

ORDINARY MEETING OF WICKLOW COUNTY COUNCIL

HELD AT WICKLOW COUNTY BUILDINGS, WICKLOW TOWN

ON MONDAY, 2ND FEBRUARY 2018 AT 2:00 P.M

Gwen Malone Stenography
Services certify the
following to be a true
and accurate transcript
of the stenographic
notes in the above-named
action.

GWEN MALONE STENOGRAPHY

1 THE HEARING COMMENCED ON MONDAY, 5TH DAY OF
2 FEBRUARY, 2018 AS FOLLOWS:

3
4 CATHAOIRLEACH: Good afternoon, Members, you're all
5 very welcome here. I'd like to start with votes of
6 sympathy please. 14:03

7 MS. GALLAGHER: Cathaoirleach, the death of
8 Ms. Elizabeth Wolohan, mother of our friend and
9 colleague, Larry Wolohan, and also an aunt of
10 Cllr. Sylvester Bourke. For George Cardiff, 14:03
11 father-on-law of our colleague, Barbara Mason. For
12 Margaret Moore, sister of our colleague.

13 Pauline Moore. And for Robert Jordan, a former
14 employee of Wicklow County Council and our colleague
15 and friend. 14:03

16 CATHAOIRLEACH: Cllr. Cullen.

17 CLLR. TOMMY CULLEN: Chairman, Mrs. Hayes of Kiltegan
18 was buried yesterday. I'd like to pass a vote of
19 sympathy to her. Her husband worked on the Council for
20 many years. 14:03

21 CATHAOIRLEACH: I'd like to second that vote for
22 Mrs. Hayes. Cllr. Blake.

23 CLLR. BLAKE: Could I add to that, you said Robert
24 Jordan there, his wife also died during the week, a
25 week later. And to Pauline Cleary, the wife of Joe 14:04
26 Cleary, an outdoor staff member. To Jim Healy on the
27 death of his mother, Mary Healy. Tom, there beside you
28 would know her well. I think he was the first CEO of
29 what is Wicklow Partnership today. Thank you.

1 CATHAOIRLEACH: Cllr. Vance.
2 CLLR. VANCE: To the Murray family on the death of
3 Ronan Murray who wasn't employed by the Council but
4 done huge amount of work for the Council in Bray,
5 Chairman. 14:04
6 CATHAOIRLEACH: We'll have a minute's silence then,
7 please.
8
9 [ONE MINUTE'S SILENCE WAS OBSERVED]
10 14:05
11 CATHAOIRLEACH: I have a couple of proposals for
12 Suspension of Standing Orders so I'll take them.
13 Cllr. Behan.
14 CLLR. BEHAN: Thanks, Cathaoirleach. I want to propose
15 a suspension of Standing Orders to discuss the 14:05
16 situation regarding Ravenswell and Coláiste Raithín in
17 Bray and the fact that schools in both cases are almost
18 completed and yet they can't get access to them. So if
19 we could discuss it for a couple of minutes. I have a
20 proposal at the time then of what we might do about it. 14:06
21 CATHAOIRLEACH: Is that agreed? Cllr. Whitmore.
22 CLLR. WHITMORE: Greystones Municipal District has a
23 motion on this.
24 CLLR. LAWLESS: I have a suspension of Standing Orders
25 on the same thing so that is me covered. 14:06
26 CATHAOIRLEACH: Is that you covered, Nicola?
27 CLLR. LAWLESS: That's me covered, yeah. Thank you,
28 Cathaoirleach.
29 CATHAOIRLEACH: Cllr. Thornhill.

1 CLLR. THORNHILL: Go raibh maith agat, Cathaoirleach.
2 I would just like a suspension of Standing Orders in
3 relation to a matter but I've just been reminded that
4 maybe this matter could be brought up under number 5 to
5 consider the Chief Executive's Monthly Management 14:06
6 Report. It relates to the Chinese New Year.
7 CATHAOIRLEACH: If you'd like to bring it up at that
8 point then that's fine.
9 CLLR. THORNHILL: I'll bring it up at number 5 so.
10 Thank you. Go raibh maith agat. 14:06
11 CATHAOIRLEACH: Members, I'll just revert to the agenda
12 now. Just one item, if the Members can agree this.
13 Item 3 to receive the Annual Report from the Wicklow
14 County Council Audit Committee. Just for logistical
15 reasons I would ask could that item be brought to the 14:06
16 top of the agenda to item number 1 because I have a
17 number of people here who have to be elsewhere and
18 they're here waiting to speak about that item. Is that
19 agreed?
20 MS. GALLAGHER: Can I get a proposer and seconded by 14:07
21 Cllr. Ryan.
22 CATHAOIRLEACH: Without further ado then, Tom, you're
23 very welcome, and Noel.
24 MR. GREGAN: Thank you, Cathaoirleach. Cathaoirleach,
25 Chief Executive, Council Officials, Members of the 14:07
26 press and ladies and gentlemen, thank you, Councillors,
27 for the opportunity to address the Council here today
28 on the work of the Wicklow County Council Audit
29 Committee for the 12-month period up to 31st December

1 2017.

2

3 As you are aware, the scale, complexity and the
4 diversity of Local Government businesses as well as a
5 need for transparency and accountability in Local
6 Authorities serves to highlight the importance of
7 regularly reviewing the effectiveness of the internal
8 financial and operating controls that are in place.

14:07

9

10 The Wicklow County Council Audit Committee was
11 initially established in 2007 and the Members are,
12 Mr. Noel Geraghty, Vice-Chairman; Ms. Mary Savage,
13 Cathaoirleach, Mr. Edward Timmons; Cllr. Gerry Walsh;
14 and, myself, Tom Gregan.

14:08

15

16 The Committee is supported and ably assisted by
17 Mr. Brian Gleeson, Head of Finance; Mr. Derek Keyes;
18 and Mr. Tom Murphy and meets on a formal basis five or
19 six times per year.

14:08

20

21 In addition to the following meetings, the Audit
22 Committee Members also attend other meetings in
23 relation to their busy programme of work. The role of
24 the Audit Committee is to advise the Council on
25 financial reporting processes, internal controls, risk
26 management and audit matters.

14:08

27

28 The functions of the Audit Committee include:

29

1 To foster the development of best practice in the
2 performance by the Local Authority of its Internal
3 Audit function;
4
5 To review the financial and budgetary reporting 14:09
6 practices and procedures within the Local Authority;
7
8 To review any audit financial statements, auditor's
9 report or auditor's special report in relation to the
10 Local Authority and asses any action taken within the 14:09
11 Authority by its Chief Executive in response to such a
12 statement or report and report its finding to the
13 Authority;
14
15 To review systems they have operated by the Local 14:09
16 Authority for the management of risk;
17
18 To assess and promote efficiency and value for money
19 with respect to the Local Authority performance of its
20 functions; 14:09
21
22 To review the findings and recommendations of the
23 National Oversight and Audit Commission and the
24 response of the Chief Executive to these and to take
25 further action as appropriate. 14:10
26
27 Internal Audit Assignments for 2017
28 In early 2016 Capital Business Services Limited were
29 engaged by Wicklow County Council to support the staff

1 of the Internal Audit Unit. This arrangement ceased in
2 the summer of 2017 due to the withdrawal of Capita from
3 the market. The Committee wishes to record its
4 appreciation for the professional expertise brought to
5 the process by Capita and to acknowledge the benefit of 14:10
6 the Audit Committee and the Council by their input
7 during their engagement.

8
9 All audits are signed on an "Assurance Rating" which is
10 an objective assessment of control environment 14:10
11 operating in the area under review. Assurance ratings
12 and their significance are categorised under four
13 headings as follows:

14
15 1. Substantial - There is a robust system of risk 14:11
16 management, control and governance which should ensure
17 that objectives are fully achieved.

18
19 2. Satisfactory - There is an adequate and effective
20 system of governance, risk management and control. Any 14:11
21 residual risk should not significantly impact on the
22 achievement of objectives.

23
24 3. Limited - This is an inadequate and/or an
25 ineffective system of governance, risk management and 14:11
26 control in place.

27
28 4. Unacceptable - The system of governance, risk
29 management and control has failed or there is a real

1 and substantial risk that the system will fail to meet
2 its objectives.

3
4 The following audits were undertaken during the course
5 of 2017:

14:12

6
7 1. Review of Community Grants Scheme

8 The purpose of this review was to examine and record
9 and evaluate the systemless of internal control and to
10 make recommendations where this is deemed necessary and
11 appropriate. The review addressed risks related to the
12 completeness, accuracy, recording and regularity of the
13 Council's expenditure under the scheme.

14:12

14
15 The overall assurance classification rating for this
16 review was "Limited". Eight recommendations were made
17 in the report, all of which were promptly implemented
18 and managed.

14:12

19
20 2. Information And Communications Technology/Business
21 Continuity

22 The objective of this audit is to review the following
23 control objectives:

14:12

24
25 To ensure that roles and responsibilities within the
26 ICT sections are clearly allocated and appropriately
27 resourced;

14:12

28
29 To ensure that the technical systems and physical

1 environment are fit for purpose;

2
3 To ensure that the IT security is robust in preventing
4 unauthorised access to systems and data;

14:13

5
6 To ensure that systems and data are stored effectively
7 and appropriately backed up;

8
9 To ensure adequate contingency arrangements for
10 disaster recovery and business continuity.

14:13

11
12 The overall assurance classification rating of the
13 review was "Limited". Thirteen recommendations were
14 made in the report. Some of the recommendations have
15 been implemented. It is noted that additional staff
16 resources have been assigned to the Department in
17 recent months which will contribute further to
18 achieving the improvements required.

14:13

19 20 3. Motor Tax

14:14

21 The purpose of the review was to examine, record and
22 evaluate the systems of internal control established by
23 the Council's management in the Motor Tax Offices and
24 to make recommendations for improvement where this is
25 deemed necessary or desirable.

14:14

26
27 The fieldwork visits focused on assessing the controls
28 in place in respect of security of cash and the stocks
29 of vehicles licence discs, receipts and other official

1 stationary held. The objective of the report was to
2 ensure that the Council has implemented a robust and
3 effective financial control framework in accordance
4 with best practice.

14:14

5
6 The overall assurance classification rating of this
7 review was "satisfactory". The Motor Tax Offices
8 operate within a strong controlled environment. The
9 motor tax system imposes strict protocols on the manner
10 in which stock is issued and dictates the manner in
11 which transactions are carried out. Appropriate daily
12 lodgement procedures and reconciliations are in
13 operation. Professional cash in transit services
14 provide secure transfer of lodgement amounts.

14:15

15
16 The staff of all three offices are aware of the
17 importance of their tasks and are very courteous and
18 experienced in dealing with the members of the public.
19 There is acute awareness around the security of cash
20 and the physical security measures reflect this.

14:15

14:15

21 22 4. Risk Management Process

23 The scope of this report was to review the adequacy of
24 the risk assessment process. To consider the
25 effectiveness and completeness of the operational,
26 managerial and strategic risk analysis process. To
27 assess the embeddedness of enterprise wide risk
28 management and to identify if the responsibilities for
29 risk profiling, risk strategy, risk policy and risk

14:15

1 supervision are clearly defined and understood.

2
3 The overall assurance classification rating of this
4 review was "Limited". Four recommendations were made.
5 Management have agreed with the recommendations and 14:16
6 timelines for their implementation throughout 2018 have
7 been set out.

8
9 5. Report to the National Oversight and Audit
10 Commission - Public Spending Code Quality Assurance 14:16
11 Report

12 Internal Audit, in collaboration with the Procurement
13 Section, completed a quality assurance report as part
14 of Wicklow County Council's compliance with the Public
15 Spending Code (PSC). 14:16

16
17 The Public Spending Code requires that a number of
18 projects are selected to be reviewed more intensively.
19 The report submitted included "in-depth checks" on the
20 following areas. 14:17

21
22 (a) Rental Accommodation Scheme

23 This review determined that the operation of the Rental
24 Accommodation Scheme in Wicklow County Council was
25 being administered efficiently and effectively and in 14:17
26 accordance with the tenets of the Public Spending Code.
27 Appropriate procedures governing the scheme are in
28 place covering areas such as applications and
29 assessments. The financial procedures in effect offer

1 substantially assurance that receipts and payments and
2 the recoupment process are being correctly
3 administered. Arrears cases can be difficult to manage
4 and the importance of early intervention cannot be
5 overstated.

14:17

6
7 (b) River Dargle Flood Defence Scheme

8 The River Dargle Flood Defence Scheme is a key
9 infrastructural project for the Town of Bray. The
10 scheme is being implemented and governed in accordance
11 with the tenets of the Public Spending Code.

14:18

12
13 Appropriate appraisal of the scheme was conducted as
14 evidenced by the Environmental Impact Statement. In
15 decision, the cost benefit analysis provides an
16 economic assessment of the costs and benefits of the
17 scheme and in so doing highlights the economic
18 justification for the scheme. Ongoing and
19 contemporaneous monitoring and evaluation of the
20 scheme's implementation is met through the
21 comprehensive Monthly Management Reports that are
22 prepared.

14:18

14:18

23
24 The appropriate documentation and data is available for
25 any future evaluation of the scheme.

14:18

26
27 The future efficacy of the scheme will be determined
28 over time. Appropriate monitoring and empirical
29 methods should be employed to gather and evaluate the

1 data and thus the contribution of the scheme. A post
2 project review should take place in a reasonable
3 timeframe as per the Public Spending Code requirement,
4 to assess whether the scheme objectives have been met.

14:19

5
6 The processes and procedures employed on the scheme
7 satisfy the requirements set out for the management of
8 public expenditure. Accordingly, this review concludes
9 that the manner in which the scheme is being
10 implemented provides substantial assurance that there
11 is compliance with the Public Spending Code.

14:19

12 13 Annual Audit Plan

14 The Annual Audit Plan sets out the proposed assignments
15 for the coming year. The plan has been finalised
16 following consultation with the Chief Executive,
17 Directors of Service/Heads of Function and the list of
18 assignments reflects the ongoing objectives of
19 achieving efficiencies in our processes, adding value,
20 assessing compliance and contributing towards the
21 organisations strategic objectives. Progress on these
22 assignments will be reported to the Council in due
23 course. A tender process is underway at time of
24 writing with a view to engaging a suitable service
25 provider to assist with the delivery of the 2018
26 Internal Audit programme.

14:19

14:20

14:20

27 28 Meeting with the Local Government Auditor

29 We had the pleasure of meeting with the Government

1 Auditor, Mr. Maurice O'Neill, in our December meeting.

2
3 The members were circulated with a copy of the
4 Statutory Audit Report 2016 from the Local Government
5 Auditor in advance of the meeting. The Local 14:20
6 Government Auditor outlined the main elements of the
7 Statutory Audit Report 2016 to the Committee.

8
9 Following a general discussion on the matter, the Audit
10 Committee agreed to give the Statutory Audit Report 14:21
11 further consideration at a meeting that took place last
12 month. In this regard, I wish to confirm that the
13 report's contents, management's responses and follow-up
14 actions will inform the Audit Committee's work
15 programme in the year ahead. 14:21

16 Procurement

17
18 The Members will be aware that good procurement
19 practices are crucial from a transparency and
20 efficiency perspective. In this regard the Audit 14:21
21 Committee has been a strong advocate for continual
22 improvements to the Council's procurement practices and
23 procedures.

24
25 At our December meeting, Ms. Fiona Flynn, Procurement 14:21
26 Officer, made a presentation to the Audit Committee on
27 this issue and we note and welcome the significant
28 progress made by the Council in this area. The Audit
29 Committee will of course continue to highlight the

1 importance of good procurement practices.

2
3 Again, I would like to thank Ms. Flynn for the great
4 work she is doing.

5
6 Training Day

7 Regulation 5 of the Local Government (Audit Committee)
8 Regulations 2014, requires that the training needs of
9 the Audit Committee are reviewed on an annual basis and
10 reported to the Local Authority. I can advise the
11 Members that a training day was arranged in October in
12 collaboration with the Institute of Public
13 Administration. The key themes addressed were:

- 14
15 - the responsibility of Audit Committees;
16 - developing key relationships;
17 - Audit Committee evaluation;
18 - risk management.

19
20 Conclusion

21 We would also like to thank you, the Members of Wicklow
22 County Council, for your ongoing support and
23 assistance. We would like to acknowledge the help and
24 advice that we received from the former Chief
25 Executive, Mr. Brian Doyle, as well as from the new
26 Chief Executive, Mr. Frank Curran.

27
28 We would also like to thank you the outgoing Acting
29 Head of Finance, Ms. Debbie Crombie for all her advice

1 and assistance during her tenure.

2
3 we would like to place on record our thanks to the
4 Internal Audit Unit for their support and assistance
5 over the last 12 months, which are a great help to our
6 Committee. 14:23

7
8 In addition, we would like to thank you Mr. Maurice
9 O'Neill, Local Government Auditor, for all his advice
10 and assistance and I do believe that Mr. O'Neill has 14:23
11 now retired and I wish him well for the future, himself
12 and his family.

13
14 we would like to assure the Council that the Audit
15 Committee will continue to focus on important matters 14:23
16 such as value for money, promoting good accounting
17 practices and ensuring better and more informed
18 decision-making.

19
20 Finally, I would like to take this opportunity, on 14:23
21 behalf of my colleagues on the Audit Committee to wish
22 our new Chief Executive, Mr. Frank Curran and indeed
23 the new Head of Finance, Mr. Brian Gleeson, every
24 success for the future. we look forward to working
25 with you both in the year ahead. Go raibh maith agat, 14:24
26 Cathaoirleach. Thank you.

27 CATHAOIRLEACH: Cllr. Walsh.

28 CLLR. WALSH: Thank you, Tom, for that presentation.

29 As one who joined this Committee only last year, I do

1 see the importance of the work the Committee carries
2 out in relation to the effectiveness of the financial
3 operations and controls of the Council. Just one
4 question on the presentation there, Tom, you might be
5 able to update us on. Capita Businesses Services 14:24
6 Limited whose contract I think expired there in July of
7 last year, what's the situation regarding a replacement
8 for them? They carried out some very effective and
9 valuable work on behalf of the Audit Committee so I
10 think it's important that they be replaced as a matter 14:24
11 of urgency.

12 MR. GREGAN: Brian, yes.

13 MR. GLEESON: Cllr. Walsh, just to fill you in on that.
14 We have gone to tender to look for a replacement and
15 the closing date for the tender is actually 12th 14:25
16 February this year. So hopefully we'll have a new
17 service provider in place very shortly. Thank you.

