12:7	39:2,4,12,14,18 40:16	circulated 2:18,22 16:21	completion 15:2	27:16 32:2,9,21	Chairman 3:2 9:26 10:2
but 3:17,18,21 5:25 6:6	41:9,20 42:	45:34 48:2 51:30	complied 34:1	33:19,23 35:23,32	11:4,8,16 20:30 22:2
7:9,14,15,23,34	cancellation 1:31	52:33	comply 31:7	36:16,21,23	26:34 29:24,27 31:18
8:20,24,26 9:13,17	cannot 55:15 56:10	citizens 26:20,21,32 27:1	comprises 51:3	37:19,20,24	33:31 35:9 36:20
10:7,10 11:9 12:13,18	capability 23:23	claims 10:10 46:31	compulsory 27:27	38:15,17,20,21,22,25,	37:16 41:3 42:10,16
13:2,17,30 14:7	capacity 17:19	clarification 22:20 51:20	conceived 32:10	30,31,32 39:4,5,6,10	43:23 44:30 46:9
15:22,34 16:4,5,7,28	capital 14:11,14	clarified 32:2 33:5	concentrated 5:14	43:31 45:2,8,13,18	49:8 50:23 52:7
17:6,33 18:13,16,27	captured 25:26	clarify 14:28 21:9 43:16	concentration 5:13	cottage 26:24	Christmas 6:33 7:1 9:19
19:4,22 20:19,31	care 1:4	55:33	concern 28:12 55:31	could 5:26 9:5 11:29	Circuit 39:33,34
21:4,9,14 22:10,17	careful 11:3 13:26	clarity 35:3	concerned 11:25,32 23:8	12:18 15:17,22 18:15	40:3,17,26,34
23:3,6,8,31,34 24:25	carefully 24:26,29	clause 25:28	26:17,31,34 43:11	22:16 23:3 25:2	Clearing 14:17
25:3,9,30 26:1,18,19	carried 32:5 40:8,15 52:4	clauses 18:8,19	44:3	26:8,14 27:16,20	CLlr 1:14,21,22,30
27:5 28:4,11,20,23	54:15 56:6,9	clean 21:23 25:3,8	concerning 15:29 31:24	28:20 30:21 31:17,19	2:5,7,8,10,11,14,15,1
29:2,5,17,24,25 30:1	carry 30:33	cleaned 25:9 26:1	concerns 34:19 55:5	33:19	9 9:30,31
buy 18:10,11 22:14 27:8	cars 46:32	cleaning 25:5	concluded 56:18	34:1,3,7,15,20,22,23,	10:4,5,14,31,34
Ballynerrin 2:22,26,30	case 5:3 8:3 10:11,12	clear 21:12 25:1 28:17	condition 12:14 17:13,24	28,29 35:2,5,23,26	11:2,3,4,6,8,11,13,14,
Baltinglass 7:17 19:23	13:11 16:29 23:6	31:31 32:22,32 37:30	34:2	36:9 38:7 39:8 40:29	16,20,21,31 13:21
38:19	32:28 33:19,24 34:21	46:26	conditions 54:5	41:4,21 42:12,22	14:19,20,21,23,25,26,
Barracuda 34:15,17	35:4 37:2,15,26	clearly 18:29 28:23	condolences 1:20	43:10,11,16,23,26	27,28,29,30,31,32
37:13 41:32	38:4,5,10,11,14,16,17	climbs 10:29	confident 22:17	44:4 49:10,34 50:9	15:22,29 16:9,12,15
BCR 7:13,14,15 11:23	,20,22	clock 34:7	confidential 45:5	52:28 53:33	19:33 20:6,29,30,34
Beaches 2:18	39:18,25,26,27,29,30	clocked 35:13	confirm 1:34 2:4	couldn't 11:6 26:8 30:23	21:6,11,25,26,29
Because 3:5 4:20,23	40:6,12,13,17,21,23,2	close 9:15 13:8,16 30:21	confirmation 55:9,11	48:32	22:1,2,19,20
7:1,6,26 12:6,8,22	5,27,29,30,33,34 41:2	closest 30:32	conflict 29:24	councils 23:11	23:2,3,16,21,27
13:9 15:15 17:15	42:11,13,22,33	closing 3:33 6:31	connection 42:3	counsel 34:24,25 38:29	24:15,25 25:21,34
18:33 19:20	43:23,29,30,33,34	7:4,17,19 9:18 12:30	conscience 20:15	country 5:8 8:17 20:26	27:3,4
20:2,26,32,33	44:3 45:1,17,23,29	coastguard 1:31	conscious 13:21	22:8 47:19	Coast
21:14,16	50:3 51:17	codes 18:33	consent 15:33	couple 4:28 18:8 27:20	53:7,12,14,16,19,23,2
22:4,7,12,15,25,30	cases 8:18 14:4 21:12	cohort 34:32	consents 25:16	28:6 34:13 39:3 55:4	4,29,30,31,33
23:4,13,18	22:4,16 31:32	colleague 1:12 32:5	conservative 13:13,17	coupled 35:2	54:5,16,34
25:7,16,27,31	32:19,20,22,30,31,34	colleagues 33:16 36:6	consider	course 4:29 15:31,32	55:3,7,12,17,23,30
26:4,8,14,15,31,32	33:10,18,33 35:12	33:10 36:28	2:8,12,16,21,25,29	16:1 20:9 45:21	Commissioners 55:20
27:23,28,30 29:18,26	36:15,21,34	collected 17:5 36:28	30:23 31:1,28 36:15	court 25:12 34:4,8	Committees 50:3 51:15
30:23,33 32:8	37:8,20,22	collecting 24:9	45:31 46:5 47:5	37:10,20,27	Conlan 1:12
33:26,32 34:4,8	38:3,14,28,29 39:8,13	collection 8:25,26 33:8	51:29 52:1	38:8,10,11,23	Cooney 2:34
35:20,27 36:11	41:3,8 42:17,20	34:28,34 35:1 36:29	considerable 36:16,21	39:2,6,7,33,34	Council's 33:20
38:7,10,22,25 39:5	43:19,20,31,32 44:24	collector 1:12	49:11 54:12	40:3,17,18,26,34	Council 1:3,7 2:1,5 15:6
40:25 41:1,6,11,	45:23	colour 4:15	considerations 5:33	41:1,9,18,23,25,26	21:33
Beechwood 2:9	cast 3:34 10:7	come 4:6 7:14,34	considered 33:25 47:8	42:19,21 45:17	26:1,5,6,7,8,13,18,31
BEHAN	catchment 4:11,12 5:2	9:4,12,14,25 14:19,33	considering 21:31	cover 13:12	27:5 28:12,15,16
47:12,13,28,32,34	6:4,5 14:18 15:26	15:28 19:31 24:22	constant 6:15 21:13	covered 9:14,29 15:34	29:25,26 32:2,9,21
48:6,8,10	categories 7:24 13:34	25:9 26:3,25 27:11,26	constitution 22:8	covering 8:22	33:20,26,29 35:14,20
50:23,27,29,31 51:9	category 16:31,32 17:14	30:7 31:24,25 32:17	26:22,30	covers 4:14 15:32	36:15 37:4,10 38:30
56:3,4,13	caught 26:16	35:19 38:9,34 39:7,23	constitutional 20:10	cows 26:27	40:1 42:32 43:10,32
Billy 1:17	cause 22:11	40:12 41:22	27:24,29	crack 34:2	44:1,24 45:14,24,32
Blessington 6:26 17:20	causing 15:26 26:33	45:16,32,33 49:30	constitutionality 26:31	crazy 43:27	46:17 47:6 48:4,24
BLAKE 15:22,29	central 20:7 21:31	52:10,13,18 54:28	constructed 9:32,33	crime 46:6,27,29,30,34	49:12,18 50:25
16:9,12 31:13,14,15	centre 1:11 16:32 18:34	comes 12:19 15:30 16:5	44:12 53:18	47:1	51:6,24 52:7
Bord 55:2	19:1 30:32 31:6	28:29 29:6 35:28,32	construction 9:8 55:22	criteria 17:1,10 24:18,26	53:9,11,13 54:2,6,26
Bourke 1:14 2:8 10:4,5	cents 6:31	37:3 38:21 41:7	consult 3:31	25:1,3,28 28:15,21	55:15,30 56:6
31:30 33:31	certain 15:3,34 16:5,6	coming 3:3,31 4:1 5:12	consultants 3:17	51:2	Councillor
Brady 32:10 37:2 51:7	19:33 23:33 26:29	7:20 9:3 13:33 16:20	consultation 2:33 4:19	criticism 41:28	2:1,5,19,23,27,31
Bray's 15:5	33:23 34:3 42:17	22:33 23:24 26:29	5:17 9:11 12:30,34	cross 37:22 51:28	10:13
Bray 1:11,25 7:4,11,29	certainly 20:25,31	37:18 41:14 43:32	41:16 46:3,7 52:4,18	crowd 38:22	11:5,7,9,10,15,29
8:8,30 15:6,9,13,14	22:10,17 28:18,20	44:13,27 47:21	consulted 54:18	crude 13:25	12:1 14:33,34 20:5,29
36:33 47:22 53:31	30:10 32:17,21,23	commence 46:4	contained 46:20,23	curious 52:17	21:10 24:33 25:33
Breen 3:1	33:31 34:9 38:28	comment 21:21 31:29	contains 46:28	current 5:11,23 18:16	27:19,33 30:5 31:4
Brian 41:31	42:20	43:23 44:11 45:9	content 3:9	21:19	32:3,11 34:12 35:24
Burca's 45:25	certified 12:17	50:4,6	context 11:23	currently 9:10 20:25	42:30 46:18 48:25,26
Burca 45:21,23	challenge 29:10 30:7	comments 5:20	contingencies 13:18	27:22	49:1,14 51:4,25 56:12
Business 9:15 51:1	challenges 19:15	commercial 6:29 24:27	contingency 13:12	cycle 6:11,16 12:31 13:30	Councillors 3:19 20:23
C	chance 36:11	33:8 34:28,34 35:1,2	continue 11:15 48:33	cynicism 54:23	33:27 42:32 43:12,13
calculation 56:7	change 4:8 15:14 21:12	commission 23:29	56:5	Canterbury 1:13	47:15 48:22
	30:24 47:9		contrary 45:10	Carlow 15:23	51:4,12,13,17 53:29

County 1:3,7 2:1,4,9,10,13,18 3:10,29 4:11,12,14,23 7:31 8:33 9:14 14:3 18:31,34 20:1,22 21:8,23 23:4,5 26:5,8,17 27:5 31:16,21 32:9 36:33 38:30 42:32 43:12 44:24 45:31 47:6,19 49:12,18 51:24 53:21 54:2,3 55:15,30,34	design 7:10 9:7 12:13,17 13:15,18,28 designated 14:1 30:2 designed 12:13 15:16 designs 55:1 desire 16:1 desktop 13:25 detail 5:9 6:25 13:15 36:3 41:21 detailed 7:10 9:7 12:29 13:15,18,26,28,29 32:8 details 5:17 6:5,10,19 30:10 39:17 45:7 determination 18:9 29:8 determine 5:25 17:2 determined 21:27 detriment 46:27 develop 6:3 20:2 21:1,2,3 22:3,5,6,13,14 24:10,22 26:2,15,16,18,32 46:1 developed 5:30 17:13,16 20:33 21:5 22:7,33 28:32 29:4 30:17 46:1,13 developing 24:8 25:29 26:6 27:5,9 30:25 developments 31:31 32:28 43:19 45:10 dialogue 41:12 42:27 did 12:29 14:9,32 29:1 32:22 33:9,10 39:28 40:12 42:11,24 44:30 45:24 47:3 50:19 52:14 56:7 didn't 14:22 22:28 30:29 37:16,20 38:9,15 39:27,29 40:8,14,23 41:27 42:24 43:5,18 50:8,18 55:8,10 died 1:24 difference 29:17 48:14 different 5:14 7:18,19 9:21 11:28 25:3,9 29:19,20 36:34 38:12 40:34 42:29 45:23 differently 28:21,25 30:30 difficult 34:20 35:10,11,22 40:25 41:6,15 46:21 difficulties 12:4 difficulty 13:6 direct 13:26 directly 40:33 41:1 directors 44:5 disamenity 19:13,25 21:15,24 24:33 discovered 10:20,25 discovery 10:27,28,30 discretionary 38:1 discuss 1:30 31:19,27 discussed 53:5 discussing 55:34 discussion 25:18 31:15 44:17 47:21 49:8 52:14 53:12 55:25 discussions 53:22 55:4,17 disgusted 54:6 disimproved 11:23 disingenuous 29:25 disperse 5:13 display 9:10 18:32 disposal 2:8,12,21,25,29 distribute 9:27 distributed 47:6 district 8:33 15:9 52:1,2,4,18,21 53:5,30 54:34,6,22,30 diving 53:18 document 10:21 11:17 22:22 34:13 35:28 36:2 44:11 documentation 28:17 31:22 37:23 documents 10:23 36:8,23	does 11:9 21:4,9,19,20 24:25 doesn't 10:29 12:23 19:3,8 25:4,6 28:18 29:10,17,27 31:8 32:1 33:16 43:33,34 55:19 doing 5:12 13:7,10 14:16 18:29,30 20:28 27:11 29:20 30:13,19,29 31:1 39:19 44:25 50:1 53:19 don't 4:7 10:26 11:28,33 14:3 16:8 18:12 19:20 21:34 22:4,6,11 23:10,13,18,19,23 24:9,11 25:4 26:23,24,28,29 27:30 28:12,17 29:16 30:17,23 31:9 32:9,30 36:24 37:5,30 38:7,25,30 39:4 41:15 42:19 43:31 44:12 46:34 47:13,15,20,28 50:23 51:13 53:19 54:20,27 5 done 3:14 9:4 12:27 13:11,24 22:24 23:1 25:22,27 29:8 30:8 33:18,25 35:22 39:2,33 41:1 44:28 50:5 52:18 door 26:25 29:28,29 30:3,4 down 6:3 7:3 8:24 13:16,28,33 19:18,20,21 21:15 22:7 26:23 34:23,24 37:26 41:7 44:23 46:24 51:2,6,17 54:16,24 downstream 12:3 14:17 draft 3:25,29 9:25 45:32,34 drafted 13:3 drag 51:9 drain 15:34 16:4 draining 16:5 drains 15:34 dramatically 54:22,23 draw 20:22 46:34 drawing 24:3 drawn 20:24 46:8 drives 20:9 drug 46:6 drugs 46:2,26 due 31:13 36:27 42:32 43:10 53:10 54:11 55:13 duly 56:6 dump 35:4 dumping 21:16 35:33 during 1:1 3:32 4:1 47:27 48:32 53:9 Dan 38:5 Dargle 15:2 33:4,6 43:18 Dates 6:31 7:4,17,19,21 9:14,21 Debbie 36:24,26 43:5 December 6:33,34 9:16,18 Department 13:8,9 22:30 25:14,16,17 26:2,14 28:23 31:20 34:5 35:7,34 37:5 41:10 45:15 50:30,31 53:23,29 Derek 2:30 53:3 Derry 15:24,27 Des 37:11,12 41:11 44:33 Development 3:29 4:11,23 7:25 9:7 