18 CLLR. WALSH: Thank you.

19 CATHAOIRLEACH: I'd just like to briefly say about the
20 Audit Committee, it's a superb Committee but just a 14:25
21 couple notes on it and Gerry has alluded to it there.
22 The Audit Committee is really only as good as the
23 resources it gets and I've seen that elsewhere in other
24 organisations. It's crucial that the Audit Committee
25 gets the resources, the outside resources to do the 14:25
26 audits because we're helpless if we look for audit
27 reports to be done in different areas and they're not
28 done. So I'd urge Management and the Council going
29 forward that we ensure -- to date we've had great

1 support and good resources but I think it's really
2 important that going forward those resources are
3 maintained and the importance of the work they do is
4 recognised.

5
6 The other thing I'd also say to all the Directors of
7 the Council is, you see NOAC referred to there and they
8 do a lot of very good benchmarking reports comparing
9 Wicklow to counties, right across all the Local
10 Authorities in the country, in terms of expenditure and 14:26
11 stuff like that, particularly on the area of roads.
12 I'd ask that Management of this organisation looks at
13 that and sees, you know, where Wicklow is benefitting
14 in somewhere and in other areas it's not benefitting.
15 Something it can use that tool that NOAC provide to 14:26
16 identify areas where Wicklow could improve the
17 allocation of resources from Central Government. Thank
18 you.

19
20 Cllr. Behan. 14:26

21 CLLR. BEHAN: Cathaoirleach, I'd like to thank the
22 Members of the Audit Committee and obviously the
23 members of the staff, the finance staff. In relation
24 to the review of the Community Grant Scheme and the IT
25 business continuity, there are a number of 14:27
26 recommendations made in both cases. I'd like a comment
27 from the Chief Executive about those recommendations.
28 Is he aware of them? Can he summarise them? Or if --
29 MS. SAVAGE: It's in the report, Councillor.

1 CLLR. BEHAN: If necessary, can he come back to us at
2 some stage with his view as to what he sees as the
3 essential things that need to be done.

4 MR. CURRAN: We have the reports, the Internal Audit
5 reports, I don't have them in front of me now but we'll 14:27
6 certainly address a lot of the issues, in terms of the
7 Community Grant Scheme, we're looking at things like
8 post project review, making available the minutes of
9 meetings, having the selection criteria tied down. A
10 lot of that stuff we've done already that we've taken 14:27
11 those on board and carried out that.

12
13 In relation to ICT, in terms of business continuity
14 security, we've taken on extra staff now in order to
15 follow through on a lot of those. I can assure you 14:28
16 that each and every item that was raised in the audit
17 has been followed through and we're working on that. I
18 can give you more details. I don't have them in front
19 of me now but I can assure you we're working on each an
20 every one of them. 14:28

21 CLLR. BEHAN: If you could at some stage I would
22 appreciate it.

23 CATHAOIRLEACH: Cllr. Tommy Cullen.

24 CLLR. TOMMY CULLEN: Chairman, I'd like to concur with
25 Cllr. Behan in regards to the review of the Community 14:28
26 Grant Scheme. It is something I raised this year at
27 the Estimates and I'd like to see a lot more rigorous
28 and stringent examination of the Grant Scheme and to
29 see an invoice trail with regards to the expenditure of

1 that. I think it's an issue that has been highlighted
2 and I think I'd like, as Cllr. Behan said, we do get an
3 update on that.

4 CATHAOIRLEACH: I think generally all money that's
5 allocated out of this Council, be it Christmas light 14:29
6 funds or whatever, all over the place, we need to
7 ensure that documentation and backup is provided so
8 that are funds that are allocated from this Council end
9 up where they're supposed to end up.

10 MR. CURRAN: That was one of the points that was raised 14:29
11 and they have put procedures in place to get that.

12 CATHAOIRLEACH: Cllr. Blake.

13 CLLR. BLAKE: Just in relation to the Chief Executive's
14 Monthly Report, I would just ask would the Audit
15 Committee be prepared to make a comment as regards the 14:29
16 collection of rates, rent and loan collections?
17 They're running at from 66% to 95%. Is it appropriate
18 for them to make a comment on that? Thanks, Chairman.

19 CATHAOIRLEACH: Cllr. Thornhill.

20 CLLR. THORNHILL: Cathaoirleach, go raibh maith agat. 14:30
21 Cathaoirleach, may I first of all say to all the Audit
22 Team well done because it's a very important job, you
23 know, to keep an eye on finances. But one thing -- I
24 just spotted something here in the report and maybe
25 it's a bit ambiguous but you might be able to clarify 14:30
26 and maybe let us know about it. Arrears cases can be
27 difficult to manage and the importance of early
28 intervention cannot be overstated. I would like an
29 elaboration on that, please. Go raibh maith agat.

1 CATHAOIRLEACH: I think I can maybe answer that one. I
2 suppose like in any organisation or any business the
3 earlier you collect a debt or the earlier you go to
4 pursue the debt, the easier it is to collect. By not
5 pursuing it early you're almost giving a hidden message 14:31
6 to the person who owes the money that you don't really
7 want the money that badly. So we need to be more
8 proactive as regards collecting debts.
9 CLLR. THORNHILL: Go raibh maith agat.
10 MR. GLEESON: Just in response to Cllr. Blake's point. 14:31
11 I think you're referring to page 23 on the Chief
12 Executive's Report, was it, the stats there regarding
13 66%?
14 CLLR. BLAKE: Yeah.
15 MR. GLEESON: If you look at the footnotes there, 14:31
16 Councillor, that 66% collection rate excludes vacant
17 property adjustments and specific doubtful arrears. We
18 just finalised those so that should actually bring in
19 the collection rate up to 81%, which exceeds the target
20 that was set for the year of 80%. 14:31
21 CLLR. BLAKE: It's not actually up-to-date at all then?
22 MR. GLEESON: No, the write-offs and the vacancy
23 write-offs are done at the end of the year so that was
24 just pure cash collection so it's adjusted at the end
25 of the year when the write-offs are done and the 14:32
26 doubtful arrears are identified. So that brings it up
27 in line with the target. It actually exceeds the
28 target set.
29 CLLR. BLAKE: The total rate collection would still

1 only be 66%.

2 MR. GLEESON: Of actual money but for the collection
3 rate, the way it's set by the Department it actually
4 takes into account vacancies and doubtful arrears so
5 that's kind of a set criteria across the board for all 14:32
6 Local Authorities.

7 CLLR. BLAKE: Housing loans then at 75%, is that
8 up-to-date as well then?

9 MR. GLEESON: That would be up-to-date and it's in line
10 with previous years. 14:32

11 CLLR. BLAKE: Okay.

12 CATHAOIRLEACH: That concludes the Audit Report. Thank
13 you very much.

14

15 Originally Item 1 on the agenda: To consider report in 14:33
16 accordance with Part VIII of the Planning and
17 Development Regulations 2001-2006 in respect of a
18 proposed development of 47 housing units at Delany
19 Park, Meadowvale, Arklow, County Wicklow.

20 MR. LANE: Just a small presentation. Because of the 14:33
21 number of observations we've a small presentation to
22 detail the changes. The important thing here was that
23 a Part VIII was done by the Arklow Town Council in
24 2005. This is a change to modern design and to reflect
25 the current demand patterns. Ciaran will explain the 14:33
26 rationale for the changes. It is only changes within
27 the design and the increased number of units,
28 disability-friendly units, Ciaran will explain those,
29 together with the demand patterns.

1 MR. C. O'BRIEN: Good afternoon. This is our site here
2 in Arklow. This is the main Wexford Road. This is the
3 Emoclew Road. This is the overall size of the site of
4 1.9 hectares. This shows the additional site offices.

14:34

5
6 This is a stamped copy of the approved 2005 application
7 for 64 units and Noonans would have developed and built
8 all the rest of the site. You can see that most of the
9 houses are three-bedroom houses and there is provision
10 for four disabled person bungalows in 2005. You can
11 see also the Drive here, when it's finished, it was
12 never meant to be a cul-de-sac and can you see here
13 there is a very unused sort of linear narrow space at
14 the end which is a very unsatisfactory public open
15 space.

14:34

14:35

16
17 Just to follow up on a bit more detail. There is about
18 ten slides so if you bear with me.

19
20 This is the 64 units. The 17 here, these are on site
21 already. They are six and eleven two and three-bedroom
22 units. What we did on the site is, in line with the
23 Department of the Environment (Disabled) Guidelines
24 they favour clusters of terraced units, particularly
25 bunches of five together. So you get a three-bedroom,
26 a two-bedroom, a three-bedroom, two-bedroom, a
27 three-bedroom. So the mix here at the moment, the mix
28 here is we have 19 two-bedroom houses. These are all
29 in red. There's four in number three-bedroom houses,

14:35

14:35

1 these are on the end. Then there's two in number
2 four-bedroom house, these are these. Then there's 20
3 in number of one-bedroom. Essentially just to clarify,
4 the difference this and the other Part VIII is, public
5 open space has been increased substantially so this 14:36
6 will be a linear link park. Because the scheme has
7 been named Delany Park we will introduce some sort of
8 landscaped feature in tribute to Ronnie Delany as well.
9 So the link just opens up the pedestrian exit here on
10 to the Emoclew Road and on to the Wexford Road. 14:36

11
12 The houses have been set out in short terraces in
13 accordance with the Department of the Environment
14 requirements. This assists with energy conservation
15 and optimises the amount of space that can be provided 14:36
16 on the site. Okay.

17
18 This is an aerial view. So the architecture matches
19 the existing. It gives density of 31 units per hectare
20 so we are in accordance with the current guidelines. 14:36
21 So the 64 units, what we're talking about today is 47,
22 Phase 2 and 3, 26 units and 21 units.

23
24 The design and types of the houses reflects Wicklow
25 County Council Housing Strategy which, in turn, is 14:37
26 based on the social need in the area. The houses are
27 predominantly two-storey with single-storey special
28 needs houses. This is on the end here to match the
29 single-storey houses on the Drive.

1 The houses are to be of a vernacular design with
2 amended pictures to match the existing houses on the
3 estate.

4
5 This is just a very quick sample of the Guidelines. I 14:37
6 mean what we're doing today is a very small drop in the
7 water for the needs in Arklow. We're providing 20 in
8 number of one-bedroom houses and you can see how many
9 is needed here. The same for -- we're providing 21 in
10 number two-bedroom units; Arklow needs 322. 14:37

11
12 This is a graphic imitation of what the houses will
13 look like in clusters. So when people think of
14 terraced houses they think of traditional terraced
15 houses but essentially they blend quite well together 14:37
16 on the footprints so you get good passive surveillance
17 on the street and on the end we have a special type
18 house which is bit unique, it's a four-bedroom house on
19 the end which is -- the fourth bedroom is designed for
20 you're visited by a carer or a disabled person living 14:38
21 downstairs. This is adaptable, this house, so there's
22 two of those units there. You can see how it fits in
23 here. Instead of doing these houses now and then in
24 ten years' time doing DPG grants for a disabled unit we
25 are planning ahead already. 14:38

26
27 So you can see the render finishes match the existing
28 houses. All the houses have double-glazed windows.
29 These here are fire and escape rescue windows so in the

1 event of a fire in the children's bedroom, you can get
2 on to the roof here and wait to be rescued.

3
4 This is the floor plans of the main houses. These are
5 the three-bedroom and these are the two-bedroom houses 14:38
6 and this gives you the idea of the setback of the
7 junction between one and two in context. You can see
8 how the existing Meadowvale houses, and a lot of houses
9 were built in the last ten years before that, you get
10 these blank elevations when you're driving in and 14:38
11 around the sites so it is very, very off putting. Now
12 everything is built in context so this space here
13 becomes, the windows in this elevation here on the plan
14 so you can always have parents overseeing children at
15 play. 14:39

16
17 So the houses here, you can see these little circles,
18 these means all the houses, even the two-bedrooms have
19 been designed for wheelchair transfer. Bathrooms,
20 again the toilets downstairs are accessible well. We 14:39
21 had applied for Lifetime Capital Homes, that was shot
22 down by the Department of the Environment. But
23 essentially the three-bedroom houses themselves, they
24 have a standard bathroom upstairs with a shower, I'll
25 go on to the next one. 14:39

26
27 These are the end houses here so again this is an
28 aerial view from the Drive so you can see the road
29 comes around and again you get this passive

1 surveillance on to the street.

2
3 There's a huge need for one-bedroom houses and units in
4 Arklow. This is something that wouldn't have been
5 catered for in the original Part VIII application. So 14:40
6 you can see apartments have been designed and detailed
7 to look like surrounding houses. So this doesn't look
8 like an apartment, it looks like a house. It will
9 blend in with them. We will use soil, concrete floors
10 and duct all the plumbing work so the acoustics and 14:40
11 sound attenuation between the tenants upstairs and
12 downstairs won't be a problem.

13
14 There's quite a lot of these houses here. The ground
15 floor is actually fully accessible so a disabled person 14:40
16 can live here. The bathroom itself is fully
17 accessible, you know, access out to the back of the
18 terrace and all the entrances are ramped up for fully
19 accessible.

20 14:40
21 We have also decided to do, and in fairness to the
22 Department of the Environment they're very supportive
23 of us, the upstairs unit is ambulant disabled so you
24 get these easy steps, only six inches high, so even if
25 somebody had a hip replacement they'd be able to get up 14:40
26 the stairs because they're only quite small. Because
27 of the need of, you know, 322 people want one bedroom,
28 this is 20 units built in a small cluster to look like
29 houses. You can see it in its context here, you look

1 at that there. This is you standing in a landscaped
2 area. You wouldn't know that was an apartment, it
3 looks like a house.

4
5 This is our special needs bungalow on the end. Again, 14:41
6 the height of the house here matches the single-storey
7 dwellings on the Drive and this is a side section
8 showing these are the normal housing terraces, it steps
9 down to here along, the linear link park and this is
10 the Wexford Road. So these houses, there's one house 14:41
11 here and house there. Each of these houses has two
12 fully accessible bathrooms, very, very large bathrooms,
13 fully adaptable bedrooms where you can have two single
14 people or one double person, or one person living with
15 a carer or a family member disabled. 14:41

16
17 So this is, I don't like using "state of the art" as an
18 architect but this is as good as it gets regarding
19 accessibility of disabled persons' housing. So there's
20 these two on the end, type E. 14:41

21
22 The final house is a house on the end where I showed
23 you where this is how the bedroom was built downstairs.
24 So you have three bedrooms upstairs and one bedroom
25 downstairs, so the provision is you would build a 14:42
26 bathroom at the same time.

27
28 So I would just like to say as well in summary that I'd
29 like to thank Shelly Barrett, my fellow architect for

1 assisting on this, but particularly I'd like to thank
2 Joe Lane and Brid Kilkenny for employing architects
3 because I know some of the surrounding counties, even
4 where we are, don't have architects, don't see the need
5 to use architects and I would hope now with this 14:42
6 scheme, hopefully getting a favourable Part VIII it
7 will lead to other schemes. Thank you.

8 CATHAOIRLEACH: Do I have a proposer? Cllr. Murphy.

9 CLLR. MURPHY: Can I just have a comment. I'm
10 delighted with the design, absolutely, and it's very 14:42
11 inclusive and accessible to all which I think the motto
12 is 'getting there eventually' but I just have a few
13 words to say.

14
15 First of all, I'd just like to say I made it clear from 14:43
16 the start in my relationship with any of the residents
17 that came to me that I will be voting for this housing
18 project but, and I say but, I would like some questions
19 answered.

20 14:43
21 As we sit here in the Chamber we've another example,
22 well it's not really an example it's another story of
23 lack of communication or slow to communicate with
24 concerned residents from Wicklow County Council, just
25 like we heard last month from a housing project in 14:43
26 Greystones. And, yes, we're back here again this month
27 with a similar situation only this time it's Arklow's
28 turn and, again, who will it be next month?
29

1 On 24th November last Arklow Municipal District
2 Cathaoirleach, Cllr. Annesley, facilitated a meeting
3 with representatives from Meadowvale residents and
4 Housing Officials from Wicklow County Council. From
5 that meeting there was a request from the residents 14:44
6 looking for documents which they felt necessary. I'm
7 just giving you two examples of what was requested,
8 traffic assessment and an impact statement and some
9 others.

10
11 At our monthly December meeting I asked if there was a 14:44
12 report on that meeting that took place in November two
13 weeks previous? During that meeting I received an
14 e-mail from Mr. Philip Healy, one of the
15 representatives from the Residents' Committee, saying 14:44
16 that they had not received some documents that they had
17 looked for. So then at that meeting I asked could
18 another meeting be arranged in the New Year between the
19 Housing Officials and our full County Councillors.
20 That meeting was agreed. A date was set for Wednesday, 14:45
21 January 10th, before our monthly meeting and this was
22 agreed by all our six Councillors. This date was to be
23 forwarded to Wicklow County Council officials with a
24 request to attend.

25
26 I felt this meeting would clear some issues and if any 14:45
27 solutions could be put but when that meeting started on
28 10th January we were informed that no Housing Officials
29 were attending and I felt embarrassed as I did not

1 realise this was happening until the start of the
2 meeting. And I would ask I would like to ask why? In
3 my opinion there was ample time given to the officials.
4

5 My next question is I'd like it clarified for me, it 14:45
6 came back to us that it was stated at that meeting in
7 November, which was recorded, what institution housing
8 is being referred to and I hope I will get the right
9 answer from that because I would like to be very clear
10 to all of us here today. 14:46

11
12 The point I would like to ask and I have it recorded
13 from the answer here I received, with regards to new
14 development which is on the cards re Tallon's Farm at
15 Emoclew Road, will planning permission be refused due 14:46
16 to site loss and safety issues which has been
17 highlighted? I'm sure there is no different rules for
18 social and private housing schemes.

19
20 I am aware of a meeting with our local engineer 14:46
21 Jack Kelly and Declan Murnane which took place some
22 weeks ago and I want to ask was all the options looked
23 at this? The whole issue of this is an access road.
24 And can another meeting with resident representatives
25 be held so that all documents can be requested to be 14:46
26 received to the residents. Thank you.

27 CATHAOIRLEACH: Cllr. Fitzgerald.

28 CLLR. FITZGERALD: Just in 2007 the last social houses
29 were built in Arklow and I've been on the Council now

1 almost 20 years. Over the last 12 years our Housing
2 List has been increased substantially and many people
3 have languished on the Housing List for up to 14 years.
4 In all we have 833 on the Housing List at the moment
5 and I can make it quite clear, I will not vote against 14:47
6 social housing.

7
8 Housing needs have been met by RAS, HAP, Rent
9 Allowance, Private Renting Voluntary Bodies and in many
10 cases by people returning to the family home and in 14:47
11 some cases by purchase by the Local Authority. The
12 commencement of the building of 17 houses in Delany
13 Park is an exciting time for those on the Housing List
14 and for those who have soldiered over so many years to
15 get social housing in Arklow. 14:47

16
17 A slight error, in my opinion, was made in 2005 when
18 land was accepted instead of housing. We can't do
19 anything about that. The 64 houses should have been
20 integrated into the estate, why I don't know but I can 14:48
21 hazard a guess: because they were social houses. I
22 would imagine.

23
24 There is a proposal that an exit should come on to the
25 Emoclew Road. Can I just give people who don't know 14:48
26 the Emoclew Road, there's one school; a graveyard; the
27 Croghan Industrial Estate, 300 people working in it;
28 three sports clubs; a hardware store. As I say we have
29 eight exits on to that road. That was talked about in

1 2005 but it was shot down. I believe the residents
2 have a valid reason in Meadowvale Drive. They have
3 concerns about the amount of traffic that would be
4 coming out of the exits/entrances, the traffic that
5 would be coming from within Meadowvale itself. So I'm 14:49
6 proposing that we only have one exit/entry into
7 Delany Park, the exit/entry on the east side coming
8 into the Drive. Now the exit/entry on the west side
9 into Meadowvale Avenue should be pedestrian only and
10 emergency vehicles can enter the site if need be. 14:49
11

12 The Emoclew Road is not an option. I live very near
13 that and it's like a car park in the morning. It's
14 totally unsustainable that we should think of putting
15 an exit or entry on to the Emoclew Road. I'm not an 14:49
16 engineer, some others claim to be, but there with
17 people saying we should go on to the Wexford Road. I
18 don't believe that's an option either. When the time
19 comes here today I will have no problem in proposing
20 that this be accepted, the Part VIII and that I'm 14:50
21 proposing that, and maybe the Council Officials will
22 pass some comment on it if it's possible to do that. I
23 think it's possible, having been up there yesterday and
24 Saturday, to change -- just we don't need, for
25 instance, all the traffic would be coming through 14:50
26 Delany Park, through the Drive, all that would be
27 coming through then is the 64 houses; 17 built next
28 year. This will continue up to 2021 and I think it's a
29 reasonable -- now someone has said to me about heavy

1 goods vehicles going in to Delany Park through the
2 Drive. The houses will be heated by natural gas for a
3 start. The only trucks that should be going in is the
4 refuse trucks, and they have to go up the Drive anyway.
5 I think it's quite possible that we could change that 14:50
6 slightly to just have one exit/entrance and that is
7 what I will be proposing at the time when the
8 discussion finishes.

9
10 Lastly, I want to thank you Joe Lane, I know I have his 14:51
11 ear bent over since he became Director of Housing. I
12 want to thank the architects and I want to thank the
13 staff of Wicklow County Council. It's a wonderful
14 design and it gives me great pleasure of a Councillor
15 longstanding, it will give me great pleasure to propose 14:51
16 that we adopt it with minor adjustments.

17 CATHAOIRLEACH: Do I have a seconder?

18 CLLR. ANNESLEY: I'll second that.

19 CATHAOIRLEACH: Cllr. Annesley. Cllr. Snell.

20 CLLR. SNELL: Thanks, Cathaoirleach. First and first 14:51
21 most I want to thank Ciaran and Shelly, Brid and their
22 team upstairs, the Architectural Team and Design Team
23 and also for the vision that Joe and Jackie have shown
24 on this. They're talking about something that was in
25 place in 2005, 13 years people in Arklow have been 14:51
26 waiting. And indeed it is stark as Cllr. Fitzgerald
27 said to have 833 people on the Housing List of
28 families. I certainly will be supporting this one
29 hundred percent.

1 In regards of the two phases that's coming, 26 units
2 and 21, I think it's blatantly obvious to everyone, no
3 matter what part of the County you live in, you may not
4 be in the Arklow Municipal District but certainly
5 everyone here would have to concur that Arklow is the 14:52
6 area that's been crying out for houses for the last two
7 decades.

8
9 In regards to social housing, there just hasn't been
10 the opportunity to do anything in the area. And I know 14:52
11 it's been difficult for the six Members of the Arklow
12 Municipal District in regards to representations and
13 looking at this project and I certainly want to praise
14 each and every one of them for the work that has gone
15 into this, but if I could in particular to the Chair 14:52
16 person of Arklow Municipal District, Cllr. Annesley,
17 who has raised this on more than a couple of occasions
18 at the Strategic Policy Committee. Indeed I know he's
19 been up in the engineer's office on several occasions
20 and arranging meetings, as has been outlined earlier by 14:53
21 previous speakers.

22
23 Having spent two and a half hours here, Cathaoirleach,
24 last week with Ms. Laura English, who is our
25 representative and our speaker on behalf of people with 14:53
26 disabilities, Laura represents the Disability
27 Federation of Ireland. We're lucky enough to have her
28 employed in Wicklow County Council a couple of days a
29 week and I know she's working her way around each

1 Director's section in regards to housing, environments
2 and road and I think on that alone this deserves
3 support. The engineer has given a very, very positive
4 speak in regards to the design of these houses that
5 they can be transferred quite easily to meet the 14:53
6 accommodation and the needs of people with
7 disabilities. It's not just the two specified
8 accessibility houses it's other houses, it's the
9 one-bedroom units, the ground floor units and I think
10 it's the way forward for not just this Local Authority 14:54
11 but all Local Authorities throughout Ireland. I think
12 it's something that other Councils could learn from and
13 certainly we in Wicklow County Council should be
14 learning from this project. I think it is going to be
15 a marvelous project. I commend the people of Arklow 14:54
16 for their vision in regards acknowledging the great
17 Ronnie Delany in, marking this project as Delany Park
18 but I will certainly always, always take on board
19 people's concerns. I have looked at the development.
20 I have looked at their concerns. I have spoken to 14:54
21 engineer, same as all previous speakers and I'm
22 speakers to come but at the end of the day first and
23 foremost we must provide social housing. We must meet
24 the demands of the people on our Local Authority list
25 and I think this is a very good day for the people of 14:55
26 Arklow and I will be supporting it one hundred percent.
27 Thanks, Cathaoirleach.
28 CATHAOIRLEACH: Cllr. McDonald.
29 CLLR. McDONALD: Thank you, Cathaoirleach. I obviously

1 agree with everything that everybody has said. We
2 welcome these houses, probably more than most areas.
3 I, too, will be supporting the Part VIII.

4
5 I'm not going to repeat everything that everybody said 14:55
6 but I just have a question around the entrance onto the
7 Emoclew Road that maybe could be addressed, if not
8 today, further down the line. I would have a concern
9 that if that, as Cllr. Murphy said, that development
10 site, the site on the Emoclew Road was to be developed 14:55
11 in the future and hopefully it would because we need
12 all sorts of types of housing in Arklow, and when the
13 sewage treatment plan is up and running, hopefully
14 we'll get to start building again, but my concern would
15 be if -- at the moment that exit/entrance onto the 14:55
16 Emoclew Road is a none runner, if that development was
17 to proceed down the line are we looking at more
18 traffic, more houses needing to go through Meadowvale
19 to get in and get out? Because if there's going to be
20 no access on to the Emoclew Road, if a development was 14:56
21 to be built there where would the entrance/exit be put?
22 It's just a concern going forward.

23
24 By and large I welcome this, as Cllr. Snell said one
25 hundred and ten percent. I just wish that maybe we had 14:56
26 three or four more times the amount but hopefully in
27 the future we will. Thanks very much to the Housing
28 Department, the architects, designers, did topnotch and
29 I'm sure we won't get any better. Thanks very much,

1 Cathaoirleach.

2 CATHAOIRLEACH: Cllr. Whitmore.

3 CLLR. WHITMORE: Thanks very much, Chair. I think
4 everyone in the Chamber will welcome the addition of
5 social housing. It's obviously the biggest issue to 14:56
6 affect us as a county but I think -- and the policy is,
7 you know, for a good social mix and for integration
8 into the existing communities and that's really, really
9 important. I do think that integration needs to start
10 at the planning process though and I think that there 14:56
11 needs to be greater communication with the residents in
12 the areas that surround the social housing development
13 because I actually think that communication and the
14 work between the Council and those residents will make
15 for a much smoother transition for the new residents of 14:57
16 the social housing units. I think that that has been
17 lacking in this case. And I think as Cllr. Murphy
18 pointed out, in Greystones there was very simple issues
19 that the local residents had been raising and
20 unfortunately they weren't addressed in the first 14:57
21 instance. I think it is really important that as we, I
22 really hope that we do get to build a whole lot more
23 social housing in the County but I think it's really
24 important that as we develop and get that social
25 housing up and running that we do involve the local 14:57
26 communities in those decisions. I think ultimately
27 everyone knows that we do need to put these houses in
28 but it's making sure that we put them in a way that,
29 you know, is as seamless as possible and can listen and

1 take into account anyone's concerns if possible. So
2 that would be my main concern.

3
4 Cllr. Murphy actually outlined a lot of the issues that
5 have been raised. I, myself, and I know many other 14:58
6 Councillors were contacted by the residents of the area
7 and they did have very serious concerns and I would
8 just like to put that to Joe that I do think
9 communication in this regard needs to be increased
10 quite significantly. Thank you. 14:58

11 CATHAOIRLEACH: Cllr. Kennedy.

12 CLLR. KENNEDY: Thank you, Cathaoirleach. With numbers
13 in the Municipal District heading for a thousand I'd
14 very much welcome this development today and I'm going
15 to talk Joe and the architects on the team for bringing 14:58
16 it to us. I think there is a good mix in this housing.
17 I think the people of Arklow needs this. The County
18 needs this. And this should be seen as a stepping
19 stone for the people of Arklow because we need an awful
20 lot more houses. I'd very much welcome this today and 14:58
21 I'll be supporting it, thank you.

22 CATHAOIRLEACH: Cllr. Behan.

23 CLLR. BEHAN: Cathaoirleach, I don't know if are there
24 are any other Arklow members wanting to speak, I'm
25 reluctant to say anything before the local members have 14:59
26 had a chance.

27 CATHAOIRLEACH: No, there's no one else. I'm sorry,
28 Tommy's just popped in.

29 CLLR. ANNESLEY: well, I'd like to thank all the

1 Councillors in the Chamber and the housing staff
2 because this wasn't an easy one for me as
3 Cathaoirleach. I did facilitate two meetings with the
4 residents of Meadowvale. I banged my own head against
5 the wall trying to get a solution here that would suit 14:59
6 everybody and unfortunately on the engineer's advice I
7 could not get another road into that housing estate.
8 I'll take the engineer's word at their word, okay.
9 Look, the residents said they were going to employ
10 their own traffic management to contradict our own 14:59
11 engineer but I didn't see that report either.

12
13 I will, hands up, definitely there was a lack of
14 communication. When that was brought to my attention I
15 tried to deal with that hands on. I met with five 14:59
16 residents and the staff of the Housing Department and
17 the Design Team. So there's nobody in this Chamber is
18 going to say no to social housing and absolutely,
19 Ciaran did a great design on the house and I admire
20 your vision for the way the houses can be changed for 15:00
21 disabilities in years to come, if they have to be, at
22 less expenditure. I will not vote against this
23 development. And I will have to say, I supported
24 Cllr. Fitzgerald's motion on making Delany Park a no
25 through road. The only residents that would be driving 15:00
26 through the Drive would be the residents of Delany
27 Park. So I will be voting for this today and I just
28 want to thank you again, Director, for all your help on
29 this one because it wasn't an easy one for you but as

1 you said to me yourself, we're shouting in Arklow about
2 houses; now you produced houses and now we're shouting
3 about them. So we can't speak out both sides of our
4 mouth. We want this development so I will be voting
5 for it.

15:01

6
7 I'd just like to thank all the Members in the Chamber
8 that have tried to resolve this in Arklow. Thank you.

9 CATHAOIRLEACH: Cllr. Behan.

10 CLLR. BEHAN: Thanks, Cathaoirleach. The first people
11 I want to pay tribute to are the six Arklow Councillors
12 because it's been an extremely difficult situation for
13 them to deal with. I would also pay tribute, as we
14 have done on many occasions in the past, pay tribute to
15 Joe Lane and his staff for the great job they are doing
16 generally for housing across the County.

15:01

15:01

17
18 The first point that residents made to all of us is
19 that they are very grateful to the six elected
20 representatives for the work that they're doing but
21 they were not happy with the consultation they had with
22 the officials of this Council. So that has to go on
23 the record because they want that put on the record.
24 They did not feel they had proper engagement with the
25 officials of the Council.

15:01

15:01

26
27 The second point I want to put on record and I think it
28 is a very important point for all of us to bear in mind
29 because it is important that there is a level playing

1 field in this County. This particular development has
2 been begun already. It was granted permission in 2005
3 and it started in 2017, so 12 years after the date
4 permission was granted by Arklow Town Council it
5 commenced. Any other citizen in this County or any 15:02
6 applicant for planning permission in this County gets
7 five years to build their project and if they don't
8 build it after five years they've got to come back in
9 for a new planning application. In this case the
10 Council carried on with an old plan that was 12 years 15:02
11 old and what they did basically was moved in, through a
12 cul-de-sac, without giving people a proper opportunity
13 to give their views on it. Now I am dealing with a
14 case at the moment in Bray where a person was granted
15 planning permission for a very simple construction by 15:03
16 Bray by Bray Town Council. It ran out of time. When
17 the person came to Wicklow with the very same
18 application they were turned down. They were told it's
19 not going to be granted because it's a different
20 authority, we're going to look at it differently and so 15:03
21 on. So there are different rules applying to people,
22 the ordinary people as apply to the Council. I think
23 that's one of the factors that really has annoyed
24 people in Meadowvale is that they feel they're not
25 getting a fair crack of the whip. 15:03
26

27 As Councillors, anybody who has talked to them knows,
28 they are completely and utterly in support of the
29 housing on the site. They never had a difficulty with

1 that. They don't have a difficulty with that. But
2 their basic point is that another access could have
3 been found and still could be found. And I still think
4 it could be found because while the Emoclew Road
5 argument, we've heard all about that and I can see the 15:04
6 points that are being made about that. I don't
7 understand why the Wexford Road has been completely
8 ruled out. There's an estate I think on the far side
9 called Cré na Mara and the only argument that I could
10 see in the report was, it would create a crossroads 15:04
11 from a T-junction and therefore there was completely
12 unacceptable. I don't see why that option could not
13 have been explored. And I suspect possibly the reason
14 is that plans had already advanced in-house here to get
15 ahead and build this. I know why the pressure was on 15:04
16 to get the houses built. But it actually meant that a
17 proper alternative wasn't really even ever considered.
18 Again, I feel that's why residents were so annoyed and
19 upset about what has happened here.

20
21 Now another point that I think they would want made 15:04
22 here today is that a temporary access has been created
23 for construction vehicles and they acknowledge that
24 that has been put in place. They most definitely are
25 asking that any future construction traffic going on to 15:05
26 that site comes via the temporary access and not past
27 their houses. I really think that's a very minimal
28 request that should be granted and I'd like to hear
29 Mr. Lane's point of view on that because I think that's

1 very, very reasonable.

2
3 I think overall, Cathaoirleach, as I say, it's a very
4 difficult situation. None of us want to vote against
5 social housing, we all know the need for it is there. 15:05

6 But I personally would like to see more time being
7 given to exploring an alternative entrance from the
8 Wexford Road before making a final decision on this. I
9 know the Arklow Members have already accepted that it
10 should go ahead. I'd certainly be interested in what 15:05

11 Mr. Lane says about Cllr. Fitzgerald's proposal, which
12 could well meet some of the difficulties that are
13 there. But I can't see what the harm would be in
14 looking, again, at the Wexford Road to see if that a
15 possible alternative, Cathaoirleach. Thank you. 15:06

16 CATHAOIRLEACH: Cllr. Mitchell.

17 CLLR. MITCHELL: Thank you, Cathaoirleach. I'll be
18 supporting this proposal but I would echo the points
19 about listening a little bit more to the residents and
20 the local Councillors when coming up with these 15:06
21 proposals, from the experience we had last month at
22 this meeting in Greystones.

23
24 I'd like to pick up primarily on a point raised in the
25 presentation separate to Arklow really and that was 15:06
26 about the role of an architect employed by Wicklow
27 County Council. About 12 years ago or so I put down a
28 motion and lobbied hard to try and get an architect
29 employed by the Council to improve the design of

1 buildings in County Wicklow and I'm glad to say that an
2 architect was employed. However, a key part of what I
3 put down was that the architect would spend 50% of
4 their time on the Council buildings such as these
5 housing estates, where good jobs are being done, but 15:07
6 also 50% on the planning. To try and improve the
7 quality of design of major schemes in County Wicklow,
8 or more prominent buildings which are being built in
9 County Wicklow and that has never happened, the second
10 part of that. I appreciate the time of the architect 15:07
11 may be limited but I do think there is a need for an
12 architectural input, particularly in the four towns of
13 Wicklow County Council. I believe in some places such
14 as Cork, which has won some awards for some of its
15 older towns that the architects have a very much higher 15:07
16 place in the planning of those towns than is the case
17 here. I would still want to see what originally I
18 thought we got 12 years ago, which was that an
19 architect would have some involvement in the quality of
20 general architecture, particularly in the towns of 15:08
21 Wicklow. Thank you.

22 CATHAOIRLEACH: Cllr. Matthews.

23 CLLR. MATTHEWS: Thanks, Cathaoirleach, very briefly.
24 I fully support what Cllr. Mitchell just said, it was
25 the exact point that I was going to make. I think it's 15:08
26 very welcome that we've get architects on the staff now
27 and they provided some really clever density of designs
28 and some very, very smart designs of late, not just on
29 this one but in Bray as well. I hoping as we go

1 forward to build more Council houses that we'll
2 continue to retain the services of architects amongst
3 the staff. The idea of having a county architect, I
4 think that's what Cllr. Mitchell was referring to, I'd
5 fully support that as well. I've spoken about it in 15:08
6 the past and I hope it is something we can look at at
7 budget time. Thanks, Cathaoirleach.