10:8 17:3 18:30,31 19:17 20:19,34 21:30 24:14,16 26:34 28:33 29:1,5 30:13,32,33,34 31:1,8,16,21,32,34 32:29,34 38:34 40:6,8,15,18	42:11,13,17 53:9 54:10,11 55:13,34 DEVEREAUX 14:34 15:30 16:10,13 Directive 4:34 5:7 12:28 Disclaimer 1:1 Districts 7:31 8:29 14:8 51:1 DIRECTOR 37:21,25 39:27,29,33 40:1,3,5,8,11,13,15,1 7,20,22,25,30,32 41:6,20 44:34 45:4,15 50:33 51:15 53:26 54:31,32 55:29,32 Dover 2:30 Doyle 41:31 DOE 7:26 DORAN 27:3,4 40:23 DPER 4:5 Drainage 7:28,31 8:29,33 14:2,8 15:30,32 Dublin 22:13 46:33 Dunne's 52:3,5,17,22 Dunnes 52:1 DUNNE 1:22 2:5,19,23,27,31 51:25 52:31 E each 6:10,19 15:5 17:4 34:21 38:4 44:14 51:2 earlier 32:19,25 36:6 42:23 43:5,7 49:31 early 37:6 51:34 55:34 56:2 east 8:33 easy 33:16 economists 20:7 edge 10:11 effect 11:33 17:24 40:21 53:32 54:13 55:2,8 effective 21:14,21 effectively 21:23 26:33 29:34 effects 16:30 effort 42:19 efforts 55:14 eight 2:29 6:9 either 4:7 20:14 30:14 32:32 42:32 48:16 elaborate 11:24 53:20 elected 9:13 29:3 47:9,23 49:29 52:33 eleven 31:28 37:7 44:6 else 11:29,30 14:18 27:33 45:9 55:19,25 56:15 elsewhere 30:18 email 9:25 emailing 31:26 embankment 10:18 emergency 8:12,13 15:3,4,20 20:25 47:14 employment 31:10 enable 17:13 encourage 7:33 end 3:4,12,30 4:18 5:12 8:31 9:3 12:31 15:14 19:21 20:28 22:16 23:18 34:7 37:27 38:21 45:12 endeavour 31:20 ended 12:34 33:34 38:15 39:9 42:21 endorse 54:9 enforcement 32:13,14 33:33 34:4,8,9,10,19,26 35:10,16,22 37:26,32 38:3,33 39:10 41:4,8,15 42:10 engage 34:5 engaged 3:17 engagement 56:15 engaging 35:17 engineering 3:17 engineers 3:18 10:17,22	enough 7:15 22:16 42:19 45:19 47:34,13 48:29 53:2 ensure 1:4 enter 17:31 entered 18:8 24:17 enterprise 37:23 entire 4:12 6:4 9:14 23:24 entries 35:28 environmental 4:21,22 5:33 16:2,10,12 35:32 environs 7:4 envisaged 21:28 54:34 equal 35:21 equally 26:7,11,14 29:23 equates 21:18 equity 18:12 era 12:31 errors 1:5 10:12 especially 27:32 46:33 establish 11:34 17:28 28:14 established 50:33,34 51:2,15 establishment 51:8 esteem 1:19 estimates 51:28 euro 6:30 26:25 34:1 43:8 evaluate 17:10 24:33 evaluating 19:4 evaluations 19:15 even 14:22 22:6 25:15 33:33 34:24 35:27 38:12 39:6 43:33 44:14 47:15,20 55:24 evening 9:12 event 6:29 12:18 ever 45:15 every 5:11 6:30 11:16 12:32 13:12,29 15:12 18:25 27:31 30:30 34:21 39:10 41:10,20 everybody 11:32 21:14 26:11 29:14 36:26 everyone 12:10 51:30 everything 9:29 19:9 34:16 36:34 evident 13:29 exactly 3:19 4:16 29:29 41:34 43:32 44:25 examination 36:9 examine 20:14 36:11 example 17:19 21:6 23:33 27:27 46:23 47:22 excellent 10:5 excessive 41:19 executive's 54:26 executive 4:28 29:32 30:2 31:4,8 36:17 exercise 52:21,24 exhibition 9:7 existed 5:25 existence 17:26 existing 12:11 16:30 17:24 24:27 28:4 expand 55:11 expanded 54:22 expansion 54:29 expect 4:27 37:16 43:25 44:2 expenditure 14:11 33:4 37:3 50:24 expense 41:3,18 experience 35:9 experiencing 20:25 explain 44:18 explanation 11:21 36:3 53:25 explanations 32:26 exposure 3:20 express 1:14 55:31 extend 53:33 extended 22:23 extension 22:26,32 extent 3:15	external 51:3,4 extra 22:21 23:10,22,24 28:2 extraordinary 10:18,21,26,29 32:6 extremely 35:1 54:1 eye 15:9 eyes 3:34 Eastern 7:18 Economic 46:2 EIS 55:2 Environment 3:34 4:20 7:12 12:13 28:23 34:10 37:5 Europe 5:12 6:14 F face 19:16 facilities 16:31 facility 53:21 54:14 fact 22:7 23:20 25:15,23 30:2 31:13,15 35:3 36:1 41:9 46:34 52:22 facto 50:28 factor 31:1 factors 18:20 30:34 fall 15:16 failure 15:19 fair 21:14 29:27 51:28 53:15 fairly 19:34 20:31 25:1 38:32 42:21 45:11 fairness 49:31 51:15 fall 10:29 13:33 18:15 falls 7:31 familiar 3:9 8:3,12,21 19:2 families 20:9,12,16 27:30 family 1:15,16,19,22,25 20:17 27:21 29:34 39:30 40:2,7 far 39:11 41:3 44:3 47:17 53:31 56:8 farm 1:18 farmer 16:4 farmers 15:25 16:6,9 farming 1:17 29:14 farmland 15:26 father 1:16 favour 39:30 40:2,7 fee 31:33 33:34 34:29 41:34 42:1 feedback 3:5,24,25,33 4:9 5:14 6:6,32 7:20 9:15,21,22 13:3,30 46:7 feel 3:25 7:20 13:1 22:25,28,29 23:6 28:18 29:18 30:17 34:2,6 42:19 43:18 47:24 feels 28:24 fees 31:28,31 32:13,14,15,21,31 33:6 34:4,19,25 35:5,11,13,14,18,19 36:15,30 37:14,27 38:7 41:32 43:18,21,32 44:31,34 felt 30:21 few 1:14 12:7 17:20 24:5 25:7 43:2 44:15 field 3:1 26:24 28:30 fields 19:23 fifth 46:29 fight 33:27 54:27 fighting 44:15 46:34 figure 33:9,23 34:11 35:29 36:17,20 37:18,19 38:4 figures 32:6,8,13,16,24 34:14,24 35:15 36:7,10,11 39:16 files 42:13 45:4 final 3:6 4:18,19 5:23 13:28 40:5 finalisation 3:32 finalised 4:18
--	---	--	--	--	---

finalising 3:25	freehold 2:21,25,29	11:31 12:1,5,9 13:18	guaranteed 26:30	15:4,5 16:30	honest 12:9 22:12 44:9
finally 17:6 25:21 32:22	frequently 4:28	17:6 18:3 19:14,26	guarded 20:30 21:4,11	17:19,23,25,34	53:1
finance 13:8,9 34:32,33	frighten 41:13	20:20,24 21:7,8	guestimate 33:18	18:9,22 19:3 20:27,34	honestly 27:4 28:5 47:15
finances 22:6 26:18	from 2:32,34 3:1 4:1	22:21,32 23:6,18	guidelines 5:24 7:25	21:34,1 22:31 23:18	50:23 51:13 55:24
33:20	5:14 8:19,26 10:15,34	24:3,8,16,19,22,31	16:22,26 17:33 18:22	24:26 25:3	hope 13:16 37:23,24
financial 20:1 21:34	12:2,5,6,28 13:11,25	25:3,8 27:14,16,17	25:1 28:19	26:13,18,32	45:18 55:21
26:32	14:9 15:26 16:26	28:1,6 29:30 30:10	51:6,10,12,17	28:23,25,32,33 29:1	hopeful 19:26
find 10:26 12:17 25:32	17:30 19:16 22:10	34:6,20	gymnastics 44:26	30:25 33:32 34:7,9,21	hoping 54:1
29:24 31:34 41:21,27	23:6,21 25:16,17,29	35:3,14,15,19,23,25,2	Gael 11:2 30:3	35:12,22 37:9 40:26	hospital 49:3
45:10	26:2,5,6,8 27:26	6,31 36:7 37:16	Garda 46:31 53:32	41:16 43:27 44:33	hour 9:13
finish 11:8,16 56:4	29:9,27 30:14 31:9,25	38:2,26,30,31	Gardaí 46:27,29,30,32	45:5 46:8,28,29,30	house 8:19,22 17:3 19:33
finished 7:29 14:19,27	32:20,32 33:5,17	39:2,6,11,17 41:15	47:1 54:14	48:8 49:15	20:17 23:28,30,33
15:7,14 37:8 45:29	34:20,31 35:7,28,34	42:4 43	GALLAGHER 1:11	hasn't 11:26 21:5 26:31	26:21 27:7,8 28:1,34
fire 15:4	36:29 37:8 38:2,8,34	gets 4:4 16:5 18:30 24:17	2:11,15,20,24,28,31,3	28:24 48:8	35:12 38:6,12
firm 34:29	40:3 42:1,6 43:8	39:7 49:5	3 3:2 12:11 13:23	hate 22:34	40:9,26,29 42:23,24
first 1:10,18 3:14 4:28	46:5,7,12 47:21,23	getting 23:17 25:19,25	45:34 47:8,21,33	have 1:9,15,32 2:33	43:24,26 44:26
9:12 12:11,27 13:24	48:	33:29 35:19,27 38:21	48:2,5,14,16,20,25,32	3:5,15,19,23	households 17:5
16:31 17:1 18:24	front 36:8 43:12	gift 31:6	49:24 51:32	4:1,7,12,13,14,17,19,	houses 6:29 17:3,4,7,26
20:26 24:12 27:34	fruition 22:33	give 3:3,28 4:11,27	52:2,9,13,25,28,32	23,29,30 5:18,30,33	20:8 24:10 25:17,28
30:33 32:4,12 33:14	fulfill 24:26 28:21,33	5:3,17,22,28	55:33	6:3,9	26:17 27:6 28:34
42:31 48:8,13	30:33	6:2,5,10,13,20,26	Geraghty 51:5	7:1,14,18,21,25,26,28	30:20 31:10 38:33
fisheries 16:3	fulfills 24:18	9:34 11:6 16:24	Gerard 1:11 2:9	,31 8:4,13,14,25,33	housing 16:18,20,28
fit 28:15	full 5:4,17,30 12:23 28:6	17:33 19:5 20:31	Gerry 2:2,33 3:1 10:3	9:2,3,14,29,31,32	17:1,2,5,10,12,13,14,
five 2:16 3:8 5:22	34:20 36:2 37:5	21:3,11 24:16 32:31	42:30	10:20,25,27,28 11:34	16
14:21,30 15:12	38:22,25	43:31 45:7 54:32	Glasheen 2:26	12:3,6,17,18,21,22,26	20:7,9,10,11,12,16,25
19:18,22 22:26	function 12:14	55:25,26	God's 22:12	,29,30	,27 23:34
35:13,18 36:10	fund 14:9 26:14,16	given 4:30 17:33 20:34	God 44:25,28 49:5	13:4,11,23,29,30	24:19,20,23,26,28,29
44:13,15 48:20 53:2	fundamental 17:15	30:14 36:11 38:21	Gosh 50:16	14:3,4,12 15:1,2,15	26:18 27:30 28:32
55:10 56:8	25:22 26:19,26 31:9	55:16 56:6	Government 26:23 27:15	16:6	29:3,4,17 30:14,21
fix 8:4	funding 12:5 14:10 21:31	gives 6:21 19:3	28:18 30:14 51:1	17:2,4,5,8,10,11,23,2	34:10
fleshed 24:31	25:16 26:2 49:13	giving 6:18 17:32 19:12	52:9	8,30	how 3:10,20,21,22,25
flexibility 19:3 47:17	53:10 54:11 55:13	37:30	Gradually 19:10,21	haven't 3:16 22:7	4:16 5:20,22,28,30
flood 3:21 4:17 5:3,6	funds 8:6 12:5 27:17	glamorous 8:24	Grainne 53:1	24:1,31 25:23 26:18	6:3,5,6,15,20,21
6:2,3,6,19,22,31	furnished 33:15,24	glaring 22:30	Greenfield 16:31 19:22	27:10 28:34,7 33:15	10:27 11:31,32,34
7:6,26,34 8:7,8,14,19	further 5:9,10 21:28	global 5:30	21:5 28:29	34:1 36:5 37:3 39:22	16:24 17:1 18:3
9:4,31,33,34	39:31,32 47:20	goal 24:23	Gregan 51:5	having 10:1 14:21 15:18	19:15,25 20:32
10:1,10,11	55:1,15,26	goes 10:19 17:20 21:3	Greystones 1:25,32	24:3 27:7 28:32	21:3,12,15,17,21,22,2
11:23,25,26	furthermore 56:10	35:17 37:27 39:7	7:4,12	31:30 46:1 49:9	8,29,33 22:17 23:32
12:11,12,15,19,27	future 3:22 5:23,25 7:27	41:12 44:23	10:14,16,19,25,26,29	50:23 51:13 55:7	24:4,30,33 25:18
13:20 15:4 33:4,6	29:2 49:9,13,16	going 3:1,20,21,22 4:2	11:33 13:6 35:6	head 39:16 44:27	27:14 29:2,5 30:24
43:19	Fáil 49:33 50:21 51:21	6:34 10:34 11:34	37:22 47:23	heading 9:17	32:1,20,22 33:9 35:21
flooding 8:20,27 10:1	Fein 50:3	12:16 13:13 16:24	53:5 8,30,32	health 54:5	36:1,17 37:26 38:15
15:3,11,24,26	Fianna 49:33 50:21	17:8 18:3,27,28	54:10,14,22,24 55:27	hear 11:5,9,12 51:26	40:12 43:2 45:12
flow 14:31	51:21	19:14,16,20 20:32	Guard's 53:33	55:8	huge 20:33 32:25 33:28
flows 15:24	Fine 9:27 11:2 22:9 30:3	21:7	Guard	hearing 14:30	34:11 43:7,9,10 53:34
follow 4:21 33:17,26	42:2 49:24 50:21	22:5,10,11,17,18,22,2	53:7,12,14,16,19,23,2	held 1:19 2:1,5 5:19	hundreds 11:26
followed 20:29 37:32	Floods 4:34 5:7 12:28	4,34 23:5,17	4,25,29,31 54:16	46:3,8 49:20	husband 1:13
following 1:1 33:20 35:9	Forbes 1:14,15	24:4,6,16,26,28,34	55:34,3,7,12,17,23,30	hell 41:22	Hayes 54:24
55:11,26	Fox's 24:25	26:2,3,5,6,7,11,24,25,	Guards 54:5	help 20:23 23:12 54:2	Heatherbrook 2:22
foot 29:28,29 30:3 41:20	FORTUNE 2:10,14	26,29 27:11	Gym 2:17	helpful 31:32,34	High 1:19 5:8 6:24
52:3	11:20,21 13:21	29:15,18,33 30:17	H	helps 46:25	13:10,13 20:2 31:30
footpaths 43:3	14:23,26,27,28	32:21,33 34:4,6,8	habitable 17:7,26	her 45:25	34:24,25 35:1 37:10