8 CATHAOIRLEACH: Cllr. Fortune.

9 CLLR. FORTUNE: Thanks, Cathaoirleach. I think, to be
10 fair, the Arklow Councillors have explained the whole 15:09
11 situation very well and it's a very important
12 development and I've read correspondence we got from
13 some residents in Arklow and also that correspondence
14 was very reasonable. I just think that the designs and
15 the stuff we're putting together at the moment here in 15:09
16 the Council on housing has improved by a hundred-fold,
17 a thousand-fold and that's great because I think it
18 suits the people going in to live in the houses and it
19 suits people in the immediate areas as well. That's
20 long overdue. But there's one little gap and it's come 15:09
21 up at previously meetings and there's a tendency in the
22 Chamber that when Members try to push it or raise it,
23 they're looked upon as if it they're from outer space
24 or somewhere that are going against the wind and that's
25 not fair because everybody in this Chamber, I think I 15:09
26 said it at the previous meeting, knows the situation
27 with housing and wants housing. The little gap I am
28 talking about here is communication. It's very simple,
29 it shouldn't be an issue and I am convinced, based on

1 my experience in the last four or five months on a
2 number of issues, that if communication was taking
3 place in the way it should take place, we wouldn't even
4 be having half these discussions here in the Chamber
5 and that's the reality. So really and truly, you know, 15:10
6 we just can't ignore people. I mean there are people
7 out in all our areas, living in their homes as we speak
8 today and something happens, either a private developer
9 arrives in on top of them and puts 300 houses around
10 them and does all kinds of things and affects their 15:10
11 back gardens with flooding and all kinds of carry on.
12 I could take Members to where I live myself and show
13 them that. Or the Local Authority goes in, who maybe
14 used not do the best design and forget maybe when they
15 build the houses they're landlords and they have a 15:10
16 responsibility. So all I'm saying is, if there was a
17 communication we wouldn't be having these discussions
18 and that's where the gap is and that has to be
19 addressed. I would wish and hope, moving forward, and
20 there is a great job being done in the Housing 15:11
21 Department because the Housing Department are being
22 basically starved of resources by the Department.
23 That's a Government issue. Other people in the Chamber
24 needs to deal with that as well. But we need to really
25 communicate with people and be fair to people because 15:11
26 not communicating with people is just not fair. And my
27 whole ethos of politics and being involved is that we
28 should be fair to everybody and that's not fair. If
29 you're fair you wouldn't be having discussions. That's

1 my view on it.

2 CATHAOIRLEACH: Thanks. Cllr. Fitzgerald.

3 CLLR. FITZGERALD: Just Cllr. Behan alluded to it.

4 when we knew that this estate was about to happen or

5 the contracts were signed I did go to Wicklow County 15:11

6 Council and asked that the Wexford Road be looked at

7 prior to construction and it was looked at by the

8 engineers and it wasn't practical. It looks to me as

9 if we would need a roundabout because a similar

10 development just further south of that, Knockmore, the 15:12

11 development had to build a roundabout because it

12 couldn't come out opposite the Maples.

13

14 I just want to clarify. I believe I've got an

15 understanding at this stage that all heavy goods 15:12

16 vehicles, all deliveries to that site will go through

17 the temporary entrance on the Emoclew Road and there's

18 no issue with. And I want to thank the owner of that

19 site for facilitating Wicklow County Council in

20 allowing Wicklow County Council or the contractor to 15:12

21 bring all the stuff in through that. I go up there

22 nearly every day because I'm just waiting for the first

23 block to go up because I'll be there to say I was there

24 -- a photograph, you're right. And Cllr. Annesley is

25 coming with me and the rest of them. After 13 years I 15:12

26 think it's a great achievement for the Housing

27 Department and everyone involved in it. I sort of got

28 a bit emotional when I went up the first day, but then

29 when I seen the little bit of hassle I said I better

1 get out of it quick. But anyway.

2
3 I see the trucks going in. The gates are open. They
4 go in. They clean the road, right. And just, I want
5 to make a point on Emoclew, they have an exit/entrance 15:13
6 there in place for 70 years, that development there on
7 Emoclew Road, Tallon's, so there is an exit there. But
8 that's a matter for the planning department. That's
9 not our function. If there's a planning application
10 that comes in, that's a planning issue and I know 15:13
11 Cllr. McDonald has alluded to it there. That's not for
12 the Councillors.

13
14 Look it, I have proposed this development with the
15 change and hopefully the Members agree to it and I'd 15:13
16 like to hear the Director's response to it.

17 CATHAOIRLEACH: Cllr. Murphy.

18 CLLR. MURPHY: Can I just say I don't like challenging
19 people, it's not in me. But I felt, I do feel very
20 strong about this in a sense of communication and it 15:14
21 took all of my strength to write down something last
22 night so I don't take it easy sitting here to challenge
23 other people who I feel is much more experienced at
24 this than me.

25
26 Just as well, this is one of the first housing projects
27 I heard of when I came into the political world over
28 ten years ago and it is great, an absolute privilege to
29 know that people with disabilities are on the housing

1 scale here and to the standard that it has come to
2 today. It is a good day and none of us six Councillors
3 ever said anything different to this. So we've all
4 been in agreement that this, we are very, very much
5 thrilled with this but there's a but as I've said, and 15:14
6 I won't make an apologies for challenging really,
7 because that's what we're here for.

8 CATHAOIRLEACH: Cllr. O'Neill.

9 CLLR. O'NEILL: Again, Cathaoirleach, I'd like to
10 congratulate Ciaran and the team. I did raise issues 15:15
11 here before, okay, on social housing, not only social
12 housing but private housing whatever, that the likes
13 of, there should be side entrances and at least back
14 entrances and all that. But it's -- I mean we could
15 talk about it till the cows come home as such but 15:15
16 there's Department Guidelines here and that's what I
17 find the issues. So if there's guidelines there to put
18 X amount of houses into X amount of space and whatever
19 design, you know, we're up against that. It's very
20 hard for Councillors, I know in my area I'd be 15:15
21 delighted to hear of a couple of dozen houses being
22 given the go-ahead in West Wicklow. The need for
23 housing is huge so I would be very supportive of it.

24 MR. LANE: We'll deal with communication first. One of
25 the difficulties was that we started Phase 1 and at the 15:16
26 same time were going through the Part VIII for Phase 2
27 and Phase 3. So that caused a lot of confusion, yes,
28 it wasn't ideal but it was a timing issue.

29

1 Even the meeting you identified on 10th January, again
2 some of the issues there were consultation with Phase 1
3 and construction issues and Phase 2 and Phase 3 and
4 throughout the place we've tried to separate the two
5 because Phase 2 and Phase 3 is statutory and it's what 15:16
6 we're dealing with today.

7
8 We will be meeting again. I think we did seek
9 nominations and we will talk to Linda regarding them.
10 We will go back and we'll talk to the local group and 15:16
11 we'll deal with some of those issues regarding the
12 construction traffic for Phase 1 and we will also --
13 again, this is where we have to break it down. There
14 is also a big part of this, there's letters to go out
15 after today's meeting. So there is a difficulty when 15:16
16 you start doing the Phase 1 construction and the
17 Phase 2 and Phase 3 and that added to the consultation.

18
19 The consultation process is clear and is statutory
20 regarding when we go through the process we all 15:17
21 started, and invariably it is started by us going to
22 the local Municipal meeting, which we did in this case,
23 and explaining roughly what we're doing and explaining
24 the ethos behind it.

25 15:17
26 The next big one there. So, yes, the consultation. In
27 this case there was confusion because the two were
28 together. We did do a letter drop on the Phase 1 but I
29 don't think, because of the two lots together I think

1 there was -- it was just bad timing both of them
2 together but when you're trying to move at this pace
3 that's what's going to happen.
4

5 we did, when we went back to look at Phase 2 and 15:17
6 Phase 3 we did go back from basics. We didn't
7 presuppose we'd be coming out through Meadowvale. We
8 did go back and look at the other two options. But the
9 engineers involved from not happy and were happy with
10 the pre-existing through Meadowvale, which is what 15:18
11 we've gone with today. So we did start. We have
12 looked at it. I can confirm the specific question was
13 asked. Jack and Declan looked at it in the context of
14 this but also in the context of the temporary solutions
15 that were mentioned for the construction traffic. 15:18
16

17 The third point is construction traffic, we're under
18 licence and under agreement. Once we maintain that and
19 everything else is going okay we intend to use that for
20 construction traffic. It is subject to a third party 15:18
21 licence agreement. At the moment we don't envisage any
22 difficulty there.
23

24 Like I said, we have looked at all the other junctions.
25 The Meadowvale junction is the one that we're happiest 15:18
26 with. It was designed originally for all Meadowvale,
27 including the 64 and we don't see any reason why --
28 yes, there is little difficulty regarding construction
29 of traffic at the moment.

1 The option that Cllr. Fitzgerald mentioned we will look
2 at that. We do have a slight difficulty regarding a
3 turning circle at the bottom of the 64 units but other
4 than that we will attempt to deal with those and yes,
5 at that stage, it could be closed, which means only 15:19
6 going through the Drive would be the 64 new ones, plus
7 the three or four that are pre-existing. We don't see
8 any major problem with it, we just have trouble
9 designing a turning circle at the base of that and
10 we'll work with that. Again, once we can get over that 15:19
11 we've no issue with that one.

12
13 Again, Councillors will remember when this new
14 programme, it was Housing Strategy 2020 at the time, I
15 think, was in 2015 and we came and we looked at the 15:19
16 priorities for the next, the first 12 schemes, I think
17 Emoclew at the time was one of our top ones. We saw it
18 as a phased basis. We're now just trying to accelerate
19 to bring the three phases together. Like I said,
20 thanks to Ciaran and the others the design is better 15:20
21 suited for the demand figures and for modern living.
22 The demand patterns in the last 12 years have changed,
23 as is the much higher one and two-bedroom demand.

24
25 Under licence; consultation. I think that's the main 15:20
26 issues.

27
28 Again, we did look at the both Emoclew and the Old
29 Wexford Road and we would be not comfortable today

1 bringing some form of a Part VIII coming on to those.
2 But we did look at them when we were designing from the
3 word go. Those reports we'll check, we want to get an
4 nomination. We'll come back to you locally and get a
5 nomination. I think we might have miscommunication 15:20
6 regarding current construction traffic but a lot of the
7 queries on the current construction traffic have been
8 dealt with since that temporary solution has been
9 sorted. I think that's the main issue
10 CATHAOIRLEACH: Thanks, Members. I'm anxious to kind 15:21
11 of bring this to a vote. I don't want it to go on.
12 Cllr. Fitzgerald, do you want to come back in?
13 CLLR. FITZGERALD: I'm proposing again with the
14 adjustment and I think what the Director is saying,
15 you're going to believe able to do that. 15:21
16 MR. LANE: We are having trouble with the turning
17 circle, but if we can do it we will do it.
18 CLLR. FITZGERALD: That's not strong enough though,
19 Joe. I mean we're here, that reduces the traffic
20 through the Drive by 80%. 15:21
21 MR. LANE: We will stop traffic going up through the
22 bottom of the 64 somehow. Is that strong enough?
23 CLLR. FITZGERALD: Okay. I'm happy enough.
24 CATHAOIRLEACH: Could I just make a general point?
25 Insofar as possible as many issues like this are 15:21
26 resolved before a full Council meeting. I appreciate
27 everybody is doing their best.
28 CLLR. FITZGERALD: I have to say I have spoken to the
29 Housing Section about this over the last couple of

1 weeks. It is not a new -- it might be new to the
2 meeting but it's not new to me.
3 CLLR. MURPHY: Or to any of us.
4 CATHAOIRLEACH: I understand it's difficult. It's just
5 a general point. 15:22
6 CLLR. FITZGERALD: It should be more acceptable to the
7 people on the Drive and I want to see social housing
8 there, as Cllr. Snell and others have said. That's my
9 main objective. I'm delighted.
10 CATHAOIRLEACH: I'm going to a vote. Have I proposer. 15:22
11 MS. GALLAGHER: Proposed by Cllr. Fitzgerald and
12 seconded by Cllr. Tommy Annesley. [VOTE TAKEN.]
13 That's 25 for; and seven not present.
14 CATHAOIRLEACH: Next item. Item 2: To consider report
15 in accordance with Part VIII of the Planning and 15:23
16 Development Act in respect of the proposed development
17 of one unit at 16A Oak Drive, Blessington.
18 Cllr. Blake.
19 CLLR. BLAKE: I propose this, Chairman. We had a
20 presentation from the Housing Section at our meeting 15:23
21 recently, the Baltinglass meeting. It's for a
22 three-bedroom bungalow, special needs in regards to it.
23 It is a pity there's only the one house but we have a
24 difficulty because with sewerage in Blessington but
25 nevertheless it's just one house that Irish water have 15:24
26 given the go-ahead for. As I say, it's a special needs
27 house as well so it gives me good pleasure to be able
28 to propose it, Chairman.
29 CLLR. DORAN: I'll second that.

1 CATHAOIRLEACH: Cllr. O'Neill?
2 CLLR. O'NEILL: I tried to propose it there but
3 however.
4 CATHAOIRLEACH: Gerry, the reason you didn't propose it
5 is you were a bit slow in with your light. 15:24
6 CLLR. O'NEILL: It all depends which way the Chairman
7 looks. He doesn't look this way. I've been involved
8 in this issue from the outset and the unit for this
9 unfortunate young girl. I'd propose it again. I'm
10 delighted and hopefully we'll get the full support of 15:24
11 the meeting. Maybe the Cathaoirleach might look this
12 way the odd time before he asks for a proposal.
13 CATHAOIRLEACH: Gerry, could I just clarify that.
14 Cllr. Blake's light lit up, I pressed it. That's what
15 I do. That's the procedure I do. That's the way I do 15:25
16 things. That's the fairest way. If you'd pressed
17 first you would have been asked first. If you'd have
18 come to me before the meeting and said you wanted to
19 propose it I would have let you propose it. Let's get
20 the record straight. 15:25
21 CLLR. MATTHEWS: Can we get a buzzer!
22 CLLR. BLAKE: Chairman, I bow to Gerry if he wants to
23 propose it and I'll second it. I'm not looking to get
24 in in front of anybody.
25 CATHAOIRLEACH: Is that okay then, Gerry? 15:25
26 CLLR. O'NEILL: Yeah, fair play to Cllr. Blake.
27 CLLR. BLAKE: I just want to see the house is built.
28 That's all.
29 CATHAOIRLEACH: We're not petty, Gerry. Cllr. Snell.

1 CLLR. SNELL: Thanks, Cathaoirleach. I'll neither
2 propose it or second it but I do support it. I just
3 want to, again, commend the people behind this
4 development and I'm sure Cllr. Miriam Murphy will
5 concur with what I'm going to say in regards to I'd 15:25
6 love to see more projects like this and I would
7 encourage to seek more funding through the Department
8 for units, particularly one-off units, in-fills or on
9 land that we own to go out and try and assess the needs
10 of people with disabilities that are on our Housing 15:26
11 List. I think this is a brilliant opportunity for one
12 particular family but there is many, many more. I just
13 want to thank all the staff behind this project. As I
14 say, for the people of west wicklow, it may only be one
15 unit but to this family it's everything. I want to 15:26
16 commend everyone behind it.
17 CATHAOIRLEACH: Just I would just like to make one
18 comment. I would welcome this as well. Since we're on
19 the subject of Blessington could I just ask Housing
20 could they do an update report on the situation at 15:26
21 Burgage, the considerable land bank that the Council
22 has there on that side of the town where there is an
23 opportunity maybe to build some social housing. I know
24 it came up here before but I'd just ask that the report
25 is done on the up-to-date status of the land there and 15:27
26 how we might move it on to developing social housing in
27 Burgage in Blessington.
28
29 I have a proposer, Cllr. O'Neill and a seconder

1 Cllr. Blake for the Part VIII. Is that agreed?
2 FROM THE FLOOR: Agreed.
3 CATHAOIRLEACH: We have to go for the vote. Excuse me.
4 [VOTE TAKEN]
5 MS. GALLAGHER: That's 22 for; and ten not present. 15:27
6 Okay.
7 CATHAOIRLEACH: Members, Item 4. Thanks very much.
8 I'd like to welcome Jim Conway and Malachy Bradley,
9 Eastern Midlands Regional Assembly and their Regional
10 Special Economic Strategy. I'd like to welcome both of 15:28
11 you gentlemen and thank you very much for your patience
12 for waiting for us this long.
13 MR. CONWAY: Thank you, Cathaoirleach, good afternoon
14 everyone and thanks very much for the opportunity to
15 present today, which is actually our first presentation 15:28
16 to a full Council as a Regional Assembly. As the
17 Cathaoirleach says, I'm joined by Malachy Bradley who
18 is the Assistant Director and Senior Planner. I
19 suppose just, time is tight together but just I'd like
20 to dispel some rumours that I'm a Dub! As you can see 15:29
21 from the screen there's Blessington and Poulaphouca and
22 there's just a little circle there, that's where I'm
23 from actually, just for clarity.
24
25 So we'll move on on to the subject matter. This 15:29
26 afternoon we're going to cover a number of items,
27 primarily we're here to talk about planning. We know
28 the time, we would like to use it that way. We'll talk
29 about the region and what we do, who we are and then

1 we'll get into the Regional Spatial and Economic
2 Strategy, our processes and timelines around that and
3 then discuss the Issues Paper, the closing date is
4 coming up on the 16th. Then we have some key questions
5 and we'll try and leave as much time as possible for 15:29
6 questions from yourselves.

7
8 The Assembly was established in 2015 and there are
9 three assemblies nationally. Ours is subdivided into
10 three strategic planning areas, Wicklow in the eastern 15:30
11 area and a lot of you may be familiar with the Old Mid
12 East Regional Authority, and it largely reflects that
13 area with the addition of Louth.

14
15 Our functions are actually quite broad. We manage 15:30
16 Regional Operational Programmes and I suppose the
17 Regional Operational Programme is around EU funding and
18 quite recently the EU have recognised the three Irish
19 regions for EU funding purposes. That's an area that
20 may be of interest to you for another time. Certainly 15:30
21 we're open to talking to you around that but it's a way
22 of distributing European funding that's available on a
23 regional basis.

24
25 We also have, as part of our function, obviously we 15:31
26 have strategic planning and sustainable development of
27 the regions and that will be the primary part of the
28 presentation today. The Regional Spatial and Economic
29 Strategies which will follow the National Planning

1 Framework announcements as soon as that happens.

2
3 We have an office in Brussels, an Irish regions office
4 that's primarily there for the benefit of Local
5 Government, Local Authorities in particular and we work 15:31
6 closely with the Local Government around that office.
7 It's a link for engagement with the EU. We're also the
8 secretariat to Committee to the Regions, National
9 Committee to the Regions. I'm the secretary and that's
10 one of the institutions in Europe where Local and 15:31
11 Regional Governments engages in the European process at
12 a political level.

13
14 In terms of our decision-making and our governance, the
15 decision-makers are Councillors, 38 including the 15:32
16 Committee Region's Members ,taken from 12 Local
17 Authorities that make up the region and they're listed
18 there. I won't go through all of them. And from
19 Wicklow we have three. We've Councillors Vance,
20 Mitchell and Cullen. We meet on the second Friday of 15:32
21 the month and we work closely across all of the areas
22 I've just mentioned so it's broader than the planning
23 area.

24
25 But to get into the planning piece and in terms of 15:32
26 planning hierarchy, there would be much conversation
27 and much in the news this morning and recently about
28 the National Planning Framework and we have had an
29 input into that and we have been involved in the

1 discussions coming up to that. But I suppose to be
2 clear it isn't our function as an assembly to deliver
3 the National Planning Framework but it is our function
4 obviously to deliver Regional Spatial and Economic
5 Strategies and as an assembly in terms of planning 15:33
6 hierarchy, we sit between Central Government and Local
7 Government and the Local Authorities. So we would meet
8 regularly, we've close working relationships with the
9 Local Authorities and we've recently quite recently met
10 with the Chief Executive here. In the last number of 15:33
11 weeks we have met with planning, Sorcha and Des, and
12 Christine was with us there last week as well and Sean.
13 We work closely across all of those areas on the LECP
14 development side. The year before last we worked very
15 closely with staff here as well. 15:33

16
17 I think to get into the planning piece maybe I'll ask
18 Malachy, who is the Senior Planner, to bring us
19 through, I suppose, touching the NPF and certainly we
20 can talk about that in the questions, but primarily to 15:34
21 get into our role in terms of what we can do and what
22 we're here to do and then talk to yourselves about any
23 questions you might have.

24 MR. BRADLEY: Can everyone here me okay? I hope my
25 dulcet tones carry and they're not from Dublin either, 15:34
26 you've kind of guessed that.

27
28 Just to pick up from where Jim has gone from. Just to
29 touch on the National Planning Framework, which was

1 obviously the Public Housing, Planning, Local
2 Government document and the whole of Government
3 approach. I'm sure you're familiar with the draft that
4 was out on display near the end of last year but it was
5 based on an ESRI model which was forecasting that we 15:34
6 would be increasing the divergence between where people
7 live and people work and most of the growth in the
8 country would be generated in and around Dublin. That
9 was based on a business-as-usual trend. The planning
10 framework has kind of indicated headline growth targets 15:35
11 based on that demand. An additional one million
12 people, a quarter of those by 2040 -- a quarter of all
13 the population by 2040 would be the age of 65 and the
14 requirement for two-thirds of a million more jobs and
15 over half a million more houses. 15:35

16
17 The planning framework addresses its regional
18 (inaudible) a change from this business-of-usual and
19 what they look at is a rebalancing, so to speak,
20 approach, where a growth in our region is the same as a 15:35
21 growth in the other two regions combined which is not
22 actually as forecasting was going to dictate from the
23 ESRI model. Of that growth, nationally half of it is
24 in the five cities. The five city region that talks
25 about. In total two-thirds (inaudible) and it talks 15:35
26 about 15% of the growth in rural areas. They're just
27 some of the headlines of that.

28
29 I suppose as Jim that said, we did -- I suppose we were

1 in consultation engagement with the Department what we
2 did do, I suppose, at different stages last year
3 throughout the process, is we would have met with our
4 own Members and we would have worked with them at
5 strategic planning area so the eastern area relevant to 15:36
6 yourselves. We would have worked up to try and gather
7 all their comments, issues, opinions and form them into
8 a submission to the Department. We also done the same
9 with the Executive for all the Local Authorities. We
10 did that at two different stages throughout that last 15:36
11 year to try and capture, at a regional scale, what were
12 the issues and what should be considered in preparation
13 of the National Planning Framework.

14
15 So that's the policy framework that is, in my 15:36
16 understanding, being discussed today in Cabinet and
17 it's to be published quite soon.

18
19 I suppose in that what we're here today about is what
20 is the Regional Spatial and Economic Strategy. Just to 15:36
21 give you an idea of what this is and what we're tasked
22 to do. It's a strategic document to set out a vision
23 for the region for the next 12 to 20 years. It's to
24 support the implementation of the National Planning
25 Frame and the National Investment Plan, which is 15:37
26 co-joined with the NPF.

27
28 what the strategy will do is set out the framework for
29 local planning and economic development across the

1 region. We have a wide range of areas to consider
2 within the strategy of employment, housing, retail,
3 transport, infrastructure, environment, heritage,
4 landscape, sustainable development and climate change.
5 So that's what's listed in the Act, in the Planning 15:37
6 Development Act that we have to consider in comparing
7 the strategy. What does that actually mean? What's
8 that going to look like in a strategy? Well there's a
9 couple of key areas to it. We have a spatial strategy,
10 which has to look at the optimum spatial distribution 15:37
11 of growth across the region, looking at cities, towns
12 and rural communities. That's not just population but
13 it's also employment growth along with supporting
14 infrastructure as well. That there is just an example
15 of some of the settlements in our region already, some 15:37
16 of the higher, larger settlements within the region.
17 You can see, for instance, that we have 23 settlements
18 in the region of a population of over 10,000, not
19 including Dublin City.

20
21 what else? An economic strategy. This is a new 15:38
22 function. Most of you would be familiar with regional
23 planning and regional planning guidelines which are in
24 effect at the moment and that were adopted by the old
25 regional authorities. That was the traditional 15:38
26 land-use planning. We have a new enhanced function now
27 and that's why it's an economic strategy as well as
28 a spatial strategy. So we have a stronger role in
29 economic development. The strategy has to look at

1 boosting regional competitiveness across the region and
2 looking at employment and economic opportunities across
3 the region.

4
5 It's also aligned with the Local Economic Community 15:38
6 Plans and we've a specific statutory function in the
7 preparation of that plans and also we have a policy in
8 line with the national and with the regional action
9 plan for jobs.

10 15:38
11 So we can see that there's an opportunity in the
12 strategy to build on regional strengths and to
13 facilitates more effective development across the
14 region. I think combining the two, which is the first
15 time this is being done in Ireland, really will create 15:39
16 better places for people to live, work, study, visit
17 and invest in.

18
19 There's a couple of other elements to the strategy that
20 I think are particularly relevant to this Local 15:39
21 Authority. There National Planning Framework is a new
22 policy called the Metropolitan Area Strategic Plan.
23 These will be prepared for each of the five cities;
24 Dublin, waterford, Limerick, Galway and Cork. They
25 have to be in tandem with and part of the Regional 15:39
26 Spacial and Economic Strategy. So we as an assembly
27 have to prepare a Metropolitan Plan for Dublin. The
28 boundary is already defined as in the Dublin
29 Metropolitan Area and it's defined in the current

1 Regional Planning Guidelines and it includes down as
2 far as Greystones and goes as far north as Donabate and
3 then west to cover Maynooth and Celbridge. So this is
4 quite a large area that covers seven Local Authorities
5 and it covers over half the population of our region. 15:39
6 But effectively this is more of a, I suppose, an
7 alignment plan to drive a delivery of key sites within
8 the region, both within the city and all those outlined
9 settlements within the Metropolitan Area. It looks at
10 strategic infrastructure and key location of housing, 15:40
11 employment and regeneration. And also regional
12 amenities such a parks and walking and cycling
13 networks.

14
15 One of the other elements to the RSES is a transport 15:40
16 strategy. There has to be an (inaudible) spatial
17 strategy that looks at both land-use planning and
18 transport. The National Transport Authority are a
19 stakeholder and have an explicit role in the process.
20 We have to consider their elements of their strategy in 15:40
21 the current GDA Strategy but also it's an opportunity
22 for the rest of the region, midlands and Louth to
23 actually develop out a transport strategy for the first
24 time. So that's the main kind of elements of the
25 strategy. 15:40

26
27 How are we preparing this? This is just a structure to
28 give you an idea. There are members at the top of the
29 assembly, 38 members and they have the reserved

1 function of making the strategy. So they adopt the
2 strategy. Below that, those three Committees the three
3 areas that the Director outlined. They are a plenary
4 committee made up of members of each of the SPA areas
5 and they are a policy formulation and they can make 15:41
6 recommendations to the Assembly. On the executive side
7 we have the Senior Officials Advisory Group who are to
8 give strategic advice to the Assembly. That will be
9 made of up Chief Executives from Local Authorities and
10 Chief Executive from other State bodies and agencies. 15:41
11 Then below that we have Technical working Groups. The
12 reason I put those up there, it gives an idea that we
13 are taking a thematic approach to the development of
14 the strategy. So we have four key things. We have
15 people and places; economic and employment; 15:41
16 infrastructure and climate change; and environment and
17 heritage. They're the kind of four main pillars or
18 themes that we're looking at for this strategy and
19 there's another one for the Dublin Metropolitan Area.

20
21 Just to reference those. Each of those Committees have
22 explicit functions within the process and they have
23 their own designated Chair and Cllr. Vance is the Chair
24 of the Eastern Strategic Planning Area Committee for
25 the Assembly. 15:42
26

27 Just to give you an indication of our process which we
28 have commenced under instruction of the Minister. We
29 are out on display for public consultation pre-draft.

1 This process is very similar to a County Development
2 Plan process you'd be familiar with. So we are out on
3 display with an Issues Paper at present. We then have
4 to prepare a draft strategy which has to be approved by
5 the Members put out on display, same again as your
6 Development Plan process.

15:42

7
8 We have to prepare a Director's report from submissions
9 and that goes back the Members. If there are
10 alterations or amendments made to the plan that are
11 material it goes back out on display. Then the members
12 have the final function of adopting the plan. Similar
13 to your Development Plan process, we are subject to the
14 full rigours of Planning Assessment under SEA
15 Appropriate Assessment for Flood Risk.

15:42

15:43

16
17 So to give you context of where we are now. We have a
18 consultation period that we've just extended to 16th
19 February upon request from the Department. We are out
20 on display of an Issues Paper which is available on our
21 website which can inform the debate. We have also
22 prepared, in conjunction with AIRO Research in
23 Maynooth, a baseline, kind of socioeconomic baseline of
24 the region and of each SPA to try and see what are the
25 strategic issues. That's available. And there's also
26 a map here in conjunction with that as well on the site
27 that we've done. That has proved quite beneficial to
28 try and identify issues and key issues in the process.
29 That's where we're at at this stage. We're at issue

15:43

15:43

1 identification. We're trying to see what are the areas
2 that the strategy should be addressing in the region
3 and we're trying to frame this with kind of key
4 questions. I suppose what kind of society do we want
5 to see? Where will we live in the next 12 to 20 years? 15:44
6 What can make a successful place? What are successful
7 places? What services will we need in these places?
8 How do we ensure a healthy environment? What kind of
9 jobs do we want and where do we want them? How will we
10 travel? And how will we live more sustainably? 15:44

11
12 We also have a leaflet - and I will hand these out if
13 the Cathaoirleach doesn't object - which kind of just
14 informs the process and to give members an idea of
15 where we're at and what we're doing in the process at 15:44
16 present. We have key questions on the back of this
17 leaflet as well to try and prompt some debate.

18
19 So at this stage in the process we are, as I said, at
20 the issue of identification. There's no policy formed 15:44
21 at this stage. We do have to be consistent with
22 national policy but we don't have, as I said, at this
23 stage, any firm fix on where we're at on the policy.

24
25 As I said, I will just leave here the details of our 15:44
26 public consultation. Submissions can be made in
27 writing, they can be made by e-mail or to the website,
28 there's a portal on the website. We'd welcome
29 submissions from yourselves individually or as a

1 Council. That will run until 5:00 p.m. on Friday, 16th
2 February. I might just hand a few of those out,
3 Cathaoirleach.

4 CATHAOIRLEACH: Absolutely.

5 MR. BRADLEY: That's the end of my presentation. The 15:45
6 Director and myself are happy to take some questions if
7 the Members would wish. Thank you, Cathaoirleach.

8 CATHAOIRLEACH: I would like to just make a couple of
9 comments. We discussed this briefly at a previous
10 meeting, I think it was December. There's two big 15:45
11 concerns, two really stand-out things on the proposed
12 policies. First of all, on the rural planning where
13 they're talking about excluding the qualification
14 criteria of social need. I'd be very concerned if this
15 becomes policy. We have it in our County Development 15:46
16 Plan. We have very restrictive rural planning
17 guidelines in Wicklow but one of the things it does
18 include, and it's a very, very important one,
19 particularly for people who want to live beside their
20 elderly parents and mind them, and that idea of 15:46
21 excluding social from the policy to me is a big no-no
22 and I know a lot of other Members have expressed the
23 same in the past.

24

25 The other thing, if you look at the population targets 15:46
26 they are really, for the implications of towns in
27 Wicklow they really are off the rails. I just had a
28 quick look at some numbers and it's talking about
29 restricting populations for rural towns and the bigger

1 towns, growth to be restricted by 15% in 2040 and
2 they've extrapolated that back to 2028 based on the
3 2016 census. The increase is miniscule. I'll give you
4 an example. In Dunlavin it would imply that the
5 population in Dunlavin could only increase by 60 people 15:47
6 between 2016 and 2028. Like in a 12-year period a town
7 could only grow by 60 people. It's the same right
8 across. That's just one example. Roundwood, a very
9 similar situation. The growth restriction on towns is
10 just completely out of kilter with what we have in our 15:47
11 Development Plan and it's completely unrealistic,
12 especially given populations grow in line with how an
13 economy grows. This economy is growing. The
14 population, I'd say, may already even have passed what
15 you are proposing to restrict to 2028. Putting these 15:47
16 very, very limited restrictions on growing populations
17 is really, really false. Okay, you can have guidelines
18 but economic growth brings people to towns and towns
19 grow. But to restrict the population to 15% to 2040
20 over 24-year period to me is, numbers wise if you look 15:47
21 at it, it's just off the rails and it's completely at
22 variance with our County Development Plan.

23 CLLR. MURPHY: Can I just say a few words. First of
24 all, thank you very much for your presentation. I have
25 to say I really hadn't a clue what it was about. I 15:48
26 said this is going to be another boring thing but
27 you've actually have educated me and made me sit up and
28 think of really what is in there. Just a few things.
29 Is it Tom your chairperson? You look very Liam Brady,

1 you even sound like Liam Brady so you have your next
2 career. I know Liam Brady well. But you're so like
3 him.

4
5 Just on one or two issues, as our Chairman has said 15:48
6 about the local planning and the transport and the
7 rural. I mean this is very serious for Wicklow County
8 Council we're such a geographical area. I mean we hear
9 about rural development but like we have to put this in
10 place, you know, we need small steps but I mean it's 15:49
11 very difficult to improve rural, I suppose, living
12 because I mean again the planning laws are so way off
13 the wall at times that we're going back into second and
14 third and fourth generations to get planning
15 permission, do you know? I mean how can we build up 15:49
16 our rural population by such a hard demand on,
17 especially young people wanting to go back to exactly
18 as our Chairman has said, to live beside their parents
19 and to improve the economics of our rural villages.
20 And also transport. We're in a modern world, we're 15:49
21 meant to be, and all last week on our local East Coast
22 Radio every day for five days there was issues of
23 transport situation on 133 and that's only one specific
24 bus that has major problems in linking. The people are
25 standing two hours on a bus stop waiting to be linked 15:50
26 and up to two drivers can go two different directions.
27 We've a long way to go and also we've a long, long way
28 to go on accessibility for transport either by train or
29 by bus. I mean I hope this will be looked at in your

1 programme.

2

3 Also, we're the Garden of Ireland and, again, transport
4 for tourism is just non-existent and we want to promote
5 tourism in our county and in Ireland, as it is, within 15:50
6 the Garden of Ireland we can't get one bus from another
7 to Glendalough from some of our towns which is crazy in
8 2018. Absolutely crazy.

9

10 There's a lot of strategies in your presentation and 15:51
11 that word actually upsets me because it's just
12 paperwork and it goes to a level and it sits there
13 until it's reviewed again and it's another strategy.
14 So I'd question that. Also, I would like to ask is
15 disability included in your strategy? And is there a 15:51
16 person with disability sitting on your board? I'm not
17 looking for a job, may I add, but I just want to know.
18 Thank you very much.

19 CATHAOIRLEACH: Cllr. Matthews.

20 CLLR. MATTHEWS: Thanks, Cathaoirleach. And thanks to 15:51
21 Jim and Malachy for the presentation. Jim, I thought
22 when you started by saying that you wanted to dispel a
23 rumour I thought it was going to be the rumour that the
24 National Development Framework has been designed solely
25 to drive a wedge between urban and rural communities. 15:51
26 Obviously that's not what it's been designed to do, but
27 in listening to some of the commentary that's gone on
28 you would think that's just been purely designed to
29 focus on urban areas and had no regard for the rural

1 communities.

2
3 So this is an Issues Paper at this stage and when would
4 you propose to have a Draft Plan issued? Will it be a
5 statutory document once it's produced, like the 15:52
6 National Planning Framework? I don't know what the
7 name of the alliance that's going to around the
8 country, the 'country and western alliance'! If
9 they're as successful as they think they're going to be
10 in completely redesigning our National Planning 15:52
11 Framework, where does that leave our regional strategy
12 then? Do we need to go back? In other words, have we
13 anything to be worried about? They're not going to get
14 their hands on it, are they? Hopefully.

15 15:52
16 Just around a transport strategy then as well. If
17 you've transport infrastructure waiting to go like,
18 say, the Luas to Bray or a DART underground, those type
19 of projects and they're sort of on hold at the moment,
20 how do you develop a regional transport strategy 15:53
21 without knowing if they're going to get the go-ahead or
22 when they're going to get the go-ahead. I know this is
23 going to be tied to national infrastructure spend but
24 it would be handy to know that.

25 15:53
26 The last thing is the reference to climate change even
27 in the issues paper is very disappointing. It's the
28 last chapter. It's tied in with infrastructure. It
29 gets its own paragraph of about four or five lines

1 right at the very back. I mean even if you listed them
2 by alphabetical order it would get a higher placement
3 than that. I think everything we need to do needs to
4 be climate proofed and the climate change should be in
5 every single aspect of every part of this plan and 15:54
6 every plan that we look at because it's going to affect
7 absolutely everybody. It doesn't matter what walk of
8 life you're in, it doesn't matter what job you're in or
9 where you live, you're going to be affected by it. I'm
10 disappointed to see it buried and I hope in the Draft 15:54
11 Plan it gets a bit more prominence. Thank you,
12 Cathaoirleach.

13 CATHAOIRLEACH: Cllr. Mitchell.

14 CLLR. MITCHELL: Thank you, Cathaoirleach. Just to say
15 I'm on the Eastern Regional Midlands Authority and it 15:54
16 is certainly of interest and I think it's good work
17 that's being done here and it's very important issues
18 which we in Wicklow face on the periphery of the
19 Greater Dublin Area.

20 15:54
21 Wicklow has expanded very rapidly as required by the
22 population targets which have been handed down to us
23 from the Department of the Environment and at the
24 moment very large numbers of houses are being built in
25 Greystones, in Newtownmountkennedy, quite a few in 15:54
26 Kilcoole and I think quite a few in Wicklow Town and
27 this is resulting in a large extra commuter demand.
28 The expensively maintained rail line is hardly used and
29 has the worst service into Dublin of any rail line in

1 the Greater Dublin Region. This is a real problem.
2 And there's massive congestion on the N11 which we hope
3 to get the funds around, but still the road around Bray
4 will always be a choke point in the expansion of
5 Wicklow. At the same time Central Dublin has hardly 15:55
6 expanded its population at all, even though most
7 transport investment is actually made in Central Dublin
8 and we're creating a doughnut city where everybody is
9 going to live on the outside side. My concern is that
10 this National Plan will redirect growth to Cork and 15:55
11 Limerick and other places away from the Greater Dublin
12 Area and then somebody will say: 'Oh, yes, we need to
13 put all the transport investment and other things into
14 those regions' and the people that an enormous
15 expansion is currently taking place in Wicklow will be 15:56
16 ignored and the funding will be directed towards the
17 other regions. We have the AIRO organisation who set
18 there are very high commuting times for Wicklow, some
19 of the longest in the country. There's a very high
20 percentage of commuters from Greystones, I think it's 15:56
21 only about 16% work locally, probably one of the lowest
22 in Leinster for any town. There's obviously a need for
23 industry but we need better investment in public
24 transport which I don't see and certainly there's a lot
25 of issues about the 133 bus at the moment which I 15:56
26 suppose how it's managed is a detail but it's being
27 managed very badly. I think we urgently need a plan.
28 I have written a paper on how to provide a better rail
29 and commuter service for East Wicklow and hopefully

1 that will create a debate and some action about doing
2 something.