for 1:2,11,16,22,25,31	35:24,25 36:9,14	35:16,18,30 36:10	had 6:29 10:9 11:23	here 2:33 3:10 8:12,17	38:8,11 40:18,33 41:1
3:2,10,23,31	38:5,13 39:8,25,30	37:7 39:1,3,6,13	13:20 14:30 20:9	9:11,12,26 13:34	Hogan's 39:32
4:5,12,22 5:9,24	40:2,7 41:2 42:22	gone 4:19 5:18 9:3 12:23	22:32 27:5,6,10 29:12	14:33 15:1,20 16:19	Hogan 38:8 39:25,26,30
6:1,7,10,21,24,30,32,	43:23,34 44:10,11	22:25 24:18 25:24,31	30:20 31:15 35:9	18:27,28 20:7,23	40:2,7,29
33 7:7,19,20	45:1,4 48:24,25,27	39:22	39:16,30,31 42:3	27:6,14 31:13,15,26	Hold 39:33
9:14,18,31	51:26 54:19,20	good 4:30 6:20,22,30	43:23,28 44:2,14	32:9 33:24,27 34:13	Hollywood 8:34
10:1,5,9,21	FOX 2:19 20:29,30 21:11	7:9,13 10:6 12:12	37:19,25 38:4,8 41:33	35:10 36:1,15,18	Hopefully 7:27 20:20,28
11:4,18,26 12:5,13	33:30,31	14:16 17:19 20:6	46:11 49:33 52:14,22	37:19,25 38:4,8 41:33	24:6 29:22
13:9 14:10,22	39:24,25,28,30	21:6 25:26 28:31	53:10 55:4,5,9,16	42:27 43:2,3	However 18:7
15:5,9,19,33	40:1,2,4,7,10,12,14,1	29:4 30:26,31 31:10	half 8:6 34:1 44:14	44:7,15,16,18,22,24,2	I
16:16,17,28	9,21,24,29,31	33:25 36:26	halfway 44:6	7 45:9,11,31,32 46:17	idea 3:28 4:11 5:22
17:1,4,5,7,10,23	41:3,11,21 48:11	46:11,14,23,24	hall 46:15 47:4	47:20 52:8,10,13 53:1	6:2,13,15,20 19:34
18:11,14,25,33	49:25,27,29	goose 51:26	hand 4:34 17:33	54:1,3,4,20	20:3 24:7,8,15
19:1,24,25,30	Friday 9:15,18,22	got 3:5,33 5:20,28,29	20:10,11 34:32,33	higher 13:14 15:10 18:16	25:3,19 26:28
20:1,12,14,20	G	13:4 22:26 26:18,31	handle 4:31	23:19 38:10 39:12	27:15,16,18 28:11
21:2,6,26,27,31	gain 42:25	27:4,11 28:32 32:32	hands 47:20	highest 46:28,29	ideas 32:31 46:23,24
22:5,13,27	gained 46:15	33:4 34:14 35:15	happen 12:34 15:17 44:8	highly 1:17	identified 17:12
force 20:10,11,20 56:5	gaps 17:6	36:16 37:3,6	54:25	hill 10:29	identify 22:21 30:26
forecast 8:14	garden 26:23	38:8,12,17 39:11,12	happened 10:23 12:7	him 16:15 35:13 49:4,5	idle 16:28,29,30 17:23,26
forecasting 8:9,14	gate 8:22	42:8 45:8 46:13	38:8 39:18 42:25	his 1:16,25 16:4 29:10	ignored 21:27
forecasts 11:24	gates 12:22	53:30 55:1,2,8,11	happening 15:23 47:22	37:12	ill 32:10
foregoing 56:5	gather 17:4	governed 15:30 21:20	happens 28:15 37:26	historical 13:25	illegal 35:33
formally 46:16	gathered 17:8	grand 35:13,17,18 42:32	happy 12:10 31:23	history 3:21 10:14 13:34	imagine 28:5 33:18
format 33:16 51:8,10	gave 55:10,16	44:15	39:17,19,23 45:6,19	53:11	impacted 5:3
former 1:12,22 36:33	gear 21:23	grandmother's 26:24	48:29 53:2	hit 24:8	impacts 4:24
formerly 2:17	geared 14:11	gravity 10:26,29 11:19	harbour 53:8,11,13	hits 24:14	impartial 26:9
formula 42:3	general 5:24 12:27 20:6	great 10:27 35:25	54:17	hitting 24:29 53:34	impediment 25:28
forth 8:22 27:17	37:23,25	greater 8:26 13:9	hard 6:27	hoard 20:19	implement 16:8 21:19
forward 19:3,31 21:17	generally 14:10,12 16:8	18:11,13	7:8,11,12,13,16 21:12	hoarding 20:15,27,33	23:9,11
22:17 23:22 46:31	18:34 45:4	green 4:13	39:16 47:13	holding 9:11 20:14,15,20	implementation 5:24
49:34 50:2	generated 5:22 12:26	grey 3:29	harder 54:27	25:24	16:17
found 10:17,20 40:5,8,18	generic 13:27	group 31:27	harm 55:32	hollow 10:20	implemented 3:11 6:4
four 2:12 4:13 22:26	genuine 10:12	50:11,12,14,17	harvester 1:18	home 26:21 27:21,25,32	15:6 21:13
46:6,13 52:26	geological 10:16,19,24	grow 26:27	has 3:14 4:5 6:24 9:33	29:23	implication 54:28
fourth 34:31	get 3:4,11 4:8,31 6:15	growing 27:1	10:10,23,31	homes 29:34	importance 17:15 47:18
freed 20:25	7:11 8:5,26 9:19	guarantee 9:34	12:6,15,34 13:12		

important 3:4,6,22,23 4:9 8:24,26 9:14 12:11 18:3 22:10 24:6,17 25:23,30,31 27:21,25 44:32 53:21 54:1	21:8,19,23 22:33 25:6,27 27:17 28:13 30:34 32:17 33:15 34:25 35:19 38:23 40:12 42:12 45:30 46:13,22 49:12,16 55:24	justified 32:34 January 17:28,30 19:9,27,30 24:11,13 Jason 2:13 Jennifer 2:13 48:25 Jim 45:33 Joe 56:3 John 16:14 32:10 34:12,32 37:1 49:24 Joint 45:32 Joseph 2:22 Josephine 1:12 Joynt 2:30 JPC 46:13,16,17 JPCs 45:34 Judge 38:8,14,20 39:8,25,26,30,32 40:2,5,7,12,29 Judy 2:26 July 2:1 3:30 June 52:29	lands 18:34 26:19,32 29:30,32 30:1,3,22,23,27 31:5 language 46:22 large 8:5 29:14 33:9 last 1:24 2:29 4:6,18 8:24 10:8 12:7 13:3 16:21 20:26 22:31 29:33 31:18 38:2 39:12 43:2 44:22 45:11,23,25 46:16 52:22 53:9 54:10 55:12,16 late 1:17 later 47:11 laugh 27:4,12 launch 46:14 56:16 launched 6:32 7:19 law 6:15 26:11 27:22 34:20 38:11 40:33 41:1,26 laws 11:18 15:25,29,30 lawyers 38:28 layout 3:10 33:16 lead 3:1 24:10,13 46:24 leader 50:14 learn 19:15 20:31 leasehold 2:12 least 35:18 43:30 56:6 leave 9:26 11:7 14:32 38:6 44:29 50:20 53:2 lecture 37:30 leeway 16:6 left 14:21 17:21 34:32,33 50:3 legacy 3:21 legal 23:5 31:28 32:5,13,14,21,31 33:3,6,34 34:4,19 35:4,11,13,14,19,23,3 2 36:15,30 37:14,19,24 38:1 41:11,12,32 42:6,7 43:21,31,32 44:2,23,24,31 legislation 4:21 15:31 16:1,2,3,5,10,11 19:10 21:20,22 lend 26:15 lending 26:33 lengthy 31:15 less 7:9,14 17:7 18:13,33 38:21 lesson 13:34 let's 2:3 36:3 let 13:2,6 18:4 22:26 27:18 letter 27:15 34:7 37:32 41:11,12,26 letters 41:13,14,25 letting 28:34 level 5:8 6:25 8:9,10 10:19 13:11,17 19:18,21 33:15,17,25 35:19 41:17 46:13,30 52:14 levels 19:21 leverage 18:10 levies 21:27 26:5,7 levy 16:17,20,22,24 17:16,20 18:2,7,12,16,24,26 20:3,4,6,24 21:5,9 23:2,27 24:8,12,23,30 25:2,4,8,12,14,30 26:3,26 28:16,28 29:2 30:16,28 liable 25:13 28:16 lien 25:12 lies 6:1 life 41:13,22 light 32:4 lights 53:27 like 1:14,30 4:11 6:27 10:11,30 11:9,32 13:9,10 14:20 17:29 18:7,20 19:25,30	21:16 23:14,19,20 25:31 26:28 27:17,23 30:31 32:4,8,15 33:14,15,31,32 34:11,14 35:10,15,27,31,34 36:2,17 38:34 39:5 42:17,22 43:27,33 44:13,19 46:30,34 48:27 49:7,13,19,20,22 50: likes 25:34 likewise 7:15 lilac 4:15 line 8:33 45:7 54:10 liner 53:30 54:6 lines 55:10 link 46:1 list 4:28 6:18 17:20 20:23,24 23:34 24:3,6,7 29:25,26 listening 23:3 36:6 little 5:10 10:9 11:24 22:25 35:3 41:21 54:32 55:1 live 30:27 46:33 lived 1:25 lives 1:24 living 43:9 loads 24:7 53:12 loan 18:9,10,11,16,19 21:18 23:18 25:2 locations 5:19 logical 55:18 long 1:25 12:8 19:24 24:10,13 27:30 46:25 53:10 longer 54:11,16 55:13 longest 20:23 look 3:21,22,32 4:12 5:13 6:15,20,26 7:14,23,24 8:20 10:27 14:12,16 17:2,3,4,11,23,24 18:27 19:30 22:16 24:26 25:23,27 30:30 31:30 34:15 35:30 36:10 41:24 42:11,28 44:6,11,24 45:13 46:22 47:26 49:9,10,12,16 looked 6:6 29:31 looking 5:12 6:2 7:32 9:6 13:27 19:31 20:12 23:8,12 24:14 26:5 29:30 32:17,23 36:6 41:17 42:13,26 44:19 47:10 looks 39:5 54:17 lose 37:20 38:24 39:27,29 40:23 losing 38:16 loss 23:7 lost 32:33 39:26 40:21,23,27 lot 3:28 12:29 13:17,33 20:32,34 22:6,11,12 25:15 27:25 28:3 29:17 34:9 35:9,20 36:21 37:7,13,25 38:7 39:3,12 42:16 43:3,10,30,31 44:16,19 lots 18:19 20:1 22:32 23:11,12,30,34 24:3,5 30:34 31:9 38:34 love 21:21 low 7:15 lower 15:11 35:14 luck 49:3,4 lucky 47:16 lying 24:27 Lane 52:1,3,5,17,22 Lawless 23:2,16 41:30,31 42:2,5,8 48:7,30 52:16,17,21,24,30 53:26,27,28 54:13 LECP 46:1 Liffey 4:13 5:3	Local 3:24 4:6 5:30 6:33 8:6,7,12 9:10,16 14:8 18:25,29 21:29,30 22:5,21,31 25:13,14 27:6 28:10,11,19,21,23 29:9 30:30 34:16 35:4 36:1 43:31 46:2 47:18 50:34 51:1,2,16,18 52:9 Lorraine 45:32 46:11 52:30 Lough 38:5 Luton 1:23 M made 4:16 10:14,22,24,25,28 28:31 41:22 43:6 45:5 main 21:7 52:7,10 53:34 maintain 7:32 12:16 14:4,8 maintained 12:14,16 14:4 maintenance 7:28,31 12:3,21,24 14:11 15:19 major 15:2,5,19 22:9 majority 16:28,29 29:31 41:8 48:21 56:6 make 6:34 7:27 10:1 11:27 21:13,27 23:6 24:17 25:5 29:17 33:16 38:23,26 39:16 42:19 43:23 50:6 51:3,10 55:19 makes 20:1 31:5 37:31 54:25 making 10:6 11:8 21:27 30:28 37:12 41:22 54:11 man 1:24 manage 3:20 6:3 15:3 38:32 managed 12:16,20 management 5:2 6:7,22,27 7:3,16,32,33,34 9:15,18,21 11:22 15:3,20 46:20 51:29 managing 6:2 12:14,20 manifestation 10:19,24 manmade 13:22 manner 42:29 many 7:23 12:1,3,4,7 21:22,29 23:33 24:4 32:1 map 3:20 13:24,27 15:32 18:26 mapping 3:6 5:18 9:4 10:6,7,12,14 12:29 13:24,27,28 mappings 7:26 maps 4:17,18 5:22,23 10:15 11:27 12:26,27,31,34 13:1,3,6,20,23,24 marina 35:6 37:22 mark 14:33 15:28 18:26,28 market 18:7,9,12,16 20:26 28:34 massive 24:7 35:29 match 30:15 matter 25:18 45:18 47:22,24 54:18 matters 17:26 41:27 maximum 47:17 may 1:5 3:11 5:13 6:15 7:10 8:24 13:18 29:2 30:24,25 47:23 maybe 3:11 5:13 6:6 7:10,24 8:30,31 11:28 12:9,18,21 13:15,16 14:13,14 21:7,9 23:5,11 27:4 30:29 31:25 32:32 33:3,23 34:22 35:3 37:25
---	--	---	--	---	--

38:31 42:19,26 43:11 45:15 49:8,10,12,16 51:34 53:20 54:32 mean 4:29 10:20 12:3,23 19:12,34 21:19 22:8,9,15 25:6 33:33 35:9 36:7 38:6 39:8,31 42:27 43:23,25,27,28 50:24 53:31 means 6:30 15:14,31 24:27 34:3 meant 39:11 40:27,28 measures 4:1 6:5,21 7:34 meat 6:1 mechanisation 1:18 mechanism 32:19,20 mechanisms 8:27 meet 30:21 53:24 54:16 55:19 meeting's 47:11 meetings 1:3,4 29:19 46:8,24 56:1 member 49:32 50:12,24 51:13 members 1:33 9:13 18:22,23 19:16 22:18 28:31 29:3 30:15 31:17,23,24,25,32 37:6,13,14 38:34 41:33 44:19 45:6,11,14,34 46:32 47:9,18,20,23 48:25 49:29 50:24,28,29 51:28 52:3,20,26,33 54:17 55:26,27 56:7,9 membership 46:16,17 memory 50:16 mention 43:12 mentioned 8:29 11:22 13:33 24:33 30:13 42:22 43:5 54:13 merits 23:2 message 3:23 method 44:20 microphone 42:12 microphones 40:16 mid 46:3 might 10:27 11:24 16:1,11 17:14,21 18:24,33 19:23,25 21:1,9,12 23:6,8,16 25:19 28:29 30:24,28 31:32 37:13,26 41:21 45:12,19 46:24 47:24 51:9 mightn't 47:24 54:33 mill 38:29 million 8:6 33:34 36:28 43:6,10 44:13 mind 12:19,22 13:17 minimal 41:19 minimising 8:20 minimum 39:2 ministerial 16:21 minor 8:3,5 14:10,14 42:21 minute 11:1 36:8 minutes 1:4,34 2:4 14:20 36:10 52:26,28,34 missed 48:1 mistake 10:10 mistaken 34:17 mistreatment 22:30 mitigating 35:23 mixed 16:32 modelling 13:25 moment 3:29 4:13 8:10,17 9:2 17:19 19:26 23:22 28:2,8 42:24 55:25 money 18:14 22:4,27 23:6 24:7,9 25:25 26:15,31,33 27:5,6,10,11,12,18 28:7 32:6,24,25,32 33:5,10,11,24,27,28,3 2,33 34:7,11	36:11,14,17,30,34 40:23 42:4,27 43:3,7,10,13 44:28 49:11 52:18 54:12 monies 13:10 36:24 monitor 15:13,18,19 monitoring 6:13,15 15:19 monitors 16:2,10 month 47:16,17 monthly 51:29 months 3:31 55:4 56:10 more 5:13 6:19,25 7:33 11:21 12:29 13:26,29 14:12 16:32 17:12 18:33 19:3,11,15 20:8 21:18 23:5,7,9 24:31 27:21,25 28:13 30:10 35:34 36:3,6 42:8,27 43:9 44:4 46:30 47:1,15 55:8 morning 21:6 31:16 49:4 most 4:14 6:1 25:7 30:1 35:20 38:3,8,10 39:10,22 41:8,13,18 46:26 mother 1:12 motion 56:6,9 motions 35:31 53:1 motivations 30:23,24 motives 20:14 mouth 10:34 mouthpiece 11:2 move 3:11,32 5:13 9:5 10:31 19:14 41:29 54:16 moving 9:7 14:17 19:16 21:17 25:32 27:10 much 5:18 7:32 8:3,13 10:5 14:11 15:11 21:1,11,33 22:12,14 25:5,18 27:14 32:1,21,22 33:9 35:15 36:2,5,17 39:5 40:31 41:5 45:9 47:19 municipal 52:1,2,4,14,18 53:5,30 54:9 mushroom 44:20 must 26:11 myself 11:30 19:31 23:22 35:9 45:9 48:27 Malcolm 3:1 March 46:3 Mary 51:5 Matthew's 14:34 MATTHEWS 2:6,7 9:30,31 21:6 42:9,10,13 52:6,7,11 McDonagh 42:1 McGraynor 1:12,13 McLoughlin 53:1,6 Meeting 1:1,7,9,34 2:1,4 14:22 29:15 31:18 35:30 44:17,20,22 46:16 47:3,11,16,27 48:4 49:17 51:31 52:2,10 53:3,10 54:6,10 55:14,26,33 56:1,15,18 Minister 4:4 18:22 46:31 54:24 Ministers 54:3 Minute's 1:28 Miriam 1:12 MITCHELL 1:30 11:31 53:4,28 55:30 Monday 1:7 2:1 9:22 55:16 MURPHY 50:33 51:15 N name 10:22 26:22 38:19 49:34 52:3,19 named 32:5 naming 52:1 nation 3:20 national 8:9,10 9:6 13:11,12,25 46:2 nationwide 13:12	nature 4:20,24 13:24 46:19 near 35:32 41:9 nearer 38:19 nearily 41:9,24,25 47:16 necessarily 19:24 20:33 23:13 24:28 25:4,6 necessary 11:10 need 3:24,25 13:26 16:27 17:1,2,3,12 18:3 20:12 23:13 24:20 25:16 28:18 32:25 36:3 42:27 44:23 46:30 47:31 54:2,3,17,21 needs 12:24 13:21 27:28 44:16 54:16 negative 18:12 neglected 17:24 negotiate 41:6 negotiating 38:17 neighbour 39:1 neighbours 42:18,19 neither 26:32 net 39:11 never 3:14 12:23 13:22 20:16 22:24 23:1 29:15,31 30:1,17 39:5 44:26 50:14 new 2:13 7:25 11:18 16:20 19:10 23:20 27:8 29:33 53:8 news 1:32 next 6:10,16 8:31 9:14 15:17 17:28 19:9 24:11 30:25,29 35:17 48:34 49:8,17 53:3 55:21,26,33 nice 35:26 nine 2:32 6:9,27 9:15,18 nobody 25:34 49:33 50:16 nominate 48:23 49:22 nominated 51:6 nomination 48:34 nominations 49:23 nominee 49:18 51:23 nominees 48:23 50:7,9 non 26:34 noon 47:11 normal 50:11 normally 38:2 40:34 north 53:21 not 1:3 4:11 7:9 8:24 9:16 10:34 11:9,10,11,16 13:27 14:7,18,24,26 15:22 16:2,10,11 17:15,17,26 18:10 19:20,24 20:25,32 21:2,22 24:28 25:4,5,27,32 26:5,8,33 27:10,11,21 28:19,21,30 29:1,19,24 30:10,16 31:6,31 32:22,32 33:29 34:17,24,31 35:11,21,27 36:10 3 note 1:4 7:4 44:32 noted 14:20 55:14 notes 42:1 nothing 19:24 25:22,27 39:2 notices 38:3 notification 17:32,34 notifications 15:9 notify 22:29 numbered 34:31 35:27 numbers 32:30 36:2 42:11 43:20 50:26,29 51:23 nut 34:2 N81 38:16,19 Nevin 45:21,28 Newcastle 7:4,15 11:22,33 13:7,14,21 NIS 3:34 Noel 51:5	None 8:17 Notice 37:32 39:6 47:14 56:6 November 7:21 9:23 46:15 47:3 51:32 53:3 55:33 56:1 Now 4:6,27 5:23 7:8,26 10:7,10 11:12,25,26,27 12:10 13:10,21 14:7,12 15:10 19:4,30 20:19 22:13,14,32,33 23:11 25:25,30 26:1,2,16,29 27:27 28:33 29:5,17,33,34 30:27 37:1 38:17 39:1 43:6 44:29 46:30 47:16 49:23 51:13 53:10,15,33 54:15,25 56:7 Number 2:4,8,12,16,21,25,29, 32 4:24 5:3,19 15:12 16:16 17:4,6,7,25 22:31 30:20 31:17,25,28 35:2,31 36:34 42:11 44:6 47:5 49:17 51:16,29,30 52:1 54:15 56:8,13 O o'clock 9:12 48:4 51:34 52:34 objecting 11:13,14 objectives 28:33 46:6,9 obligated 4:21 obligation 39:31 obligations 30:33 34:10 obliged 31:7 37:30 41:25 obvious 19:13,34 23:15 obviously 16:25 18:3 19:11 20:8,23 21:16 26:8 36:21 39:18 40:32 44:8 45:5 46:22 52:18 occasions 12:7 occur 1:5 8:20,27 off 6:26 9:34 14:12 17:28 20:4 25:9 33:14 35:12 offer 1:19 34:5 38:23 offering 38:24 officer 15:4 29:9 officers 55:20 offices 9:10 official 1:3 44:22 officials 18:23 20:22 53:23,25 54:27 often 21:16 35:12,19 47:14 okay 1:33 2:12 6:24 7:3,17 9:10,29 10:13 13:2 15:20 16:25 22:9 26:25 37:21,25 39:25 42:2,5,8 49:5,16 51:30 old 1:16 24:27 older 37:4 once 4:4 8:14 14:12 15:1 17:29 20:24 23:27 24:10 29:3 33:23 one 2:29 4:4,11,12,14,16,23,33 5:11 6:20,22 7:7,9,11,14,17,23,31 8:8,17,24,33 9:3 11:29,30 12:26 13:8,9,16,17,29 14:7,17,34 15:3,4,12 17:28 18:31 19:33 20:4,6,8,19,28 21:4 23:14,19 25:26,28 26:10,13,16 28:24,29 29:8,13 31:19,33,34 32:14,28 34:22,28 35:2,1 ones 16:12 19:2	ongoing 9:32 12:23 17:29 online 42:14 45:4 only 1:16 7:18 12:12 15:34 16:2 31:24 33:10 34:16 35:30 36:23 38:31 42:24 47:9 49:23,32 50:10 51:12 54:23 open 9:13 17:30 19:14 28:22,26 38:7 45:5 opened 19:9 operate 20:26 21:17 22:17 30:9 operation 27:17 49:4,5 opinion 20:32 22:29 36:17 opportunity 3:2,23 34:5 oppose 50:13 opposed 15:12 opt 19:33 25:28 option 4:5,7,8 5:19,26 8:8,18 29:9 43:24 44:2 options 3:5,11 5:28,31 6:2,3,4,7,10,14,21,22 7:23,33 9:5,6 13:14 order 31:10 39:12 56:5,8 orders 1:30 27:27 47:5,9,10 48:3 53:2,4 56:4,10 ordinary 2:4 43:27 organisations 46:5 original 54:34 originally 1:25 52:17 other 7:1 10:17,23 14:7 16:1,4,11,12 18:20,30 20:14 22:3,17 23:8,28 24:5 27:31 28:16,22 29:27 38:14 39:1,12,19 42:17,18,26 44:2,5 45:1,28 50:13 52:19 53:29 others 5:29,31 our 3:20 10:8 13:11 14:10,31 19:14,16,18,21 21:12 23:25 27:17 36:29 37:19 38:2,25,31,32 41:23 42:6,7 43:25 44:14 45:2 46:16,26 47:17,20 51:3,10,27 53:30,32,34 54:3,9 55:12,23,31,33 ours 41:24 ourselves 3:16 10:1 14:3 19:9 22:31 28:12 47:15 out 3:30,31,33 5:8 7:16,26 13:13 16:9,25 17:1,33 18:8,10,19 19:5,8,10,26 20:32 22:11,21,22 23:7,14,15,17,30,34 24:5,31 25:28,32 26:3,33 27:17 28:13,15,19,22 29:33 30:34 31:22 32:5,29 33:28 34:14,21 35:3,19,21 38:15 40:8,15,33 41:12,13,14,23,25 42:25 43:7 outgoing 49:25 outgoings 32:2 outlined 46:11 outs 19:33 outset 32:20 44:30 outside 6:7 22:13 28:4 56:15 outstanding 18:11,13,16 45:29 over 3:34 4:29 5:29,31 8:17,33,34 10:18 12:7 13:16 22:31 24:7 30:22,24 33:23,27 34:16 35:4,6 36:7,10	37:22 38:33 39:6,17 40:28 41:5 42:32 43:2 44:15,27 53:3,20 54:12,23 overall 33:19 53:15 overdue 46:25 overriding 31:1 overview 5:4 16:24 overwhelming 29:31 owe 18:14 owed 42:33 43:6 own 3:17,18 8:13 13:22 23:21 26:19,20,21,32 27:1,7,23 28:16,29 29:10,24 30:8 42:6,7 51:10 owned 22:24 30:23 owner 37:9 owners 21:34 26:11 ownership 13:34 26:26 28:12,14 owns 28:12 29:13 O'BRIEN 14:29,30 21:29 27:13,14,34 28:3 37:21,25 39:27,29,33 40:1,3,5,8,11,13,15,1 7,20,22,25,30,32 41:6,20 44:21,22,34 45:4 O'CONNOR 20:5,6 27:19,20 32:3,4 46:18,19 49:14,15 51:33 O'Doherty 1:11 O'Farrell 42:6,7 O'Neill's 45:17 O'NEILL 2:2,9 42:30,31 43:16 45:19,21,25,28 October 1:7 7:20 9:11,22 55:21 Office 2:32,34 12:6 33:5 OPW 2:33 3:3 8:3,5 9:25,33 10:21,25,28 15:32,33 54:17 55:1,3,5,11,17,20,22 Osbourne 2:26 P page 34:30,31 35:27,32 42:31 43:12 pages 4:28 34:31 35:27 paid 25:12 42:33,34 43:13,14 45:25 47:1 painting 25:6 pan 20:32 paper 10:28,30 11:18 parked 54:25 parking 33:33 part 3:15,19 6:6 15:19 18:31 25:15 28:19 37:6 participation 46:14 particular 1:15 11:25 21:16 28:13 32:5 36:32 37:14,15 43:29,32 44:3 47:22 particularly 12:21 15:13 19:5 21:17 22:12 28:28 33:16 parties 42:28 51:7 partnership 53:13 54:34 parts 16:3 38:25 party 40:26 49:32 passed 16:21 35:23 past 27:31 pay 18:12,13 23:4,7,19,28 25:4,30 26:3 29:2,33 38:17,24 46:31 payable 18:17 24:12 paying 29:31 32:1 39:9 payment 21:28 peak 12:14 peculiar 43:29 penalise 22:15 penalised 20:20 22:34 penalty 21:28 penance 27:11
---	---	---	---	---	--

<p>pending 45:17</p> <p>people's 30:1</p> <p>people 3:31 5:3,19 6:1</p> <p>20:14,24,33 21:2,23</p> <p>22:3,4,6,12,15,24,25,30,32,34</p> <p>23:4,7,12,21,34</p> <p>24:4,5,8,9,14,16</p> <p>25:21,22,26 26:5,29</p> <p>27:5,7,9,26</p> <p>29:16,23,30,31</p> <p>30:1,27 31:9 32:33</p> <p>33:34 34:5,6</p> <p>35:10,18,19 36:10</p> <p>37:17 38:2,33 39:6,24</p> <p>41:7,11,13,17,18</p> <p>42:17,23,25 4</p> <p>per 4:11,12 6:22 23:28</p> <p>28:5</p> <p>performance 41:24</p> <p>perhaps 10:11,27 11:4,9</p> <p>22:29</p> <p>period 1:25 3:31</p> <p>12:30,34 15:17</p> <p>permission 15:34 24:19</p> <p>25:21,23,24,25,30</p> <p>38:6,12,33 40:26</p> <p>42:23 43:24,27 55:3</p> <p>permissions 22:23</p> <p>person 8:19 10:10 20:16</p> <p>23:18 26:5,8,9</p> <p>28:19,32 29:1,11</p> <p>35:16 38:17 43:27</p> <p>personally 39:18</p> <p>personnel 22:21</p> <p>perspective 33:17 54:26</p> <p>phase 3:32 4:6 9:3,5</p> <p>phone 55:8</p> <p>phoned 48:32</p> <p>physical 14:13 17:13</p> <p>pick 4:27 5:8 19:4</p> <p>28:13,15</p> <p>picking 33:5</p> <p>piece 10:9 18:10,15</p> <p>21:20,21 27:23</p> <p>28:24,31 30:17</p> <p>pilot 8:16</p> <p>pink 4:16</p> <p>pioneer 1:18</p> <p>place 10:2 15:5,6,7,13</p> <p>17:25 27:28 28:2</p> <p>32:19,20 34:8 48:27</p> <p>55:7</p> <p>plain 10:10,11 11:26</p> <p>planner's 41:7</p> <p>planners 3:18 5:24 7:26</p> <p>18:29 31:7</p> <p>planning 1:13 5:24 7:25</p> <p>16:5 19:31</p> <p>22:23,25,27 23:23</p> <p>24:19</p> <p>25:21,23,24,25,30</p> <p>28:12,13 30:31,34</p> <p>31:7,13,15,20 33:34</p> <p>34:2,4,5,8,9,10</p> <p>35:10,22 37:11</p> <p>38:6,12,28,32,33</p> <p>41:4,15 42:14,23</p> <p>43:24,25,26,27</p> <p>44:1,2,34 53:12 55:2</p> <p>plans 3:8,9,30,32</p> <p>4:4,13,22 6:16</p> <p>8:12,13 9:10,25 10:14</p> <p>11:28 15:4,5 18:25</p> <p>29:5 46:2</p> <p>plant 25:29</p> <p>played 1:23</p> <p>player 1:23</p> <p>pleasant 35:11</p> <p>please 1:10 6:25 10:31,33</p> <p>11:15,20 13:6 19:31</p> <p>36:25 40:16 41:30</p> <p>42:12 45:31 47:20</p> <p>49:5,22 53:3</p> <p>plenty 18:15</p> <p>plucked 