3
4 My concern about the National Plan and these plans is
5 that they'll direct the transport investment to other
6 areas while the population are here. Thank you. 15:57

7 CATHAOIRLEACH: Cllr. Winters.

8 CLLR. WINTERS: Thanks, Cathaoirleach, and thank you
9 both for your presentation. I also would share some of
10 the concerns of my colleagues about the limiting of 15:57

11 growth population within rural areas. It sort of
12 increases then in more central urban areas, the growth
13 of population there. Looking at our own county we

14 already have a school shortage of both primary and
15 secondary schools in Greystones and Bray and in Arklow 15:57
16 and pushing into it in Wicklow. If you start closing

17 down any of the schools in the outer areas because of
18 lack of numbers and lack of choice of subjects because
19 of fall in numbers you are forcing a huge cost on

20 providing schools within the more urbanised areas to be 15:58
21 able to facilitate the children that would come in from
22 the rural areas to get the subject requirements,

23 because obviously it all depends on numbers in the
24 schools; if you limit the population you limit the
25 amount of children that can attend a school. 15:58

26
27 In every aspect I cannot understand why you would want
28 to limit people living in rural areas and try to force
29 them into completely overcrowded urbanised settings. I

1 fail to see from your presentation anything that would
2 convince me that that was a good idea. Thanks.

3 CATHAOIRLEACH: Cllr. Bourke.

4 CLLR. BOURKE: Cathaoirleach, just following on from
5 that there's three schools in my area that are losing 15:59
6 teachers and are struggling to survive, three rural
7 schools; Barndarrig, Brittas Bay, Ballycoog and if this
8 15% cap comes in we are going to possibly finish them
9 off or make it very, very difficult for them to
10 survive. We're talking about rural post offices being 15:59
11 under pressure to stay open. We've got one in
12 Barndarrig that's struggling to stay open. Do we want
13 to finish them off? It strikes me that this proposal
14 of 15% restriction is a very top-down approach and I
15 believe it should be scrapped and reversed and have 15:59
16 more of a bottom-up approach would be much better for
17 our communities.

18

19 Is this the same policy that's been driven by officials
20 who also, 12 years ago, insisted that we stop building 15:59
21 social houses in County Wicklow, even though we've made
22 representations many times. Myself and Nicky Kelly
23 went to Dublin with other Councillors to meet the
24 Minister at the time and the officials told us, no, the
25 private sector would be well able to cater for the 16:00
26 social housing needs in County Wicklow. So if it is
27 the same type of people who are making the decisions I
28 believe they are making the mistake again. That's my
29 contribution, Cathaoirleach.

1 CATHAOIRLEACH: Just to be clear, the 15% is not only
2 applying to rural areas or small villages it applies to
3 towns, it applies to Wicklow Town. It would mean
4 Wicklow Town reducing its population.
5 CLLR. WINTERS: Forcing people to Dublin. 16:00
6 CATHAOIRLEACH: Yeah. Cllr. Walsh.
7 CLLR. WALSH: Thanks, Cathaoirleach, and thanks to Jim
8 and Malachy for their presentation. I take it the RSES
9 will feed into the National Planning Framework from
10 your presentation and just listening to some of the 16:00
11 debates around the National Planning Framework as
12 recently as yesterday morning on the radio, I mean
13 concerns there of course it is Dublin-focused and the
14 Greater Dublin Region is literally going to go over the
15 cliff in years to come with the proposals for the jobs 16:00
16 and all the additional houses.
17
18 I agree with Cllr. Mitchell in relation to the
19 transport strategy when we have issues -- again an
20 issue that came up there in that debate I listened to 16:01
21 yesterday was Metro North and the viability of that
22 economically and financially and every other way,
23 there's huge question marks over it. We in Wicklow, I
24 suppose Wicklow is unique, I suppose we're divided by
25 the mountains so you have all the population growth and 16:01
26 all the additional development in northeast of the
27 County, which is accompanied by the traffic
28 implications and traffic problems. Where you have the
29 west of the County then more or less forgotten, you

1 have these restrictive measures as the Cathaoirleach
2 explained and the restriction in growth having a
3 negative impact there. The other Councillors have
4 alluded to those issues so I won't repeat them.

16:01

5
6 So we're sort of, you know, we're north, east, west,
7 shall we say, divide there. Again there's a lot of
8 reservations around the National Planning Framework as
9 I'm sure you'll agree. Thank you.

10 CATHAOIRLEACH: Cllr. McLoughlin.

16:02

11 CLLR. MCLOUGHLIN: Thank you, Cathaoirleach. Thank
12 you, Jim and Malachy for your presentation. I actually
13 think this is a really good idea, well it's not an idea
14 but it's something that we really need to look at
15 because as our population is growing so too does
16 everything with it and we really need to look very
17 carefully as what we're doing. We've a situation in
18 North Wicklow, Greystones and Bray now which is going
19 to be part are the Dublin Metropolitan Area and I often
20 wonder what exactly does that mean because up to now
21 the only thing it has meant is more houses. It hasn't
22 meant better infrastructure and it certainly hasn't
23 meant any industry. So what I would like to see if
24 they are doing this, and if they're going to do it
25 properly, that's not just about the four categories of
26 people and place which is separate to the economy,
27 which is separate to the environment they have to be
28 altogether cohesively. So if you're planning to
29 increase the population by X, Y and Z in North Wicklow,

16:02

16:02

16:02

1 you then have to a plan as to what are you going to do
2 about infrastructure and what are we going to do about
3 industry? We have a situation in Greystones, as Derek
4 alluded to, where 16% of the people actually work
5 within the town. In Bray it's only 29%. How are those 16:03
6 people going to commute? I think if we are looking at
7 a proper Dublin commuter plan we have to go up instead
8 of constantly going out. I was only in Dublin a couple
9 of weeks ago and it's absolutely ridiculous the heights
10 of our buildings in Dublin. They have to go up in 16:03
11 order to facilitate more people living in the area and
12 working in the area. And, likewise, if you are coming
13 out to, as far as Greystones I believe the boundary is
14 just as Charlesland, you have to facilitate industry
15 and we have all the land there that you can possibly 16:03
16 need but we have to be given some incentives there.

17
18 with regards to the world population, I think 15% is
19 just too low. I do think we need to add, you have to
20 allow increase in population but likewise I don't 16:03
21 believe in this piecemeal approach that we've done
22 because politically it was a good thing to do. We have
23 a bit of a factory here and a bit of this there and
24 half a road that's a dual carriage. I don't think how
25 long we're waiting for the N11 to become the M11, which 16:04
26 really is still the N11 in some places. So I there
27 needs to be better joined-up thinking. I do think if
28 you are going to curtail villages and towns you then
29 have to put in place proper infrastructure insofar as

1 that the people can live in the towns and they can
2 commute well to wherever they have to work. I think
3 15% is far too low and I will be putting in a
4 submission about that. But, please, don't make Great
5 North Wicklow part of a Dublin Metropolitan Area and 16:04
6 then say: well all we'll let them do is build houses
7 and nothing else. Because it just is not sustainable
8 as we are now. Thank you very much.

9 CATHAOIRLEACH: Cllr. Vance.

10 CLLR. VANCE: Thank you, Chairman. Could I welcome Jim 16:04
11 and Malachy. I'm one of the Members of the East
12 Midlands Regional Assembly and when it came up at a
13 Protocol meeting in regard to when we were discussing
14 the RSES Plan that a lot of Members weren't aware
15 really of what was going on and what type of work was 16:05
16 done in the East Midlands Regional Assembly and it was
17 suggested that we invite Jim and Malachy here today. I
18 think all the Councillors are very interested in this
19 and certainly it has been gathering momentum in the
20 last while back because of the controversies that have 16:05
21 happened over the last couple of months and within
22 Government and within Government parties and within all
23 the parties, I think it's fair to say, in that regard
24 to this. There's fears to all political parties and
25 all communities in regard to this plan. 16:05
26

27 The previous plan was a number of years ago and it was
28 an abject failure because it started out with gateway
29 towns. If we all remember, these were where all the

1 population and industry and all was to go into these
2 gateway towns, but there was so many of them, in actual
3 fact the gateway towns didn't grow as much as towns
4 that were actually not gateway towns at all and the
5 population went into them. So in that sense it didn't 16:06
6 go as planned.

7
8 This particular plan is very controversial in the sense
9 because a lot of people representing rural areas have
10 great difficulty with it because it seems to be forcing 16:06
11 people into the larger urban areas and also employment
12 in there as well and effectively that it could be the
13 death knell of the rural communities and an awful lot
14 of people who represent rural areas are deeply unhappy
15 about this as well. 16:06

16
17 In regard to the population. We all know that it is
18 envisaged that our population is going to grow by a
19 million in the next 20 years and obviously we're going
20 to have an extra 600,000 jobs and maybe half a million 16:06
21 extra houses as well and you have to plan for that in a
22 coherent type of way. But the most important thing, as
23 far as I'm concerned, is you have to get the balance
24 right. You have to get the balance between what you
25 put into the cities and the towns and the balance in 16:07
26 the rural areas as well to allow the rural areas to
27 thrive as well because that is the fear. The fear has
28 always been, and has never been accepted in Dublin
29 particularly. Dublin has never grown the way it should

1 have grown as a city it should have grown up instead of
2 out and now there seems to be a feeling that it should
3 go up. But I can tell you now there is massive
4 resistance with Dublin Councillors in regard to it
5 going up. The fact of the matter is that Wicklow, 16:07
6 Kildare and Meath have been taking the brunt of the
7 houses over the last 25 or 30 years. We have been
8 taking the brunt of the housing but we haven't been
9 getting any benefits whatsoever in regard to this.
10 This plan should be all about balance, getting the 16:07
11 balance right between the Metropolitan Area which I
12 represent. And I also -- like Wicklow is a rural area
13 as well and I mean that has to be taken into
14 consideration. And that's the difficulty in this plan
15 and because it comes up at the East Midlands Regional 16:08
16 Assembly all the time is because the different needs of
17 different communities and marrying them altogether in
18 regard to that.
19
20 what is very important, as well, is that when and if we 16:08
21 go down this line in regard to future planning, and I
22 know Jim and Malachy are fed up with me saying this
23 time and time again, which hasn't happened in the last
24 plan, when we adopt a plan for population growth in
25 certain areas there has to be a buy-in of the statutory 16:08
26 bodies to provide the facilities and infrastructure so
27 that plan can come about. And we have recently, we all
28 know no about Old Fassaroe in Bray that got refused
29 planning permission despite the fact that it had been

1 through the hoops on all planning, on all strategic
2 plaque and everyone agreed with it. We still had a
3 situation where An Bord Pleanála still refused to grant
4 permission.

5
6 The problem there was the NTA, the TII they put in
7 observations in regard to this that actually blew it
8 out of the water. So effectively if we're going to
9 adopt the plan in regard to this there has to be
10 statutory buy-in from the statutory bodies in regard to 16:09
11 supporting that plan with all the needs that are
12 necessary to bring that to fruition. Thank you very
13 much.

14 CATHAOIRLEACH: Cllr. O'Neill.

15 CLLR. O'NEILL: Cathaoirleach, thanks. I just find a 16:09
16 few contradictions in the whole lot here. We're
17 talking about, as you mentioned yourself about Dunlavin
18 and the restrictions on growth there and what are we
19 really aiming for? In one way we're talking about
20 building up rural areas and in another way, you know, 16:10
21 we're not. What have we decided to do in all of this?
22 I'd be concerned about, as a rural councillor, being
23 left behind. I mean there's two Members of the
24 Midlands Regional Council on the 38-person committee
25 here. I'm hearing no mention whatsoever really of west 16:10
26 Wicklow and the area is dying out on its feet as such,
27 you know. I know I'm probably a little bit out of
28 order here as regards the TII decision on the N81 a
29 fortnight ago where they decided to discontinue the

1 programme whatsoever. We're again left in limbo land
2 in west Wicklow where the carriageway from Tallaght to
3 Hollywood Cross is suspended. Any Councillor in this
4 room or anyone around, I mean to go on to the N81 in
5 the morning and see the traffic backed up maybe a mile, 16:10
6 two miles, three miles and to be told now that this
7 development is not going ahead. What I'm trying to say
8 is we're really -- is there any hope for the west at
9 all? We're not to develop our areas; we're not to
10 increase the population of Dunlavin. The people have 16:11
11 to go somewhere to work. They go on to a road that was
12 built for a tram, you know. That's what we're facing
13 in west Wicklow anyway. We're being completely left
14 behind. The N81 is seven times greater -- head-on
15 collisions on the N81 are seven times greater than any 16:11
16 other part of the country. The death rates, the
17 accidents -- again only yesterday another accident.
18 But I, again, would ask the Cathaoirleach to consider
19 from here writing a letter to ask the TII to explain
20 their decision on suspending, indefinitely, the works 16:11
21 on the N81 and also to the Minister. Go raibh maith
22 agat.

23 CATHAOIRLEACH: My understanding is that nothing new
24 emerged two weeks ago from the TII. It was already on
25 the shelf, it hadn't come off the shelf. So that 16:12
26 statement that suddenly it had been, how would you say,
27 shelved, I don't think there's any truth in that
28 statement because it wasn't off the shelf in the first
29 place so nothing new happened two weeks ago. That's my

1 understanding. But I take your point that it's a
2 project that should be considered and lobbied for like
3 we've done. In particular, Jim, you let slipped that
4 you're from Blessington.

5 MR. CONWAY: Slightly the other side, the Kildare side. 16:12

6 CATHAOIRLEACH: Anyway the N81 could affect you there,
7 that would be your route to Dublin. Maybe you could
8 consider that sometime.

9
10 The reason, Gerry, I mentioned Dunlavin was just one 16:12
11 example. I could have picked any town from Wicklow
12 Town down to a small village. It wasn't particularly
13 Dunlavin, I just picked that for illustrative purposes
14 but every town is restricted by 15% until 2040.

15 Cllr. Fortune. 16:13

16 CLLR. FORTUNE: Sorry for holding you up, Chair. Just
17 a quick question to the two lands and thanks for the
18 presentation. I was listening to Michael Ring and
19 Eamon Ó Cuiv this morning on RTÉ having a discussion
20 around this about the impact on rural Ireland and I 16:13
21 must say they both were kind of saying the same thing,
22 even though I suppose Michael Ring was in the trap
23 where he had to kind of put out the party Government
24 line, if you know what I mean, but at the same time he
25 was trying to use his rural hat. It was a very good 16:13
26 discussion and it just struck me when Cllr. Bourke was
27 making his comments earlier that I think the comment
28 Cllr. Bourke made is very realistic thing. I think
29 they need to put a hold on it and start from scratch

1 again because it does looking like rural Ireland is
2 being really put on the back burner. Everything we've
3 read and everything we've seen over the last couple of
4 years about the damage that a lot of our national
5 politicians are something is being done to rural 16:14
6 Ireland, I think the way this plan seems to be
7 progressing is going to copperfasten that. I must say
8 I personally don't buy into -- I don't buy into a
9 number of things but I don't buy into the notion of
10 putting everybody into five or six big cities and let's 16:14
11 push everybody in and let's go 60 miles up in the area
12 with living accommodation. And I'm exaggerating to
13 make a point. I don't buy into that kind of world at
14 all and I think it's nice, whoever plans these things
15 or thinks this way. I personally don't think that's 16:14
16 the right way to go about it. I think there are
17 fantastic opportunities in rural Ireland for lots and
18 lots of indigenous industries and businesses. We are
19 living in a world technically changing that's and I'm
20 not a techy by nature but technologically stuff is 16:15
21 changing at equivalent to the four-minute mile from
22 years ago. So I really think that this is being
23 approached from the wrong perspective completely. I
24 would say to the two of you that I think someone should
25 call a halt and you should reappraise it and I think 16:15
26 you should build it, as Cllr. Bourke said, from the
27 bottom up because you seem to be looking at Dublin and
28 then saying, yeah, Dublin is too big but Dublin going
29 to grow by a quarter of a million over the next number

1 of years and that, in itself, will bring in certain
2 things but we all know nobody can come and live in
3 Dublin. Industries coming into this country, in fact
4 there's a big problem out there at the moment that they
5 should look at where industry coming into the country 16:15
6 are looking to coming into Ireland as an option versus
7 other countries are finding that they can't buy houses,
8 it's too bloody dear. Their staff couldn't live.
9 They'd have to pay their staff 20% or 30% more wages so
10 as they can buy properties. 16:16

11
12 It seems to me a little bit of a foolhardy approach. I
13 think you should look at the rural end of it. There's
14 lots and lots of fantastic large villages and towns in
15 rural Ireland that could be used better instead of 16:16
16 closing everything up and trying to push everyone into
17 a little circle. And this idea of driving people up
18 into the clouds where they are going to be basically
19 waving at the aeroplanes going by, I don't buy that
20 crap at all. I think it's just crazy stuff. Someone 16:16
21 said with a pen or CAD machine or something and done
22 all this but to me it's a load of rubbish and I have to
23 describe it that way. I think it's the wrong way to
24 force people to live because I think what's not being
25 taken into account in a lot of these plans is the 16:16
26 social cost of what's being proposed. There's lots of
27 social implications about how you do things and if you
28 do it a certain way it might be from an engineering
29 perspective or an economic perspective very, very

1 attractive but if you actually stand back add in the
2 social factor to it, it gets destroyed. I really think
3 that someone who can, obviously we can't, we're limited
4 we can only do what I'm doing here and the rest of
5 people here today, but somebody should say: 'Hold on a 16:17
6 minute, I think we're going down the wrong road.' And
7 I would strongly advocate that ye are going down the
8 wrong road.

9 CATHAOIRLEACH: Cllr. Dunne.

10 CLLR. DUNNE: Thank you, Cathaoirleach, and thank you 16:17
11 Malachy and Jim for your presentation. I suppose I'm
12 really interested in the 15% reduction in places like
13 Wicklow Town. You know, at the moment in Wicklow Town
14 if you go on to Daft you can't rent a house in Wicklow
15 Town. If you went to buy a house in Wicklow Town like 16:17
16 an 80 square metre house would probably cost you around
17 300,000 and we're talking about make a 15% reduction.
18 Also, back in the day water, sewerage and roads
19 infrastructure around the town there was nearly €100
20 million spent and we're talking about reduction. In 16:18
21 the Wicklow/Rathnew Environs Plan, we de-zoned a lot of
22 land on the outside of the town, tried to put it into a
23 strategic land bank, waiting for people to be there to
24 be able build and now what we're talking about is doing
25 even more reduction. I don't know where people are 16:18
26 going to live in our area. They're going to have to
27 move out because they won't be able to afford it
28 because there'll be less houses being built. So this
29 is very worrying for me as a local councillor in this

1 area. And, you know, Arklow as well, places like that.
2 It's not good. At the moment there's a major housing
3 problem within the country, you know. We're 30 minutes
4 from Dublin like, the south side of Dublin with the
5 traffic not killing you, you're 30 minutes from Dublin, 16:18
6 like. A lot of people in the town commute to Dublin
7 for working. You know we don't have any big companies
8 around Wicklow that will keep them in the County. I
9 think that's what we've been trying to do for a long
10 number of years, tried to look at how we could keep 16:19
11 people not travelling to Dublin and it wasn't worked.
12 The guy coming out of UCD, they'll come down as far as
13 Greystones but they want to live in Dublin, the hub.
14 But some people do want to commute into Dublin from
15 Wicklow, Newtown, them sort of areas. So this is a 16:19
16 very worrying situation and, you know, what I mean I'll
17 be watching this with interest. Thank you, Chairman.
18 CATHAOIRLEACH: Members, before I go further could I
19 just ask for the possibility of a time extension, if
20 it's required, to 5:30? Is that agreed? 16:19
21 FROM THE FLOOR: Agreed.
22 CATHAOIRLEACH: Cllr. O'Brien.
23 CLLR. O'BRIEN: I heard Cllr. Vance there saying that
24 we're all very interested in this and indeed we are.
25 I've heard a lot of people talking about balance and 16:20
26 it's balance between social, economic and environmental
27 factors. Unfortunately I don't think that's keeping
28 that balance. If you look at the map that we saw there
29 it looks like you're looking at what I heard people

1 often saying around that Ireland is eventually coming
2 to become a wildlife park for tourists to come to
3 Europe because when you look at the map you'll see it's
4 developing the cities all around and the inside of the
5 country is not being developed.

16:20

6
7 when I grew up in the sixties the rural/urban divide
8 wasn't as wide and what made it wide was cold economic
9 factors. The septic tank, not the septic tank but the
10 bulk tank came in and the creameries disappeared so the
11 link between the farmers and the villagers and the
12 people in the communities it disappeared. A lot of the
13 reason we do stuff like that, we seem to do it out of
14 cold -- everything seems to be cold economic reason:
15 Does it make profit or will it not make profit? why
16 have all the sugar factories, why did they close down?
17 why did all the clothing factories close down? Again
18 cold economic reasoning, you can get them cheaper
19 elsewhere.

16:20

16:20

20
21 Now unfortunately there's a need for a balance here and
22 if that balance is not kept and when we look at things
23 like that and we're just adding the books and balancing
24 the books, society suffers big time. Also look at what
25 happened farming. It became a big job, it became a big
26 industry to the big farmers and there was just barns in
27 it. There was only a few big farms.

16:20

16:21

28
29 I mean look at what happened the country as a result of

1 joining the EC and stuff like that. A lot of it is
2 controlled from outside. We're all looking outside and
3 saying, well I'll say what Cllr. Fortune says there
4 that it's coming in at a wrong angle. You need to ask
5 the people in the villages what they want. You need to 16:21
6 ask the people in the cities what they want. Not have
7 some hierarchy deciding that we've 32 guys on the top
8 like that and they'll decide the strategy and the don't
9 understand a big farm like that. Unfortunately I think
10 we need a totally different different balance. And I 16:21
11 would hope, I did hear the two guys saying at the start
12 that there would be a year where there would be input
13 from the people in the community and stuff like that.
14 I hope that is in fact what's going to happen and that
15 some good will come out of it. But as it stands at the 16:21
16 moment to me it seems to be underpinned by a lot of
17 economic factors and maybe sometimes cold economic
18 factors.

19 CATHAOIRLEACH: Cllr. Blake.

20 CLLR. BLAKE: Thank, Cathaoirleach, and thanks to the 16:21
21 gentlemen for their attendance here today as well.
22 We're talking about an extra million people living in
23 Ireland in the next 20 years. I'd be one of those who
24 would very much support the likes of Cork or Limerick
25 developing into a city that can actually challenge 16:22
26 Dublin for investment, whether it be foreign investment
27 or indigenous investment coming from Ireland. But
28 certainly I do believe that we do need additional
29 cities as well of a pretty large population, probably

1 2- or 300,000 people, it can be Cork or Limerick or
2 wherever else. I do actually support that.

3
4 I think Cllr. Bourke did mention the fact that we had
5 plans in the past as well for discontinuing the 16:22
6 building of social housing and certainly it was a
7 policy that was a very, very backwards step in terms of
8 looking after the people that need to be looked after,
9 particularly in small towns and villages. Not just in
10 the Dublin area but small towns and villages very, very 16:22
11 much depend on the future in terms of the Local
12 Authority building a small number of houses in it. I
13 know the Chairman has alluded to Dunlavin there. We
14 have a problem in Dunlavin in terms of having spent
15 millions putting in a new sewerage plant in it but we 16:23
16 don't have water in it now. This is where the
17 joined-up thinking is failing and probably a problem
18 that we are here today to address to actually try and
19 address in that regard as well.

20 16:23
21 We do need, in the rural areas, a certain level of
22 infrastructure. Water and sewerage are the two main
23 things that we want in the rural area. We don't want
24 to expand small towns like Dunlavin by 10- or 15,000.
25 That won't happen and there's no need for it to happen, 16:23
26 but there is a need for the likes of Dunlavin or
27 anywhere else of that nature as well to be able to
28 develop in a coherent fashion with a small number of
29 houses built on a yearly basis that would sustain,

1 whether it be the post office, the schools or whatever
2 else in the area, but I think we should be in a rural
3 areas allowed to grow in a dignified manner without
4 actually pumping hundreds or thousands of people into
5 some of these small areas.

16:23

6
7 Bearing in mind as well, Ireland was always very much a
8 rural country. We had eight million living in Ireland
9 and very few of them lived in Dublin or Cork or
10 anywhere else. So we were always very much a rural
11 based population as well.

16:23

12
13 So, as I said, we don't want to overcrowd the rural
14 areas as well but we do need to sustain it. Thank you,
15 Chairman.

16:24

16 CATHAOIRLEACH: Cllr. Behan.

17 CLLR. BEHAN: Cathaoirleach, thank you again for your
18 presentation. Just the two points first of all a
19 question and then a suggestion. The question is: We're
20 in the process of passing our Bray Municipal District
21 Development Plan and the Arklow Municipal District Plan
22 and we passed, about two years ago, the County Wicklow
23 County Development Plan; is it the case that all of
24 those are effectively going to have be torn up when
25 these new guidelines are eventually agreed? Secondly,
26 a suggestion, I made it when we first discussed this in
27 the very beginning and I want to just make it here
28 again today. I believe myself we should be looking
29 just beyond Wicklow for a minute, looking at the whole

16:24

16:24

1 nation and the whole country and how as the Government
2 are saying, how it is going to develop up to 2040.
3 We're just 100 years since our independence in 1916 and
4 so on and I think it's time for us to look again at the
5 administrative capital of this country. At the moment, 16:25
6 as you say in your document there, we have the business
7 capital and we have the seat of Government. We have
8 everything in Dublin and it's part of our region and
9 that's great. But there's another town, large
10 town/small city in our region and that's Athlone. I 16:25
11 firmly believe that there's potential to develop
12 Athlone as a seat of Government as an administrative
13 capital of this country. The same way that the Hague
14 is in Holland for instance.

15
16 If you look at all the Government buildings, all of the 16:25
17 set-up, if you like, the administration of this
18 country, it's all based on old British Rule, British
19 and aristocracy. Where they lived is Kildare Street,
20 Leinster House and so on and so forth. I think for a 16:25
21 new millennium we should be thinking outside the box
22 and we should be looking at developing a new seat of
23 Government with a new Civil Service, everything moving
24 to the centre because that will (a) make it more
25 accessible for all parts of the country. It will take 16:26
26 some of the requirement for housing and transport and
27 all the rest it more into the centre of the country and
28 I think it would be facilitate a more unified state
29 when eventually the final part of the jigsaw and the

1 six counties in the North become part of the 32
2 counties of this Republic which I've no doubt will
3 happen in the fullness of time.

4
5 Athlone is in our region as well and I'm just 16:26
6 suggesting that that might be something that could be
7 considered at some point by your organisation in the
8 future. Thank you.

9 CATHAOIRLEACH: Cllr. Kennedy.

10 CLLR. KENNEDY: Thank you, Cathaoirleach, and thank you 16:26
11 to the two gentlemen for their presentation. But I
12 don't think there's anything new here today.

13
14 This started about 20 years ago when the powers to be 16:27
15 wanted open access in the countryside through farmyards
16 and fields; and when that didn't happen then it was
17 open access above a certain meterage above sea level;
18 and when that didn't happen then they were creative
19 enough for the rural development access.

20 16:27
21 Rural people have a right to live in rural areas and
22 their children have a right to live in rural areas.

23
24 Rural people are being penalised, in my opinion, all
25 the time. If they're lucky enough to get planning 16:27
26 permission it will cost them 10- or 12,000. Then
27 they're being hit with levies which is an unfair
28 taxation on young couples.

29 The National Planning Framework, if adopted, will be

1 the end of rural life as we know it with the wording
2 "demonstrable economic need". That will kill rural
3 Ireland. They have taken out the word "social" or
4 "economic" it's now demonstrable economic need.

16:27

5
6 The National Planning Framework, in my opinion, which
7 this feeds into is not a good plan for either urban
8 Ireland or urban Ireland because it will put pressure
9 on both of them. I believe that rural Ireland has a
10 right to develop within itself. Thank you,
11 Cathaoirleach.

16:28

12 CATHAOIRLEACH: Cllr. O'Brien, did you want to come
13 back?

14 CLLR. O'BRIEN: I just wanted to come in on Cllr. Behan
15 there. I was most interested in his Athlone because,
16 as I've said here before, that was suggested in a Sinn
17 Féin in 1976 called Éire Nua so I wonder has he been
18 reading good literature or where did he get the idea
19 for himself?

16:28

20 CLLR. BEHAN: From listening to you, Oliver.

16:28

21 CATHAOIRLEACH: To follow Joe's logic I wonder should
22 we look at redesignating the County Town of Wicklow to
23 somewhere in the middle of County, now?

24 CLLR. VANCE: Could I suggest Ballywaltrim!

25 CATHAOIRLEACH: Jim, would you like to come back?

16:29

26 MR. CONWAY: Thanks, Cathaoirleach, and Members. I
27 suppose it's going to be very difficult within the time
28 to do justice to what's a very, very broad range of
29 views. I suppose to be fair to the Assembly Members

1 and the Councillors on the Assembly, all of these views
2 have been articulated very, very clearly over a long
3 period of time. As Malachy would have said in his
4 presentation as well, as an assembly we have made
5 representations on a number of occasions formally to 16:29
6 the NPF process around, you know, what these different
7 views and clearly very important views, particularly
8 the rural piece comes but they are urban views as well
9 that are articulated. Maybe what I'll try and do is
10 just mention and touch on the issues that have been 16:29
11 raised and maybe ask Malachy to come if there are more
12 technical issues, or anything I haven't covered if
13 that's okay. I'm conscious of time.

14
15 Just to be clear for Members, the NPF is the higher 16:29
16 order document. We are not feeding up to the NPF and
17 out through this process. The NPF process stands alone
18 and today the Cabinet I understand is meeting on that
19 and we understand that there will be imminent
20 announcements in the next number of weeks on that. 16:30

21
22 Our process is the next tier and I would hope that our
23 presence here and how we have approached this would
24 demonstrate that, you know, we are consulting across
25 the board, through members and obviously we have our 16:30
26 own members that represents the 12 Local Authorities to
27 bring those views to us. Our job is to when we have
28 the hierarchy or the higher plan to see what we can do
29 working through our process to make sure that what you

1 raise here are addressed. We won't be able to do
2 things that aren't provided for if the NPF brings us in
3 a very particular direction. It is very, very clear
4 the NPF is described as a disruptive policy to change
5 trends where the development is heading east. If you 16:31
6 are in assemblies in the south and west, they will be
7 giving out about how we are getting everything and they
8 see us as one assembly. And that is an argument that's
9 going on throughout the country and I've no doubt that
10 the NPF will be informed by that by the time it is 16:31
11 published.

12
13 That said, it's for us then to deliver a regional
14 strategy and just to go into, I suppose, directly some
15 of the pieces, you know, what we're looking at they're 16:31
16 targets. We have to see how we can work those so that
17 people can live in the areas where they come from
18 insofar as that is possible and I think the whole
19 sustainable living piece, people working close to where
20 they live is something that we would all try to work 16:31
21 towards. These are things that are definitely going to
22 take time. Our assembly, the reason we have strategic
23 planning areas is to try and hone that larger piece
24 down to a more, you know, piece that we can work at at
25 a regional scale for us and listen to yourselves who 16:32
26 are going to represent your constituents' views and
27 others. Our SPAs are designed to work with all of the
28 agencies and this is coming through. It is fair to say
29 that there has been levels that there hasn't been

1 engagement in other processes. Whether that is proven
2 to be the case, certainly what we're doing is to make
3 sure that the agencies, and we are aware where there
4 are some policies that other organisations, when they
5 deliver what they see as being on their agenda
6 sometimes don't work together and we are working with
7 those organisations and they are to be part of our
8 process, our technical working groups will include all
9 of them. That's where we are at with that.

16:32

10
11 I unfortunately don't have Liam Brady's football skills
12 or his money if I had either I would be very happy!
13 Just to deal with the whole area in terms of
14 representation. We are as broadly represented. We
15 have our government, our councillors. So as people are
16 represented through their Councils we don't have
17 particularly disability or other organisations
18 represented but we are taking obviously all sectors'
19 views into contribution in terms of development of
20 strategies.

16:32

16:33

16:33

21
22 I think it's our job to take strategy from being a bad
23 word that people say: It just ends up on the shelf, to
24 being something that a strategy is something that we
25 work on all the time, moves and changes depending on
26 what's changing around it. That goes to comments that
27 are passed about in the number of years we don't know
28 where education is going to be, in terms of where jobs
29 are how does that need to change to deliver that kind

16:33

1 of stuff. So in a very quickly changing environment
2 our strategy has to be flexible in that way and so for
3 that reason I would suggest that a strategy rather
4 than a very particular defined plan that has to be
5 completely rewritten at the end of it is maybe a way to 16:34
6 go but I'm open to other arguments on that.

7
8 I suppose in terms of, I am just trying to go -- there
9 was a lot of said. The transport infrastructure
10 hopefully I'm covering in terms of people's 16:34
11 understanding of how we are trying to work with that.

12
13 Climate change. Climate change is something -- things
14 have to come somewhere in the document but it's not
15 buried anywhere and I can absolutely assure you that it 16:34
16 is very, very much part of what we are working with.
17 We have clear, both from an executive and a political
18 perspective, representations and we work, because I am
19 involved in European networks around climate change.
20 We do take that absolutely as critical to where we are 16:34
21 going to go over the years.

22
23 In terms of the population targets and the whole area
24 about some of the areas that are close to cities, how
25 do we allow for people to work and live within those? 16:35
26 Transportation, Cllr. Mitchell you were talking about
27 there. These are parts of what we will have to look
28 at. Education has to be part of what we have to do. I
29 just mentioned this a minute ago. They will be at the

1 table. They are at the table in terms of the National
2 Planning Framework and informing that. I do think the
3 bottom-up approach is extremely important and it is
4 what hopefully we are doing here, working with people
5 who are representing local views. But I will, again, 16:35
6 stress we are not here to sell the National Planning
7 Framework. We are here, as part of our piece which is
8 our Issues Paper to make sure we have no gaps and then
9 we will come forward with our strategy in draft form to
10 our members and that then will be presented for a much 16:35
11 broader, I'm sure, level of engagement.

12
13 I'm conscious that I don't want to take up too much
14 time.

15 16:36
16 There will be cross-cutting themes. I think that point
17 Cllr. McLoughlin paid around siloed pieces of the
18 strategy. It is as they're set out but we certainly
19 don't see all these things standing alone. They cross
20 over in terms of developing the plan and making sure 16:36
21 that they all work with each other.

22
23 Cllr. Vance would be very well versed, as is
24 Cllr. Mitchell in terms of the debates that go on in
25 the Assembly and the whole area about the balance and 16:36
26 getting it right. It is very, very interesting though
27 and a point that was made at the Assembly is, rural
28 Councillors have the very same opportunity to influence
29 what happens in Dublin as Dublin Councillors are having

1 to influence what happens in rural areas because the
2 plan is for the full Assembly and for all the Members.
3 So this debate is happening in the Assembly and where
4 that goes in terms of people's views, we will have to
5 have a strategy that reflects all views and not just 16:37
6 one particular piece. And the statutory bodies do need
7 to buy in.

8
9 There are some areas that I won't pretend that I have,
10 and as an assembly we have an ability to influence 16:37
11 around roads and the N81. We're well aware of that and
12 I would be directly well aware of that.

13
14 The rural agenda is represented quite clearly and the
15 debate that's going on at Cabinet level at the moment 16:37
16 is certainly making sure that that is being
17 represented. But the whole area about how we work
18 around industry, what industries are appropriate and
19 how they come and how we enable that, our strategy has
20 to be an enabler and it has to be something that works 16:37
21 at the local level and gives opportunities for where
22 there are local advantages that they can be used to the
23 local advantage.

24
25 The 15% is something that's exercising a lot of noise. 16:38
26 What tends to happen is, when the population figures,
27 when you take a large chunk out of it and you work
28 backwards it's very stark. Clearly we all went there
29 very early to focus on what it means in terms of where

1 people can live. I think we need to, as an assembly -
2 and we're starting to do that now - is looking at,
3 through our different SPAs and the Technical working
4 Groups about what is it that we can actually do with
5 what we have to develop our own strategy that sits 16:38
6 under the NPF and is achievable and can be delivered
7 because none of us want a shelf-type plan or strategy,
8 that's not in anybody's interest. I think that would
9 come back to us very quickly if that's what we
10 developed. 16:38

11
12 The area, I'll get Malachy again -- I'm not giving you
13 the hospital pass, Malachy, but on the County Develop
14 Plans, whether they're torn up or not, there's very
15 much a debate going on around that, what happens next, 16:39
16 when the National Planning Framework comes out and then
17 when our Regional Plans are developed and how that will
18 be managed and what that means. Certainly it is
19 something that is happening nationally that's very much
20 in people's minds and something that does have an 16:39
21 impact across all of the Local Authorities in or around
22 the country. Malachy, anything -- I'm sorry if I've
23 left anything out there.