35:28</p> <p>pockets 35:20,21</p>	<p>point 4:31 5:25 8:26</p> <p>10:11 11:8 14:16</p> <p>21:6 22:10 35:3</p> <p>54:21 56:4</p> <p>pointless 52:21,24</p> <p>points 27:14</p> <p>policing 45:32 46:2,6,25</p> <p>policy 19:3,17</p> <p>popped 10:8</p> <p>popular 1:24</p> <p>population 30:14</p> <p>portion 29:14</p> <p>portrayed 1:3</p> <p>position 27:29</p> <p>49:19,22,23,31</p> <p>50:6,10 51:22,25</p> <p>possibility 15:11</p> <p>possible 1:5 14:20</p> <p>24:4,19</p> <p>possibly 28:5 42:18</p> <p>53:21</p> <p>postal 9:25</p> <p>postponement 1:31</p> <p>potentially 33:19</p> <p>pounds 33:1</p> <p>predict 28:5</p> <p>prefer 22:2</p> <p>preference 5:29</p> <p>preferred 6:3,10</p> <p>preliminary 5:6 9:4</p> <p>12:27</p> <p>premises 21:7</p> <p>preparation 3:33</p> <p>preparing 19:30</p> <p>presence 46:27</p> <p>present 2:7 46:4</p> <p>48:20,21,22 56:7</p> <p>presentation 2:32 3:8</p> <p>9:26,31 10:5 16:16</p> <p>21:26 31:21</p> <p>presented 6:9 9:5</p> <p>32:8,14 43:21 55:12</p> <p>presenting 7:23</p> <p>presently 53:33</p> <p>preserve 45:6</p> <p>pressure 53:34</p> <p>presumably 23:21 24:28</p> <p>presume 37:20 52:19</p> <p>pretty 11:24 33:34</p> <p>prevent 10:34</p> <p>preventative 12:3</p> <p>prevention 7:24,25 46:6</p> <p>previous 14:9 33:16</p> <p>34:19 54:9</p> <p>previously 2:18,22 10:9</p> <p>15:12 34:22 37:7</p> <p>49:20</p> <p>price 19:33,34 20:2</p> <p>23:30 27:8</p> <p>prices 17:3 19:33 20:3,9</p> <p>23:28 44:25</p> <p>primarily 4:28,33 5:6,22</p> <p>6:9 8:16</p> <p>principle 22:9</p> <p>principles 26:26</p> <p>prior 33:18</p> <p>prioritise 4:1 6:5</p> <p>prioritising 9:6</p> <p>priority 46:9</p> <p>private 22:8</p> <p>26:19,21,26,28,30,32</p> <p>27:1,21,22,24,26,31</p> <p>28:16,22,28 29:24</p> <p>30:1 53:13 54:33</p> <p>probability 15:11</p> <p>probably 11:32 22:6</p> <p>23:20 28:6,11 36:15</p> <p>46:19 55:32</p> <p>problem 14:17 16:15</p> <p>20:7 26:33 50:23</p> <p>51:13 54:27</p> <p>problematic 19:12</p> <p>problems 22:2,7,9,11</p> <p>procedure 50:11</p> <p>proceed 1:34 45:24</p> <p>53:20,24</p> <p>proceedings 23:5 37:10</p> <p>42:20</p>	<p>process 2:33 3:28 4:1</p> <p>17:11,32 18:29</p> <p>19:5,27 22:25</p> <p>24:1,11,34</p> <p>25:10,19,31</p> <p>30:6,7,8,10,29,32</p> <p>41:27 43:25,28 44:1</p> <p>46:4,7 52:4 55:9</p> <p>processes 24:13,18</p> <p>procession 19:4 25:9</p> <p>procurement 55:9</p> <p>produced 9:4</p> <p>producing 11:18</p> <p>profession 44:24</p> <p>professional 10:17 18:4</p> <p>28:6 35:15</p> <p>professionals 23:17</p> <p>profit 20:14,16 21:2</p> <p>profitable 21:2</p> <p>programme 3:3 5:7 8:3,5</p> <p>9:3,6 14:10 15:2,4</p> <p>44:6</p> <p>programmes 4:23</p> <p>progress 6:14 7:12 8:7</p> <p>10:6 13:14</p> <p>progressed 7:10,15</p> <p>progressing</p> <p>8:34,10,16,25 15:1</p> <p>46:13</p> <p>progression 7:5 8:30</p> <p>project's 55:12</p> <p>project 23:24 53:15</p> <p>54:13</p> <p>projects 8:16</p> <p>promises 54:28</p> <p>propelled 1:18</p> <p>proper 30:31,34 31:7</p> <p>36:9 41:27 55:7</p> <p>properly 47:1</p> <p>properties 6:29 22:14</p> <p>23:21 24:3 28:7</p> <p>29:25,26,27</p> <p>property 8:21 17:8 18:4</p> <p>23:17,28 25:12</p> <p>26:10,19,21,27,28,30</p> <p>27:1,21,22,23,24,26,3</p> <p>1 28:4,6,28 29:24,34</p> <p>30:1 43:2</p> <p>proposal 14:12 19:25</p> <p>20:6,22 27:18</p> <p>47:26,33,34 48:3,6,10</p> <p>propose 1:33 27:15</p> <p>46:16 47:28 48:11,27</p> <p>49:19,20 51:25</p> <p>52:3,15,30</p> <p>proposed 2:1,5,18,23,26</p> <p>18:31 19:3,17 47:5</p> <p>48:8</p> <p>proposer 2:10 48:5 52:28</p> <p>proposing 6:27</p> <p>protect 8:19 44:1</p> <p>protected 26:22</p> <p>protecting 44:1</p> <p>protection 8:7,21 27:24</p> <p>protocol 47:21 52:28</p> <p>56:15</p> <p>provide 13:10 20:8,11</p> <p>27:30</p> <p>provided 14:10 16:17,30</p> <p>21:31 26:17 27:9</p> <p>54:34</p> <p>provision 17:14 27:29</p> <p>provisions 16:24</p> <p>proximity 7:6 31:5</p> <p>public 1:3 2:32,34</p> <p>3:19,24 4:19 5:17,24</p> <p>6:32 7:19</p> <p>9:7,11,13,15,17,21</p> <p>12:6,30 16:7 17:12,16</p> <p>18:30 19:16 29:26,33</p> <p>33:5 36:11 45:5</p> <p>46:7,8,23 51:11</p> <p>52:4,18 54:12,33</p> <p>55:20</p> <p>publication 3:4</p> <p>published 41:24</p> <p>punish 24:14</p> <p>punishing 22:6 24:15</p>	<p>purchase 17:7 18:15</p> <p>27:27</p> <p>purely 41:14</p> <p>purpose 3:8 13:26 29:14</p> <p>purposes 1:2 15:19</p> <p>pursue 53:9 55:13</p> <p>pursued 40:24</p> <p>put 3:19 8:6,18 10:2,21</p> <p>12:12,15,16 19:3</p> <p>22:21,29 26:5</p> <p>27:11,18,28 32:19,20</p> <p>34:7 38:23 39:10</p> <p>43:26 45:13 46:31</p> <p>47:27 48:34 49:16,34</p> <p>53:3 55:1,11,32</p> <p>putting 11:27 15:5 21:30</p> <p>28:2 44:27 47:26</p> <p>55:19</p> <p>Park 2:9,10</p> <p>Participants 46:5</p> <p>Pat 49:20,26 51:25</p> <p>Patricia 1:11</p> <p>Patrick's 2:26,30</p> <p>PFRA 5:6,11 6:18</p> <p>13:24,27</p> <p>Plan</p> <p>3:4,5,9,14,20,24,25,2</p> <p>8,29</p> <p>4:2,6,11,12,16,17,20,</p> <p>23,27,28,31 5:3,20</p> <p>6:1,11,13,25,31 7:5,9</p> <p>8:14 9:5 10:6,8</p> <p>15:5,7,13,20 17:3</p> <p>18:26,29,30,31 19:17</p> <p>28:33 29:20</p> <p>30:13,14,20,29,30,31</p> <p>31:2,16,21 45:34</p> <p>46:1,2,3,5,8,9 55:34</p> <p>Pleanala 55:2</p> <p>Premiership 1:24</p> <p>Preparedness 7:24 8:8</p> <p>Q</p> <p>qualified 36:6</p> <p>qualify 17:5</p> <p>quarter 32:34 53:2</p> <p>question 9:33</p> <p>11:17,29,30 13:20</p> <p>14:21,23 15:22 19:34</p> <p>21:4,26,33</p> <p>23:1,6,22,27 24:25</p> <p>29:8 31:4 32:15,16</p> <p>34:23,28 35:5 36:22</p> <p>37:12,16,18 43:18</p> <p>44:30,31,34 45:17</p> <p>47:9</p> <p>questionable 33:29</p> <p>questioned 32:24</p> <p>questioning 32:13</p> <p>questions 3:11 4:29,30</p> <p>9:29,31 10:3 14:34</p> <p>16:25 23:13 25:32</p> <p>32:23 36:26 37:22,25</p> <p>38:29 39:22 43:11</p> <p>quick 3:10 4:27</p> <p>6:24,25,26 8:4 9:10</p> <p>21:26 31:30 44:11</p> <p>quite 6:19 10:17 12:9</p> <p>13:13 23:3 33:9 34:6</p> <p>36:21 37:13 39:17,23</p> <p>44:9 45:6 46:12,20</p> <p>49:4 53:1</p> <p>quote 39:8</p> <p>QUIRKE 54:32 55:29,32</p> <p>R</p> <p>raise 11:24 45:15 47:18</p> <p>raised 14:16 24:15 25:32</p> <p>37:12</p> <p>rake 24:7</p> <p>rate 1:12 46:29</p> <p>rates 33:8 34:28,34 35:1</p> <p>36:25,26,27,28,29</p> <p>rather 10:18,20 14:11</p> <p>22:3 24:14,15 34:20</p> <p>44:17</p> <p>ratings 5:30</p> <p>rationale 5:28 11:27</p> <p>read 35:26 43:29</p>	<p>reading 33:3</p> <p>ready 25:31</p> <p>real 26:34 27:10 44:2</p> <p>54:28</p> <p>reality 23:24 24:9 28:30</p> <p>29:2 42:23</p> <p>really 6:1 18:24 19:20</p> <p>25:23 29:17 33:15,28</p> <p>35:10,21 36:23</p> <p>38:4,6,7 43:26 45:15</p> <p>52:17 54:4 55:8,19</p> <p>realtime 1:1,2</p> <p>rear 2:9</p> <p>reason 11:24 21:31 22:13</p> <p>26:13,15 27:10 30:26</p> <p>39:31</p> <p>reasonable 15:16 36:22</p> <p>37:18 46:31</p> <p>reasons 20:12,14 22:4</p> <p>23:14,19 50:12</p> <p>reassure 28:20</p> <p>recall 37:13 42:20</p> <p>receive 2:32</p> <p>received 34:17 37:14</p> <p>42:3 52:5</p> <p>recent 54:23</p> <p>recently 1:32 18:32</p> <p>reclaiming 53:14</p> <p>recognise 8:18,19 20:15</p> <p>46:31</p> <p>recognised 8:4</p> <p>recommend 7:10</p> <p>recommendation 7:5</p> <p>52:5</p> <p>recommendations 31:5</p> <p>recommended 6:24 8:9</p> <p>51:8,10</p> <p>recommends 3:10</p> <p>record 45:13 55:32</p> <p>records 13:25</p> <p>recoup 37:23,24 45:18</p> <p>recoupable 35:5,7,34</p> <p>36:15,17</p> <p>recouped 32:1,2,23</p> <p>33:32,33 36:24 37:5</p> <p>43:5,13</p> <p>recoverable 33:11</p> <p>recovery 8:20</p> <p>rectification 2:16,17</p> <p>red 9:2</p> <p>reduce 7:27 38:30 46:26</p> <p>reduces 16:30</p> <p>reducing 55:6</p> <p>reduction 17:25</p> <p>reels 47:8</p> <p>refer 44:20</p> <p>referee 26:4</p> <p>reference 43:20</p> <p>referred 5:33 44:17</p> <p>reflect 32:30</p> <p>reflected 51:18</p> <p>refusing 4:5</p> <p>regard 13:3 22:8 36:20</p> <p>37:4,9 46:1 49:13</p> <p>50:13 55:5</p> <p>regarded 1:17 4:18</p> <p>regardless 30:16</p> <p>regards 22:4,20,27,33</p> <p>31:21 32:14</p> <p>34:19,26,28 35:3,5,6</p> <p>46:21 51:3</p> <p>regenerated 19:12</p> <p>regeneration</p> <p>16:17,20,27,29 17:23</p> <p>18:34 19:22,25</p> <p>regional 30:15</p> <p>register 17:28,29,30,31</p> <p>18:4,8 19:8,14 21:30</p> <p>22:22 23:28</p> <p>24:10,11,17 25:7,9</p> <p>28:22,25</p> <p>registered 26:22</p> <p>regret 55:15</p> <p>regular 6:14 12:21 15:6</p> <p>regularly 38:30,31</p> <p>regulations 4:34</p> <p>15:25,29</p> <p>reimbursed 35:4</p>	<p>reiterate 31:4 55:23</p> <p>reject 4:7</p> <p>relate 24:4</p> <p>related 7:7 13:21 31:34</p> <p>35:32 38:5 43:20</p> <p>relates 24:25 36:23 38:4</p> <p>relation 10:6 13:20</p> <p>14:7,13 29:8,13 33:34</p> <p>35:11,23</p> <p>36:26,27,29,32</p> <p>37:2,12 45:17</p> <p>47:21,24,25</p> <p>relationship 35:22</p> <p>relevant 15:22,23</p> <p>32:15,23 44:31</p> <p>relief 33:4 43:19</p> <p>reluctant 55:24</p> <p>relying 54:16</p> <p>remain 15:7 40:19,29</p> <p>55:18</p> <p>remained 55:4</p> <p>remains 15:13</p> <p>remarks 49:7</p> <p>remedial 37:9</p> <p>remiss 49:3</p> <p>remit 14:4</p> <p>removal 14:9,12</p> <p>remove 12:2,4 15:25</p> <p>removing 14:13</p> <p>renewal 12:31 13:30</p> <p>rent 17:4,7 28:7 46:33</p> <p>rental 23:30</p> <p>renting 17:3</p> <p>reorganisation 51:16</p> <p>repeated 10:31 14:30</p> <p>repeating 11:14</p> <p>replaced 50:12</p> <p>replacement 49:17</p> <p>replacing 49:32</p> <p>replies 4:30</p> <p>report 4:22,24 6:14</p> <p>31:28 32:1 35:27</p> <p>46:20,21,22,28 51:29</p> <p>reported 5:11</p> <p>reports 10:17 22:46:34</p> <p>53:23</p> <p>represent 11:32,33 45:10</p> <p>47:18</p> <p>representative 46:32</p> <p>51:11</p> <p>representatives 42:28</p> <p>51:4</p> <p>representing 4:13,14</p> <p>11:33 46:4</p> <p>represents 3:16</p> <p>request 1:30</p> <p>requested 55:19</p> <p>requests 12:2</p> <p>require 15:33</p> <p>required 4:21,22,24</p> <p>5:7,11 6:13,15 12:28</p> <p>29:32 46:34</p> <p>requirements 53:10</p> <p>55:14</p> <p>requires 6:14</p> <p>research 44:8</p> <p>residential 10:9</p> <p>16:26,27,32 19:1</p> <p>residual 12:15,20</p> <p>15:1,15</p> <p>resigns 50:12</p> <p>resilience 8:16</p> <p>resistance 23:21</p> <p>resolution 41:17</p> <p>resolve 41:8 42:19</p> <p>resolved</p> <p>41:5,8,11,12,13,24</p> <p>42:22 45:18</p> <p>resolving 41:16</p> <p>resort 38:2 45:11</p> <p>resource 23:16</p> <p>resourced 47:1</p> <p>resources 22:21</p> <p>23:10,11,15,22,24</p> <p>24:4 28:4</p> <p>respect 25:13 43:18,24</p> <p>respected 1:17</p> <p>respond 21:34</p>
---	--	--	---	--	--

response 8:12,13 25:17 41:31	32:5,19,25 36:14 39:9 40:29,32 41:31 44:22 49:34 50:14 53:11,28 54:13 55:5,6	send 27:15,16 41:26 44:5 sending 4:5 sends 41:25 senior 34:24,25 53:23,24 54:17	24:9,17,18 25:1,2,4,5,7,29 26:15 27:8 28:28 29:2 30:16,27 37:9 41:7 53:10,14,19,24 54:34 55:13,15,18,23,25	sorry 13:34 14:21 25:17 31:12,14 37:1 40:25 48:27 56:3 sort 4:4 9:34 14:12 31:20 33:18 34:7 36:32 41:21	storm 53:17,19 straight 34:4 strategic 3:34 4:22 46:8 strategy 17:2,11 19:18 46:3
restaurant 34:15 41:32	sailing 53:18	sense 20:1 37:23 54:26 55:19	sites 4:24 17:23,29,30 18:4,15,26,27 19:4,5,12,13,22,23,25 27,30,31 20:23 21:1,2,15,19,22,23,29 30,31,34 22:3,5,21,23,33 23:1,7,15 24:4,10,16,22 25:2,7,13,15,30,34 26:2,6,13 28:10,11,13,15	sorted 54:4 sorts 22:2,7 27:21 sought 41:32 spatial 28:13 speak 46:20 speakers 32:12 34:19 54:9 speaking 36:6 44:18 spec 53:13,14 special 53:14,15 specific 18:28 29:14 34:21	stream 23:3 streets 21:7 46:27 stressed 41:12,14 strikes 36:7 strong 43:34 51:28 strongly 26:20 structure 3:9 7:27 14:13 24:23
restrict 16:3,11 47:15	sale 17:4	sent 32:16 36:9 44:32 51:2	sits 24:30 sitting 24:29 25:15 44:18 situated 16:27 situation 21:20 22:2,34 27:27,31 45:11,14 49:10 55:4	speeding 8:20 spend 6:31 33:10 spending 32:34 spent 22:27 25:25 33:10,24 36:27,29,30 42:8 44:28 54:12 spoil 12:2,4,8 13:33 staff 3:17 15:9 23:17 28:1 31:13,15,20 39:18	structures 24:25 studied 5:9 studies 13:7,25 14:16 study 3:14,15,18 4:29 5:8,9,18 7:18 13:10,26 14:18 23:29 stuff 12:5,22 33:32 39:11 41:19 44:16
restriction 16:4	same 7:4 14:21 18:33 19:21 21:11,20 22:24,28,34 25:22,26 26:6 28:16,22 35:5 38:19 48:14 50:12 52:19 53:19,29	seriously 13:1 32:13 seriousness 16:8 serve 37:31,32 served 17:12,15 service 1:2,4 53:31 54:4 55:12	situations 12:18 42:21,28 13:30 15:32 22:26 35:28 45:32 46:8 56:10	speeding 8:20 spend 6:31 33:10 spending 32:34 spent 22:27 25:25 33:10,24 36:27,29,30 42:8 44:28 54:12 spoil 12:2,4,8 13:33 staff 3:17 15:9 23:17 28:1 31:13,15,20 39:18	stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
restrictions 16:9 27:22	sandwiches 54:25	services 18:20 19:11 31:6 32:5 34:24 35:33 37:24 53:34	six 2:21 5:11,12 12:31,32 13:30 15:32 22:26 35:28 45:32 46:8 56:10	stage 3:6,25 4:7,9,19,33 5:18,19 23:11 28:24 31:7 33:19 35:17 37:3 40:28 42:6 44:4 47:16 51:17	submission 6:34 10:22 submit 9:17 41:14 submitted 4:4 47:10 subsequent 1:2 38:10 subsequently 51:1 substantial 10:18,23 15:26
restructuring 51:18	sat 22:28	set 12:26 24:5 30:9 31:22 46:9 50:26,27,34 51:12,30	size 15:34 55:6 skills 23:24 sledgehammer 34:3 sleeping 46:32 slightly 7:17 9:21 52:21 slip 55:8 slipway 53:15 slower 7:34 slowly 23:20 24:6 sluices 12:22 small 4:14 12:5 20:19 33:34 41:21 smaller 34:4,8 41:5 42:4 smallest 41:4,18 snowy 46:12 soccer 1:23 social 17:5,25 24:34 26:17,18 sole 13:26 solicitor's 34:6 solicitor 32:5,15 43:8 solicitors 34:24,29,34 38:29,31 44:31	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
result 45:12 55:10	say 1:14 7:1 11:3 12:17 14:24 18:26,28,32 21:3 24:11,27 25:29,31 26:23,25 28:29 29:13,25 33:14,20 35:21 36:2,5 38:5,33 39:4,14 41:7,20 43:29 44:4,28 46:21 47:3,22 48:32 51:8 52:6 53:16,17,30 54:5,6,11 55:8,17	settling 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	size 15:34 55:6 skills 23:24 sledgehammer 34:3 sleeping 46:32 slightly 7:17 9:21 52:21 slip 55:8 slipway 53:15 slower 7:34 slowly 23:20 24:6 sluices 12:22 small 4:14 12:5 20:19 33:34 41:21 smaller 34:4,8 41:5 42:4 smallest 41:4,18 snowy 46:12 soccer 1:23 social 17:5,25 24:34 26:17,18 sole 13:26 solicitor's 34:6 solicitor 32:5,15 43:8 solicitors 34:24,29,34 38:29,31 44:31	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
retrofit 37:6	saying 10:6 11:4,12,13 13:14 27:15 29:3,18 30:28 39:1 41:2 42:25 44:19 45:11	sets 3:20 13:23 50:29 setting 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	six 2:21 5:11,12 12:31,32 13:30 15:32 22:26 35:28 45:32 46:8 56:10	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
revenue 21:33 23:7 25:18	says 31:31 33:8 36:9,24 scale 18:14 scathing 39:9 scheme 7:5,6,12 12:16,17 15:1,2,7,10,14,16 19:8 37:9 54:34 55:6 schemes 7:28,29 8:7,29,30 9:6,7 12:21 14:2,3 15:1,15,18	sets 3:20 13:23 50:29 setting 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	size 15:34 55:6 skills 23:24 sledgehammer 34:3 sleeping 46:32 slightly 7:17 9:21 52:21 slip 55:8 slipway 53:15 slower 7:34 slowly 23:20 24:6 sluices 12:22 small 4:14 12:5 20:19 33:34 41:21 smaller 34:4,8 41:5 42:4 smallest 41:4,18 snowy 46:12 soccer 1:23 social 17:5,25 24:34 26:17,18 sole 13:26 solicitor's 34:6 solicitor 32:5,15 43:8 solicitors 34:24,29,34 38:29,31 44:31	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
review 10:8 13:7,25 14:5 21:13	school 31:11 science 10:24,28 scientific 10:27,30 11:18 score 6:21 scoring 5:29 scramble 33:27 screen 4:1 6:21 seafont 2:17,18 search 28:14 second 2:7 9:32 14:19 16:32 17:10 21:33 27:18 38:9 39:33 40:12 47:30 48:12,30 49:21 52:26,31 53:28	sets 3:20 13:23 50:29 setting 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	six 2:21 5:11,12 12:31,32 13:30 15:32 22:26 35:28 45:32 46:8 56:10	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
rights 26:21 27:1 28:28 rise 19:12	schools 31:11 science 10:24,28 scientific 10:27,30 11:18 score 6:21 scoring 5:29 scramble 33:27 screen 4:1 6:21 seafont 2:17,18 search 28:14 second 2:7 9:32 14:19 16:32 17:10 21:33 27:18 38:9 39:33 40:12 47:30 48:12,30 49:21 52:26,31 53:28	sets 3:20 13:23 50:29 setting 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	size 15:34 55:6 skills 23:24 sledgehammer 34:3 sleeping 46:32 slightly 7:17 9:21 52:21 slip 55:8 slipway 53:15 slower 7:34 slowly 23:20 24:6 sluices 12:22 small 4:14 12:5 20:19 33:34 41:21 smaller 34:4,8 41:5 42:4 smallest 41:4,18 snowy 46:12 soccer 1:23 social 17:5,25 24:34 26:17,18 sole 13:26 solicitor's 34:6 solicitor 32:5,15 43:8 solicitors 34:24,29,34 38:29,31 44:31	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
risk 3:21,22 5:3,6,9,13,14,23,25 6:2,3,19,22 7:6,27,34 8:14 9:4,32 12:15,20,23,27 13:28 15:1,4,15 33:17,20,25	science 10:24,28 scientific 10:27,30 11:18 score 6:21 scoring 5:29 scramble 33:27 screen 4:1 6:21 seafont 2:17,18 search 28:14 second 2:7 9:32 14:19 16:32 17:10 21:33 27:18 38:9 39:33 40:12 47:30 48:12,30 49:21 52:26,31 53:28	sets 3:20 13:23 50:29 setting 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	size 15:34 55:6 skills 23:24 sledgehammer 34:3 sleeping 46:32 slightly 7:17 9:21 52:21 slip 55:8 slipway 53:15 slower 7:34 slowly 23:20 24:6 sluices 12:22 small 4:14 12:5 20:19 33:34 41:21 smaller 34:4,8 41:5 42:4 smallest 41:4,18 snowy 46:12 soccer 1:23 social 17:5,25 24:34 26:17,18 sole 13:26 solicitor's 34:6 solicitor 32:5,15 43:8 solicitors 34:24,29,34 38:29,31 44:31	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30:22 41:5 54:27 standard 15:16 standing 1:30 9:2 47:5,9,10 48:3 53:2,4 56:4,5,8,10 stands 18:8 27:22 55:25 start 3:30 5:7 6:26 17:31 19:10,11,13,16,22,27 20:24 22:5 23:14,15,20 24:6,8 25:19 27:7,12 29:27 37:30 43:9 55:34 56:1	stuffs 12:5,22 33:32 39:11 41:19 44:16 stupidity 10:32 style 14:18 sub 6:4 subject 12:29 18:9 21:16 53:17
rivers 13:33 15:13 16:9 road 2:13,14 3:20 16:7 22:8 25:29 26:23 27:28 46:24 roads 16:6,7 34:10 role 18:22 roll 16:24 19:26 38:33 39:6 40:28 rolling 3:30 15:4 18:14 19:8,9 23:14 roof 44:27 room 50:3 rough 3:8 6:2 36:20 56:7 roughly 9:2 route 43:31 44:23 45:14 rowing 53:18 rubber 11:28 ruinous 17:24 rule 15:31 rules 15:25,29 run 4:13,27 6:18,24,25 12:27 37:8 38:29 runs 10:16,18,20 rural 46:6 rush 49:17 ruthlessly 38:32 Rathnew 7:3,6 Recycling 1:11 Remember 5:11 12:12 35:20 44:1	second 2:7 9:32 14:19 16:32 17:10 21:33 27:18 38:9 39:33 40:12 47:30 48:12,30 49:21 52:26,31 53:28	sets 3:20 13:23 50:29 setting 4:33 17:1 settle 39:7 settlement 19:18 seven 2:25 22:26 several 33:33 38:13 42:20 sewage 17:19 25:29 shall 37:31,32 56:5 shape 3:24 share 34:19 she 43:5 45:25 shelved 54:17 shock 14:30 35:19 shocked 53:30 shocking 44:25,28 shops 21:7 short 12:7,8 34:11 47:14 54:23 shortly 5:12 should 10:24 18:4 20:7,14,16 21:13 22:29 24:15 26:20 27:28,29 28:24 29:31 30:18 31:5 32:2,17 36:8,11 42:26 44:17,20 45:15 46:30 47:17 48:3 49:9,11,12 51:7 53:20,22 54:26 shouldn't 11:28 15:16 40:24,27 42:23 45:19 48:10	size 15:34 55:6 skills 23:24 sledgehammer 34:3 sleeping 46:32 slightly 7:17 9:21 52:21 slip 55:8 slipway 53:15 slower 7:34 slowly 23:20 24:6 sluices 12:22 small 4:14 12:5 20:19 33:34 41:21 smaller 34:4,8 41:5 42:4 smallest 41:4,18 snowy 46:12 soccer 1:23 social 17:5,25 24:34 26:17,18 sole 13:26 solicitor's 34:6 solicitor 32:5,15 43:8 solicitors 34:24,29,34 38:29,31 44:31	stages 4:4 44:34 staggering 43:5 stakeholder 5:17 6:19 stakeholders 3:18 46:3,23 stamp 11:28 stand 3:3 9:2 30	

Sean 55:28	38:21 40:34 42:8	26	32:24,30,31,34 33:9	travelling 46:12	Thursday 55:21,26,29
Secondly 20:3 32:8	44:18 47:11,20	13:1,6,16,22,23,24,30	37:8,14,24 41:25,32	tread 24:29	Timmins 19:33 20:34
Sections 3:8 4:33	thankfully 22:32	,34 14:34,8,16,27	42:11 43:11 45:18	treat 22:28 26:10	23:27 35:8,9 49:27,28
September 2:5,7 6:32	that 1:33 2:18	15:2,15,31	46:1 49:7 51:11	treated 22:24 25:22	51:7
52:2,29	3:4,15,17,24,25	16:4,6,7,9,10,11,15,2	thought 25:15	28:21,25	Tinahely 47:23
Shay 2:23,27,31 32:11,12	4:1,2,7,16,17,22,29,3	6,27	thought 38:11	tried 13:29	Tom 48:25 51:4
42:16 44:29,30 48:1	4	17:1,2,6,10,13,15,20,	thousand 28:6	tries 20:19	Tommy 10:13,14,34
49:22 50:9,22	5:6,10,11,14,18,22,25	25 18:7,13,14	threat 12:7,8 16:7,8	trouble 22:16 25:25	11:2,4,8,11,13,16
Shipshape 2:17	6:2,6,30	therefore 8:27 29:26,30	54:29	true 43:10	25:33,34 29:21,23
Since 1:15 15:6 27:15	7:6,7,9,10,14,16,17,1	they'd 26:1 27:5 50:3	threatened 24:8 25:8	truly 43:26	35:24 48:26
34:14 55:16	8,19,31,32	they'll 4:19 28:22	three 2:8 3:22,31 5:6	trump 20:16	Tourism 48:24,33
Sinn 50:3	8:4,5,7,9,12,19,25,26,	they're 4:19 12:13,27	8:16 10:31 13:34	trumps 27:31	49:9,10
Slaney 4:15 15:24,27	27,30	19:24 21:16,31	15:12 24:12 38:13	truth 22:12 26:34 50:5	Transport 53:23
Snell's 23:21	9:2,5,6,11,13,31,34	22:16,23,33,34	39:24 42:1,6,31	try 4:1 20:24 21:3	Tribunal 30:9
Snell 16:15 22:19,20	10:6,7,10,11,15,17,18	25:9,16,22,27,31,32	43:12,16 44:4,9 45:21	35:14,29,34 38:2 41:7	Tuesday 55:16
25:21 34:12,13,31,33	,20,21,23,24,25,27,28	26:16 27:10 30:2	48:25 51:3,4 52:34	42:19	U
37:1 43:7	,34	31:26,31 33:9 34:23	53:26	trying 11:16 21:7,8 22:30	ultimate 24:23
Sometimes 25:5 34:6	11:8,12,17,18,24,25,2	35:19 36:8 38:24	thresholds 15:10,14 16:5	23:11 24:3,22 34:2	unanimous 46:15 53:5
38:21 39:6,7	6,27,28,34	41:11,14 42:2	through 3:5 4:19,27	44:18 46:21	unauthorised
Sorcha 16:16 21:9	12:3,5,6,9,1	45:4,5,11,12,23 46:24	5:8,9 6:18,24,25,26	turn 46:11 53:16	31:31,32,34
South 7:18	the	47:20 49:29 50:12	7:34 8:5 9:3,7	turnips 26:27	32:28,29,33 38:34
SPC 21:7	1:1,2,3,4,9,11,15,16,1	51:10 53:33	12:19,20,30 14:9,32	tweak 7:10 13:18	40:6,8,15,18
Stauntons 45:1,3	3,18,19,22,23,30,31,3	they've 22:26,27	17:32 18:5	two 2:4 3:19 4:4,17,33	42:11,13,17 43:19
Submissions 9:25	7,34	25:24,31 39:2 41:22	19:4,5,14,16 22:22,25	5:2 7:28 8:29	45:10
Sullivan 34:34	2:1,4,5,8,9,12,16,21,2	42:21 50:5	24:11,13,17,18,34	9:5,14,31 13:23	unclear 40:32
Susan 23:23	5,29,32,33,34	they 1:23 3:30 4:17	25:31 26:1 27:28	15:1,30 16:26 17:14	uncomfortable 11:4,9,12
T	3:1,2,3,4,5,6,8,9,11,1	5:9,20,23,29 7:7,34	30:4,7 33:19 20 35:30	18:24 24:12 27:14	under 5:7,10 7:24 9:17
tab 33:6	4,15,16,18,19,20,21,2	9:32,34 11:32 12:12	37:26 41:12,16,27	29:24 31:25	12:28 13:34 14:1
tackling 46:6	2,23,28,29,30,32,33,3	13:3 14:2 18:23	43:25,27 44:6 49:5	32:12,30,34 34:1	16:7,20 26:30 27:22
tail 39:16	4	19:20,23 20:14,15,23	52:23 55:2	35:13,17 36:26	35:32 37:23 38:2
taint 30:31	4:1,4,5,6,7,8,9,12,13,	21:2,23 22:7,18 23:19	throughout 5:18 46:8	38:30,31 39:1 43:20	42:10 53:33 56:4
take 1:4,33 8:5 9:29 10:3	14,15,16,17,18,20,21,	24:8,23	throwing 36:2	44:23 45:23 48:20,23	undergoing 49:3
12:8 16:7,25 20:22	22,24,27,28,29,31,33,	25:4,8,9,15,16,23,25,	thrown 36:8	49:23,29 50:7 51:4,6	underneath 9:26
25:4 27:26,27,30 31:6	34	29 26:7,8	thumb 15:31	53:30,34 54:3,6,10	understand 11:31
32:20 33:26 36:20	5:2,3,6,7,8,9,11,12,13	27:6,10,11,30 28:21	thunk 21:12	55:10 56:34,6	25:7,13 35:26 36:1
37:26 38:4,23 39:5,18	,14,17,18,19	29:1,14,25,26,30,31	thus 20:9,15	type 3:14 5:20 14:11	53:16
40:25 41:1,18,20	their 10:21 20:15	30:8,24 31:33 32:16	tick 34:7	16:32 18:27 19:15	understandable 46:20
43:29,31 47:31 52:15	22:3,27,28 23:1	33:26 34:1 35:14	tie 47:20	22:15 23:15 28:7	understanding 8:26
taken 6:9 12:6 15:10	24:9,10,16,23	36:3,16 37:6 38:3,22	tied 8:13 47:20	41:11,12,14,19	35:31
17:30 18:10 27:17	25:15,34	thing 3:23 10:21 14:12	time 1:26 4:8 5:13 8:5	43:24,29 44:17 46:22	unfair 14:23 22:25,29
32:19 36:15 37:10	26:2,6,13,21,22,32	17:29 21:21 27:16	12:9 19:5,24 22:26,32	types 6:2 15:30 16:26	unfortunate 22:16
40:34 41:17 48:18	27:1,7,18	28:7,28 29:27 35:27	23:17,23 24:7,10,13	typically 12:13,18 13:13	unfortunately 27:24
takes 7:16 23:16 39:2	29:1,18,30,32	36:7	30:19,24,29 39:10,18	TDs 54:3	42:21 43:30 53:7
taking 16:9 17:25 25:12	30:2,8,23,24,25	things 7:1 11:28	40:31 44:15 47:27	Thank 1:33 2:10,16 9:31	unfounded 41:28
30:34 33:18 40:31	31:9,10 34:2 35:14	26:13,16,30 29:5	51:2,6,7,11,18,33	10:2,5 11:31,34 14:22	unit 5:2 6:26 7:16 11:22
44:24 47:34 48:13	38:24 45:6,14 46:32	35:13 39:3,19	timely 49:9	15:21 16:16,19 19:32	unless 14:12 16:8
talk 41:7 42:12	47:18 49:10 54:16	43:6,11,33 44:23	times 10:31 12:4	20:30 21:24	unmake 41:1
talked 11:25	them 3:31 7:24	49:13 54:28	14:21,30 16:4 41:8	27:1,4,13,34 32:26	unprofitable 21:1
talking 10:1 11:1,121	8:1,8,17,27	think 3:1 8:21 9:29	47:13	33:11,31 36:5,12 47:3	until 7:21 9:12 25:19
15:22 27:6 28:6	9:5,14,19,27 10:3	11:21,22,26	tiny 4:15	53:4 54:7,31 56:12	45:29 55:8 56:5
29:29,34 31:26 37:17	12:14,32 13:2,7	12:10,11,19 14:30	title 2:16	Thanks 3:2 11:29 14:20	update 3:3 55:26
43:2 44:16 49:5	14:4,5 15:3,18,19	16:21 18:23 20:6	today 3:2,23 15:22 16:19	20:28 21:9,11,26	upgraded 54:22
target 30:15,21	16:11 18:23,28 19:24	21:2,13,14	30:25 31:13,26 34:13	22:20 23:1,9 27:33	upgrading 54:29
targets 30:14	20:2,20 21:3,8,22,31	22:9,11,12,16,18,26,3	35:30 44:7,9,16 45:30	29:12 30:5,6	uphill 10:16,18,19,20
tax 23:20 29:29,31,33,34	22:3,5,7,14,23,28,33	0 24:6,12 25:1,32,34	46:17 49:3 53:1,7	32:4,10,12,28 33:14	14:31
30:1,4 38:22 43:2	23:13 24:19,22 25:8	26:10,20,22 27:4,30	together 22:22,29 31:27	34:13 35:7,25 36:19	upper 19:21
taxation 38:24,25	26:14 27:18 28:3,16	28:10,18 30:9,17,30	35:2	41:31 42:10,16,30,31	upriver 12:4
tea 54:25	29:18,24	31:4 32:2,17,24	told 29:17,19 49:33,34	43:21 44:11 46:19	upstream 14:17
team 19:31 23:23 31:26	31:23,24,27,30	33:3,4,14,23	50:8,16,21,26	47:1 53:28 54:20,32	urge 19:2 20:22
55:12	34:21,24 35:11,15	35:13,23,25,29,30	tone 21:15	That's 3:33 4:5,30	urgency 54:18
technical 13:6	36:10,16 38:30 39:2	36:3,8,10,22 37:18,25	too 3:22 8:25 20:11 40:31	6:1,15 7:28,32	urgently 54:21
technically 13:1	41:9,13,18,	38:7,32 39:4,22	41:3 48:32	8:3,6,13,18,29,34	use 7:16,32 10:9 16:32
tell 16:19 22:12 31:24	themselves 26:3 28:20	41:3,15,19	took 32:31 38:9,10,11,16	9:3,19,27 11:10 12:10	21:30 25:6 29:14,18
38:4 50:18 54:28	29:26	thinking 29:12 43:16	39:25 40:13,29,30,33	13:30 14:18,23 15:26	40:16
telling 26:29 40:27 51:11	then 1:34 3:10,11,19,31	third 34:31 50:23	topics 31:25	16:27 17:8,29 18:16	used 5:23,25 21:15 29:16
ten 3:31 7:3,16 9:15,18	4:4,6,14,19,23 5:33	51:11,13,22	tot 32:29 33:8 44:12	19:17,25,32 21:5,14	36:32 42:4 46:21,22
11:22 16:16 25:7	6:5,6,9,10,14	thirds 38:30,31 56:7	total 17:7 32:14 37:1,16	22:9,15,25,30	useful 21:22 44:27 46:28
35:13 36:10 44:15	7:8,10,20 8:7,8	this 3:4,6,14,23	totally 55:18	23:14,18,19,23,24	Units 9:15,18,21
48:20 56:8	9:7,19,22,33 10:3	4:8,9,18,19 5:13	toting 41:33	24:4,9,16,23,28	Urban 7:28 8:29 14:2
tend 16:6 19:1	12:10,29 13:2,9	6:24,25 8:16,25	tots 32:30	25:29,32	16:17,20
tends 16:31	14:7,13 16:25 17:16	10:27,28,30,34	towards 3:4,11,30 4:18	26:3,22,26,33,34	V
tentative 55:21	18:12 20:4 24:22,23	11:2,18,34 12:2,31	8:31,34 9:3 12:31	27:33 29:29 30:11	vacant 16:17,19,25,28,29
term 12:7,8,17 14:34	25:21 28:16 33:8	13:3,11,17 15:14	14:11 28:8 46:24	31:34,9 32:6,32 33:20	17:16,19,23 18:2,12
21:15 46:3	34:6 38:9,16,21,23,24	16:25 17:6,28,33	town 1:23 2:26,30 10:8	35:33	20:6,23
terms 1:18 7:24 12:26	40:4,10,29	18:8,15,24,27	15:6 16:32 17:15	These 4:17 12:34 14:16	21:5,7,8,15,29,30,31,
13:2,6,7 15:2,23,25	47:23,31,34 48:6 50:2	20:8,10,11,19,20,22,2	18:25,34 28:5,13	17:26 18:32 19:13,31	34 22:23,24 23:7
19:8 21:14,17,22	53:13 54:24 55:9,16	4,26,28,30,32	29:13,14,20	21:2 22:21 25:26	24:28 25:2,15
23:16,17,23,27,28	56:15	21:6,9,13,19	30:20,21,27	32:6,15,16,19,20,22,2	26:13,14,25 28:28
24:3 25:18 28:10,28	theories 10:26	22:2,8,15,20	towns 15:5 17:21 18:34	3,33 33:18	29:2 30:16,27
30:6,13,26 53:15	theory 15:11,17	23:2,9,10,11,12,13,16	19:10,11,14,17 20:34	36:7,8,9,11 37:7,20	valuation 23:12 29:8,10
test 17:1 24:17	there 3:31,33 4:15,23	24 24:5,7,8,10	21:8 23:15	39:3,13 41:3,27	30:6,7 42:3
tests 24:34	5:10,29 6:18,27,29,30	25:8,14 26:31,34	tragic 1:16	42:16,18,19,20,23,26,	valuations 23:17
text 1:1,2 5:10 42:10	7:1,5,7,12,13,16,17,2	27:4,5,1	trail 5:30	28 43:6,8 44:26 54:4	value 18:2,4,7,9,12,16
than 7:9,14 10:18,20	8 24:33,34	those 4:18,30 5:8,23	transcribed 1:1	Thomas 2:34	20:2 21:18 23:19
14:11 16:4,12 17:7	9:25,26,29,31	6:3,4,5 7:21 8:9	transcript 1:1,2	Thomastown 8:17	30:8,10
18:11,13,16 22:3,14	10:7,11,12,15,16,23,2	12:28,31 13:13,31	transparency 5:30 33:15	Thornhill 36:4,5 47:30	valued 18:3
23:19 24:14,15	8 11:27	14:1,3,9 20:24 21:17	transparent 28:17,25	48:28	
27:21,25 34:20 36:6	12:1,4,5,15,18,20,23,	25:24,27 30:22 31:19	trap 26:16		

various 6:21 22:4 23:30 38:14,25 43:33 50:12 53:12	watch 15:9	15:33 16:6,27	20:7,23 22:5,31	Whitmore 33:13,14	zoned 10:9 16:31 18:34
varying 43:8	watched 15:15	17:11,21	23:1,2,10,13,15	48:26,27	19:20,23,24 20:1
vast 41:8 42:27	water 10:16,18,20,25,29	18:8,23,26,33 20:3	24:8,16,30 25:8,13	Wicklow 1:3,7,31	28:29,33
vegetation 25:5	14:31 15:31,32 16:1	22:2,9,34 23:6 24:20	26:23,24,28,33 27:1	2:34,4,9,10,13,17,18,	29:1,15,18,30,32
vent 8:22	55:7	27:31 30:27 33:11,24	28:12,30 29:5 30:7,8	22,26,30 3:10 6:24	30:1,2,3,18,19,32
verbal 44:26	waterways 4:24	34:1,3,7 35:6,12	31:7,17,20,21 32:	7:3 8:17 15:23 20:34	31:5,10
verbatim 1:4	waves 53:17,19	36:3,24	withdraw 14:31	23:4,9 25:7 26:8,17	zones 18:32 19:1
versa 28:25	way 7:23 11:23 18:25,30	38:3,5,11,19,25 39:1	within 14:3 15:17 18:27	29:13,20	zoning 10:1 18:33
versus 20:2	19:14,16,20,21	40:26 42:18,22,33	29:13,14 31:6 43:20	30:13,19,29,30 32:9	29:13,16 31:6
very 1:16,17,19,24 4:30	20:22,28 21:20,27	44:7 46:33	46:23 53:34 54:3	38:29 44:24 45:31	...
5:18 6:24 7:32	22:3 23:25 25:26	whereby 15:3 27:27	won't 7:20 14:32 17:32	46:28,29 47:6 48:24	10:33 11:9,13 13:22
8:3,13,24,26	26:10,11 37:12	30:32	20:26 21:3,19 25:29	49:9,10,12,18	31:13 37:21 41:10,34
10:5,6,17 11:3,8	41:7,16,23 42:33 43:9	wherever 19:23	26:14,15 29:16	51:17,24 53:7 54:1	42:11 48:31 49:32
12:27 13:12,24,25	44:12 45:28 47:32	whether 19:23	39:5,19 41:17 45:30	55:14,30 56:16	50:7 55:23
14:10,16 17:19	50:22 55:31	17:6,12,13,24,25,26	51:9	Without 11:16 34:4	000 31:33 32:6,14,25
18:3,28 20:22,27 21:6	ways 7:23 18:24 42:26	21:22 24:27 26:27	won 32:32 36:16 37:20	38:6,12,33 40:26 41:9	33:4,6,23,27
22:10,29 23:16 24:5	we're 24:14 37:30	30:16 33:28 38:1	38:14,17,20 40:5,6,17	42:19,26 43:24,26	34:1,9,10,11,16,17,23
25:6,30,31 26:20,22	weakness 8:6	44:12 51:19	41:2 43:30	51:9	35:4,6,28,33 36:27,29
29:19 31:30,31	weather 15:9	which 1:31,32 3:23 4:14	wonder 21:29 27:18	WINTERS 11:14	38:16,20
32:9,23 34:1,20 35:22	website 9:11 42:14	5:8,28,31,33	32:32 35:1	14:19,20,25,31,32	39:10,11,12,25
36:5 38:1 39:9,16,19	websites 23:30	7:9,20,25,27 8:3,24	wondered 39:16 55:5	29:12 30:13 32:27,28	41:2,33 42:24 43:2,30
40:25,32 41:6,11,21	weeds 25:5 26:27	11:23 13:8	wonderful 21:15	40:16 43:15,17,18	44:14
44:22 46:4,11	week 1:24 6:34 9:19 10:8	15:4,10,15,16,24,31,3	wondering 11:31 33:8,9	45:3 48:22	100 6:29 12:13 15:12,17
vet 47:34	15:17 29:33 43:2	3 16:10,20 17:14	36:20 52:7	49:22,24,33	18:13 31:16,33 33:23
vexatious 37:31	48:32 53:9 54:10	18:24,27,30,32 19:1,5	words 1:14	50:3,5,8,16,19,21	35:6 42:32 43:2
via 9:25	55:12,29	20:11,34 24:5 29:14	work 3:16 14:11	51:19,21	107 32:29
viable 54:11 55:13	weeks 3:31 36:9 38:13	31:26 32:17 36:28	19:4,21,26 21:21,28	X	113 32:6,25 34:22
view 8:26 13:22 22:10	44:15	38:8 42:20,21,22,33	23:15,29 24:6 28:3	Y	38:5,16 39:10,25 41:2
27:25,29 31:15 54:21	welcome 20:8,19,30	43:12,19,20 45:2,15	35:23 48:33 55:6	yeah 10:14 12:10 16:13	42:24 43:30
views 21:12	21:4,12 23:7 31:26	46:9,13,24,25 47:32	worked 1:11 38:15	26:25 28:10 30:6	118 33:4,6
village 19:1	34:13 35:3 46:26	48:7,15 52:18 53:23	working 24:5 53:11 54:4	31:27 32:28 34:32,33	11am 55:34
villages 19:20 20:34 21:8	welcomed 20:7	54:29 55:	works 2:33,34 8:3,5,7	40:20 42:5 45:27	11th 46:28
visual 24:34	went 10:17 12:29,30	while 1:4 3:5 19:30 34:5	12:6 14:10,14 19:15	50:32 55:32 56:3	12th 9:11
vital 54:4,29	29:20 38:10,13 55:1	35:25 37:12 43:29	32:29 33:5 43:19	year 4:18 6:29 8:31	137 6:29
vote 1:22 47:31 48:13,18	were 1:23 4:18	44:16 49:5,8 54:23	54:15 55:20	12:31 13:3,30	13th 55:21,28
50:2,3 52:15 56:7,8	5:7,8,9,19,22,31 6:4	who 1:22,24 3:18 4:5	workshop 10:8 46:3,23	15:14,17 16:21	14th 52:2
voted 48:21 49:31 52:20	7:7 10:6 12:4 13:3	5:19 10:9 12:3,5	workshops	17:6,28 19:9 23:12	150 27:8,9
votes 1:9 51:26	14:1,16,30 16:21	19:31 20:12,19 21:2	31:17,18,23,27	24:11 30:25 33:28	170 32:30
voting 47:32 48:1,7	17:26 25:32 28:13	22:6,24,25,30	worth 33:20	37:8 39:2,10,11,12	19th 7:19
Valley 2:26,30	29:20,33 30:19,23,29	23:34,12,21 24:5	would 1:14,30 3:15	41:10 45:23,25,32	1st 17:28,30 19:9
Vance 1:21,22 22:1,2	31:23,32,33	25:21,22,27	4:16,17,23,29	46:8 55:4	24:11,12
23:3 24:15	32:1,2,5,22,33	26:3,5,6,9 27:9	5:18,19,23 7:34,28	years 1:16 5:11,12 11:26	200 33:23
36:13,14,20 37:16	36:15,27 38:21 39:22	28:14,32 29:13,33	8:7,8,12,13 9:5	12:7,13,32 15:12,17	2005 51:1
43:7,22,23 48:13,15	40:34 42:7,33 43:2	30:23,25 31:19 33:34	10:15,30 11:17	22:26,31 24:12 34:14	2007 37:7 50:33
49:8,15 50:11,16,18	44:22,26,27 45:34	35:12,16 39:1 40:27	12:2,9,26,29,30,31,34	36:7 39:1,4,12,13	2008 15:6
51:25	46:5,8 47:6 50:33,34	41:17 47:1 49:24,25	13:3,11,15,23	52:23 53:8,11,22	2011 5:12
Vatry 4:14	51:1,12,15 52:4	50:16,27,29 51:5	14:1,2,7,10,11,20,31,	54:12,15,23	2014 51:2,16
Vice 28:25 51:5	53:7,32 54:10,16 55:6	54:33 55:20 56:9	33,34 16:3,11	yellow 4:13	2015 16:18 34:33
Vigor 1:14	weren't 50:14 53:9	whoever 33:5 55:27	17:11,14,19	yet 23:28,29,31 24:1 30:2	36:27,28,29 37:2,6
VIII 25:15	what's 1:23 11:11 15:29	whole 1:16 5:28 35:28	18:15,23,34	31:19 48:8	39:13
Volume 4:16,17	25:24 54:20	39:16 42:22 53:21	19:2,5,9,26,30	you 1:33 2:10,16	2016 1:7 2:5 6:34 7:21
W	what 3:8,10,19	54:23,30	20:3,10,11,22,30	3:1,2,3,9,23,25,28,34	9:16 37:2 51:30,31
wait 14:22 45:29	4:16,21,27,31 5:26	whose 30:1	21:3,11,14,17,21,28,3	4:7,11,12,13,14,17,27	2019 24:13
waiting 25:16 31:24	6:10,24,27 7:7,28,33	why 5:29 11:26,27 13:30	3 22:2,3,14,34	5:3,10,14,17,19,22,28	21st 7:21 9:22
39:24 54:14	8:19 10:19	14:18 23:14,19 24:16	23:8,19,2	,30	23K 36:34
walked 54:24	11:3,4,12,21,33	25:25,27,32 29:15	wouldn't 17:20 22:13,17	6:2,3,5,10,13,15,18,2	23rd 6:32,34 9:18
wall 12:19	12:2,34 13:14 14:34	33:25 34:25 40:14	25:2 27:17 30:31	0,21,25,26,34	2405 43:20 45:1
want 11:3,8,27 12:19	15:22,25 16:25	43:32 46:21 47:15	50:13	7:1,3,8,10,20,21,23,2	250 39:10
13:22 14:28 21:14	18:22,31 19:34 20:3	50:13 52:7	wrapped 45:23,25	6,28,31	254 34:34
24:9 26:17 28:32	21:1,6,14,18,20 22:14	wildlife 16:3	write 53:23 55:30	8:3,8,12,13,14,18,19,	256 34:29
29:1,4,16,19 31:27	23:4,15 24:22 25:1,21	will 1:9,34 3:9,21,32	writing 10:28 53:29	20,21,30,33	28th 7:20 9:22 51:32
33:5 37:30 39:17,20	26:28 27:22,24	4:2,6,7,21	55:10	9:12,16,17,19,22,25,2	52:1 56:1
45:6,9,13,33 49:4,30	28:5,11 29:3,19,28,29	5:2,3,10,17,23,28	written 19:17	6,31	2nd 6:32 9:16
50:8,21 52:6 55:11	30:23,24	6:2,5,6,10,20,25,26	wrong 13:1,2 41:15	10:2,5,6,14,15,20,25,	300 5:9 44:14
56:4	31:12,24,31,32,34	7:1,8,9,14,28	WALSH 2:11,13,15	27,28,31	30am 56:2
wanted 9:26 49:34 53:21	32:4,5,19,	8:3,19,20,21,30	16:19 21:25,26 23:10	11:12,14,17,21,2	327 35:28
wants 11:30 14:19 16:4	whatever 14:13 25:16	9:11,12,17,34 10:3,31	27:34 28:4 29:7,8	27:16,22 28:33	3424 43:20
31:19 39:23 55:27	27:8 30:26 35:17	12:17 13:6,14 15:7,9	30:6,7 31:22 49:19,20	30:28,33 31:1,6 35:18	347 41:33
warning 37:32	43:14 44:32 45:26	17:16 38:3,27	54:8,9	50:17 52:18,21 55:18	3rd 1:7 46:14 47:3
was 1:15,17,18,22,31	whatsoever 54:26	19:2,17,27,31	Wednesday 52:2	your 3:5,17,24,25,34	400 43:8
3:17 5:11,29 6:29,32	when 1:23 3:9,30 4:27	20:20,31 21:34 22:20	Well 1:24,25 3:17,22 4:2	4:8,14,23 5:14 6:6	405 32:30
7:6,19 10:22,23 11:23	7:29 11:17 12:12,15	23:20 24:7,19 25:27	6:7 8:25 12:9 14:4	8:13,29 9:18 10:12,15	424 32:29
13:21,22,24,26 14:23	13:7,8,10,18 14:16	27:14	15:18,24 17:11 18:3	11:9 16:31,32 17:33	4th 2:1 46:3
15:12,23 16:20	15:7,10,14,30 16:4,5	28:4,10,11,17,21,25	20:30 22:9	27:16,22 28:33	500 26:25
17:5,7,10 18:9,32	21:2 23:11 24:8 25:8	29:5 30:30 35:17	23:3,4,8,20,22 24:6	30:28,33 31:1,6 35:18	557 32:14
20:10 25:14,17,18	26:23 28:29,30 29:20	win 36:21 40:26	25:14 26:16 28:29	50:17 52:18,21 55:18	5pm 56:18
29:15,17,19 30:21	30:13,19 31:1 32:29	winning 38:15	29:17 30:17 31:4	yourself 11:14 31:18	5th 2:5
31:24 32:1,2,22,33	33:8 34:16 36:15	wish 1:19 5:14 39:8	33:9 34:11	55:14	600 34:9,10,11 35:4
33:8,11,24,25	37:3,26 38:20,31 39:6	49:3,4	36:16,22,30 37:22	yourself 3:18 4:6 6:33	627 35:33
34:15,16 35:5	40:27 41:7 43:30,31	wit 27:17	39:4 40:22 41:6	7:20,31 8:25	648 32:29
36:1,2,20,28,30	44:22 45:18 47:9	with 1:9,23,34 3:9,21,24	44:1,28 45:7 46:4	9:12,13,16,22 18:5	700 3:15
37:1,2,12,13	51:12,26 53:30	4:34 5:26 6:26 7:5	48:5 49:9,11 50:13	31:8	750 32:30
38:5,11,12,16,19,20	54:27,33	8:3,12,13,21,25	53:31,32,34 54:2,3	Yes 13:7 21:3 32:30	7th 53:3 55:33 56:1,2
39:9,	where 3:3,28,29 4:12,20	9:4,17 10:22 11:32	56:16	33:20 50:19 52:12	80315102 34:33
wasn't 2:7 53:31	5:19 6:1,9 7:32	12:11 13:1,2,4,21	West 8:18	Z	883 34:22
	8:4,6,18 9:2,3,5,33	14:23 16:21 17:34	Wexford 15:23	zone 28:31 29:2,3,17	
	10:9,15,16,25,26,29	18:10,23,29	Whitestown 35:4,33	30:15,18,20 31:8	
	12:7,18,21 13:26	19:2,6,10,11,22,27	37:4,8,17		