24 MR. BRADLEY: Just to add, I think there was a couple
25 of small questions there. I think the Director, Jim, 16:39
26 covered most of the issues. Do we have somebody from
27 the disability sector who is on our board? We do not
28 but we'd welcome any inputs. We have obviously
29 referred out, at this stage, to all statutory agencies

1 but certainly from all sectors we'd welcome any input
2 and particularly from sectors like that. We don't have
3 anyone specifically sitting on our Senior Officials
4 Advisory Group, which would probably be the place for
5 that.

16:40

6
7 Jim had touched on climate change. It is and it has
8 been identified as an issue relied on but it is
9 actually, the cross-cutting thing would take across the
10 whole strategy so it's something that we're going to
11 have to address.

16:40

12
13 The other question Cllr. Matthews asked. We would hope
14 to have a draft issued later this year, before the
15 summer we'd hope to go on display with a draft before
16 summer. That has moved somewhat due to the delay at
17 the national level of policy which we've talked about
18 quite a lot here in the National Planning Framework.
19 And yes, the Regional Spatial and Economic Strategy is
20 a statutory document. It's legislation from the
21 Planning and Development Act 2000 (as amended) so
22 that's why we've explicit statutory periods within it,
23 the Members have a statutory function, et cetera. So
24 it is, in that extent, exactly the same as a county
25 development plan.

16:40

16:40

16:40

26
27 Two other items I want to cover. The LAPs and
28 Development Plans. There will be a need, post
29 adoption, to have a look at all the Local Authority

1 core strategies in the region. However, I think the
2 most recent development plans and LAPs, because they
3 are more recent, have certainly an opportunity to
4 influence the strategy as well. I think that's part of
5 the bottom-up approach that will be taken as part of 16:41
6 it. Obviously there will have to be an input from all
7 the plans throughout the region that are there,
8 everything from Development Plans to LAPs and to local
9 Economic Community Plans.

10
11 Finally, the comment there by Cllr. Mitchell about the
12 doughnut city and the population. To go through some
13 of the comments from other Councillors. Our evidence
14 certainly has shown the divergence between where people
15 live and work and it's very prevalent within this 16:41
16 County. It is also showing that there is a trend, not
17 just in Dublin City but in some other cities and we're
18 hollowing out the cores of people living further away
19 from where they work and obviously a sprawl development
20 of greenfield areas. There's whole host of issues that 16:42
21 then permeates up and that we have to try and address
22 in strategy and try to come together with other
23 stakeholders to improve that. I think in general it
24 comes under a quality of life issue, which is very wide
25 but it's something we're going to have to cover in the 16:42
26 strategy.

27
28 I think the Director has covered everything there, I
29 hope. We would welcome submissions from yourselves.

1 We are open for consultation and we are happy to engage
2 outside the consultation process which finishes on 16th
3 February as well. So thank you.

4 CATHAOIRLEACH: Can I just ask one final question? Do
5 you accept how unrealistic the 15% population increase 16:42
6 is in all the towns in Wicklow up until 2040?

7 MR. CONWAY: Well I suppose, Cathaoirleach, the
8 position we're in, we have to deliver on whatever the
9 Oireachtas decides and this is a decision of the
10 Oireachtas. We can certainly see the difficulties that 16:43
11 it would pose for counties. What we are doing through
12 our process is looking at the evidence that's there and
13 giving the opportunity for input directly into our RSES
14 around that. Certainly we will take that as people
15 come. Once the NPF is delivered that would give us the 16:43
16 hierarchy of where we go in terms of that.

17
18 Now, that's why we can't say where it's at yet because
19 it hasn't been delivered yet. So it's a difficult one
20 for us. 16:43

21 MR. CURRAN: Cathaoirleach, we have made a submission
22 both as an Executive and on behalf of the Councillors
23 in relation to that very issue. And it's a real issue.
24 If look at by 2028, as you mentioned, even the larger
25 towns Wicklow 8,000; Arklow 8,000 of a difference; Bray 16:43
26 3,000. That's very significant in terms of our
27 Development Plan, in terms of planning for schools, et
28 cetera. But we have written to them and we have made
29 it to the local Oireachtas Members well. It's a big

1 issue for wicklow.

2 CATHAOIRLEACH: Okay. Thanks very much, gentlemen.

3 Member, I'd ask that before I get to Item 5, could I

4 bring forward Item 6 and Item 9, they are planning and

5 housing issues and I'd like to get, especially to bring 16:44

6 forward the estates to be taken in charge. Is it okay

7 if I move to Item 6 next and then following that Item

8 9. Is that agreed? Because they will be quick items.

9 CLLR. WHITMORE: Are we not taking suspensions? That

10 was to be at 4:30. 16:44

11 CATHAOIRLEACH: We will take that, we'll aim for it at

12 5:00 o'clock. The meeting is extending to 5:30. Is

13 that okay?

14 CLLR. WHITMORE: Yeah.

15 CLLR. LAWLESS: As long as it's heard. 16:44

16 CATHAOIRLEACH: I'll make sure it's heard. I'd just

17 like to take Item 6 please, if that's agreed.

18 MR. O'BRIEN: Thank you, Cathaoirleach. This is the

19 last stage of the plan. It is the result of the

20 consultation period on the amendments that you adopted 16:45

21 previously. We got very, very few submissions back,

22 mainly from the State bodies. You've had the Manager's

23 report on the various amendments made and Bernadette

24 here has done a synopsis document there which puts the

25 original, what was on display of the amendments and 16:45

26 Manager's report together and it's all in order.

27

28 If we want to go through that document. The first one

29 is in response to the Department initially. It was

1 population housing figures updated for the census
2 results which were out previous to the Draft Plan.
3 CLLR. McDONALD: I propose it.
4 CATHAOIRLEACH: It looks like I need proposers and
5 seconders for each of these. 16:46
6 MS. GALLAGHER: Proposed by Cllr. McDonald. Seconded?
7 CATHAOIRLEACH: Is that agreed?
8 MS. GALLAGHER: Seconded?
9 CATHAOIRLEACH: Pat Fitzgerald.
10 CLLR. FITZGERALD: Yeah. 16:46
11 MR. O'BRIEN: The other one was Coolboy residential
12 down zoning. There were submissions made but they were
13 really quite neutral on it and the recommendation of
14 the Chief Executive is to proceed.
15 CLLR. ANNESLEY: Proposed. 16:46
16 CLLR. FITZGERALD: Seconded.
17 MS. GALLAGHER: Is that agreed?
18 FROM THE FLOOR: Agreed.
19 MR. O'BRIEN: The third one is Moneylilittle going from
20 residential to tourism. There was some submissions 16:46
21 from the Department and the NTA. The Chief Executive
22 is recommending this not proceed in line with his
23 original advice.
24 CLLR. ANNESLEY: Propose.
25 CLLR. McDONALD: Seconded. 16:47
26 MS. GALLAGHER: Is that agreed?
27 FROM THE FLOOR: Agreed.
28 MR. O'BRIEN: Yellow Lane is one where it went from
29 Town Centre down to a highish density residential. The

1 Chief Executive is recommending to proceed, as he did
2 previously.

3 CLLR. ANNESLEY: Proposed.

4 CLLR. KENNEDY: Seconded.

5 MS. GALLAGHER: Is that agreed? 16:47

6 FROM THE FLOOR: Agreed.

7 MS. GALLAGHER: Thank you.

8 MR. O'BRIEN: Seabank residential and employment zone.
9 The Department of the Environment have made a
10 submission against this and the Chief Executive is 16:47
11 recommending not to proceed in line with his original
12 advice.

13 CLLR. FITZGERALD: I propose that we do.

14 CLLR. BOURKE: Second.

15 CLLR. MATTHEWS: I propose to follow the Chief 16:47
16 Executive's recommendation on it.

17 CATHAOIRLEACH: We'll take a vote then.

18 CLLR. MATTHEWS: Chairman, like the SEA suggests
19 significant environmental hazard. This is number 5 and
20 it fails the justification test. We had a long debate 16:48
21 about flooding issues here last week.

22 CATHAOIRLEACH: Do you have a seconder? Do I have a
23 seconder for Cllr. Matthews' proposal to proceed? No
24 seconder.

25 CLLR. MATTHEWS: Okay, it goes for a vote. 16:48

26 CATHAOIRLEACH: We'll go for a vote then, number 5.
27 [VOTE TAKEN]

28 MS. GALLAGHER: That's 19 for; one against; 11 not
29 present; and one abstaining.

1 MR. O'BRIEN: Item 6 is (inaudible) it's from existing
2 residential to employment. There was some submissions
3 from the NTA and the TII but they were actually
4 erroneous in that they thought they were directly onto
5 the motorway. The Chief Executive, as he did 16:50
6 previously, is recommending not to proceed.
7 CLLR. FITZGERALD: I'm proposing that we do proceed.
8 CLLR. MURPHY: I'll second that.
9 CATHAOIRLEACH: Proposed by Cllr. Fitzgerald and
10 seconded by Cllr. Murphy to proceed. Is that agreed? 16:51
11 FROM THE FLOOR: Agreed.
12 MR. O'BRIEN: Number 7 is in Shelton. This is a piece
13 of land on the other side of the railway line from the
14 rest of the old Fert site. The Chief Executive, as he
15 did previously, is recommending not to proceed. 16:51
16 CLLR. FITZGERALD: I'm proposing that we do proceed in
17 the light of developments.
18 CLLR. KENNEDY: I'll second that.
19 CLLR. MATTHEWS: Chairman, I propose to accept the
20 Chief Executive's recommendation on that. It fails the 16:51
21 justification test.
22 CLLR. FITZGERALD: Can I say I worked in it for 34
23 years and the only rain that came out of it was from
24 the sky. There was no flooding. I don't know who done
25 the -- 16:51
26 CATHAOIRLEACH: Proposed by Cllr. Fitzgerald, seconded
27 by Cllr. Kennedy. Do you want to speak, Cllr. Kennedy?
28 CLLR. KENNEDY: Yeah. I just want to backup what
29 Cllr. Fitzgerald said because I always worked there and

1 I never saw that piece of land flooding either.
2 CLLR. MATTHEWS: For the record I also worked there.
3 CLLR. FITZGERALD: You only passed through.
4 CLLR. MATTHEWS: I worked on the site.
5 CATHAOIRLEACH: Did anyone else work there! 16:52
6 CLLR. FITZGERALD: That's in inverted commas they
7 "worked".
8 MR. O'BRIEN: Anyone else take wages from there!
9 CATHAOIRLEACH: We need to go for a vote. This is to
10 proceed? 16:52
11 CLLR. FITZGERALD: To proceed.
12 CATHAOIRLEACH: Cllr. Fitzgerald proposed; seconded by
13 Cllr. Kennedy. [VOTE TAKEN]
14 MS. GALLAGHER: That's 18 for; one against; 11 not
15 present; and two abstaining. 16:54
16 MR. O'BRIEN: Amendment number 8 was a number of roads
17 objectives, some were from the NTA and some were from
18 Roadstone. The Chief Executive recommends to proceed,
19 as he did previously.
20 CLLR. MURPHY: I propose. 16:54
21 CLLR. ANNESLEY: I second it.
22 CATHAOIRLEACH: Is that agreed?
23 FROM THE FLOOR: Agreed, yeah.
24 MR. O'BRIEN: Amendment number 9 is a further roads
25 objective. Sorry, this was the Roadstone one I 16:54
26 mentioned already. The Chief Executive recommended it
27 proceed previously and recommends it again.
28 CLLR. MURPHY: I propose.
29 CLLR. McDONALD: I'll second.

1 CATHAOIRLEACH: Agreed?
2 FROM THE FLOOR: Agreed.
3 MR. O'BRIEN: Amendment number 10 is on the basis that
4 the landowner wanted the marsh included in his housing
5 action area. The Chief Executive recommends to. 16:55
6 CLLR. MURPHY: I propose that.
7 CLLR. McDONALD: I second that.
8 CATHAOIRLEACH: Agreed?
9 FROM THE FLOOR: Agreed.
10 MR. O'BRIEN: Amendment number 11 is an action area 16:55
11 plan where the Members wanted the colouring on the
12 suggested sort of zoning inside the action area plan
13 put down into a sort of a blank. This is a mixed use
14 area. The Chief Executive didn't recommend to proceed
15 previously and doesn't recommend to proceed on this 16:55
16 now.
17 CLLR. BOURKE: I propose we proceed.
18 CLLR. FITZGERALD: I second that.
19 CLLR. MURPHY: I propose or second it.
20 CLLR. FITZGERALD: I seconded it. 16:55
21 CATHAOIRLEACH: Is that agreed?
22 FROM THE FLOOR: Agreed.
23 MR. O'BRIEN: Amendment number 12 is just a description
24 of extractive industry was put in, which the Chief
25 Executive recommended previously. 16:56
26 CLLR. McDONALD: I propose it.
27 CLLR. FITZGERALD: I second it.
28 CATHAOIRLEACH: Is that agreed?
29 FROM THE FLOOR: Agreed.

1 MR. O'BRIEN: Amendment number 13. This was a phasing
2 in an implemented schedule that the Department asked us
3 to put it in, which we did, and they actually made a
4 further submission on this so we actually further
5 modified it, just to emphasise the phasing a bit more. 16:56
6 The Chief Executive recommends this.
7 CLLR. BOURKE: Proposed.
8 CLLR. McDONALD: Seconded.
9 CATHAOIRLEACH: Agreed?
10 FROM THE FLOOR: Agreed. 16:56
11 MR. O'BRIEN: Kilbride Action Area Plan alterations.
12 This came from the receiver of the property there. The
13 Chief Executive recommends proceeding.
14 CLLR. BOURKE: I propose that.
15 CLLR. McDONALD: I second it. 16:57
16 CATHAOIRLEACH: Agreed?
17 FROM THE FLOOR: Agreed.
18 MR. O'BRIEN: Amendment number 15 is changing OS2 to RE
19 on Beech Road. This was just a mistake on the map in
20 fact and the Chief Executive recommends proceeding with 16:57
21 it.
22 CLLR. McDONALD: Proposed.
23 CLLR. FITZGERALD: Seconded.
24 CATHAOIRLEACH: Agreed?
25 FROM THE FLOOR: Agreed. 16:57
26 MR. O'BRIEN: Finally, there's a tourism at Ballynattin
27 as a final amendment. It's proposed by the Chief
28 Executive, as it was by the Department of Planning not
29 to proceed.

1 CLLR. BOURKE: I propose we proceed with that.

2 CLLR. McDONALD: I second that.

3 CATHAOIRLEACH: Cllr. Bourke proceeds that we do

4 proceed and Cllr. McDonald seconds it. Is that agreed?

5 CLLR. MATTHEWS: Did that pass the flood justification 16:57

6 test? Okay.

7 CATHAOIRLEACH: That's agreed?

8 FROM THE FLOOR: Agreed.

9 MR. O'BRIEN: Finally then, Bernadette has put down the

10 wording of a proposal to adopt the plan. That's the 16:57

11 Chief Executive as per the alterations agreed and the

12 alterations agreed to be further modified by the

13 Members, and any changes consequent be adopted and to

14 adopt the Arklow Environs Local Area Plan 2018-2024.

15 CLLR. ANNESLEY: I propose it. 16:58

16 CLLR. FITZGERALD: I second it.

17 CATHAOIRLEACH: Vote. [VOTE TAKEN]

18 MS. GALLAGHER: That's 18 for; 13 not present; and one

19 abstaining.

20 CATHAOIRLEACH: Cllr. Annesley, did you want to say 16:59

21 something?

22 CLLR. ANNESLEY: Cathaoirleach, I just want to thank

23 the Planning Team and Des and Sorcha and Bernadette for

24 their intensive work on this Development Plan and just

25 to say thank you very much and the other Councillors 17:00

26 that worked very hard on this. So thank you.

27 CATHAOIRLEACH: I'm taking Item 9 to take the following

28 estates in charge.

29 CLLR. BOURKE: I propose we go ahead with those,

1 Cathaoirleach.

2 MS. GALLAGHER: Proposed by Cllr. Bourke.

3 CLLR. KENNEDY: I second that.

4 MS. GALLAGHER: Seconded by Cllr. Kennedy. Is that
5 agreed? 17:00

6 FROM THE FLOOR: Agreed.

7 CATHAOIRLEACH: That's Item 9. We have Suspension of
8 Standing Orders. I still have three items on the
9 agenda I'd like to get to. I am going to take the
10 Suspension of Standing Orders which also coincides with 17:00
11 Notice of Motion Number 5. I'd just ask Members, I'm
12 trying to get everything finished by 5:30. I have got
13 three other items on the agenda as well and the local
14 electoral area boundary has a closing date in a couple
15 of weeks' time so I'd like to do that. And Item 10 on 17:01
16 the lighting was also mentioned at the last meeting as
17 well so I'd like to get to that. Cllr. Behan.

18 CLLR. BEHAN: Cathaoirleach, I just want to make a
19 proposal. We all know the situation there so I want to
20 propose that we write, as a Council, to the Minister 17:01
21 for Education and that we ask that emergency
22 legislation be put through the Dáil to allow the
23 Department of Education to take control of all of the
24 buildings under Carillion's remit and ensure that the
25 pupils who are waiting to access get the schools have 17:01
26 that access as soon as possible. That's my proposal.

27 CLLR. MATTHEWS: I'll second that, Chair.

28 CATHAOIRLEACH: Do I have a seconder for that?

29 CLLR. LAWLESS: Yeah.

1 CATHAOIRLEACH: Cllr. Lawless would like to second
2 that. Cllr. Fortune.
3 CLLR. FORTUNE: I was going to support what Cllr. Behan
4 said.
5 CATHAOIRLEACH: I think we're all agreed on that, are 17:02
6 we?
7 FROM THE FLOOR: Yeah.
8 CATHAOIRLEACH: I'll leave that then. Just back to
9 Item 5: To consider the Chief Executive's Monthly
10 Management Report (copy attached). 17:02
11 MR. CURRAN: Cathaoirleach, I can take it as read until
12 unless there's any questions.
13 CATHAOIRLEACH: Cllr. Fitzgerald.
14 CLLR. FITZGERALD: Cllr. Murphy has had to leave now so
15 I'm only reading from a script here. "Dear Frank", 17:02
16 they're not my words, by the way.
17
18 "I wish to highlight the issues around the disabled
19 person's adoption scheme for Wicklow County Council
20 tenants. I understand there are up to 100 alone whose 17:02
21 applications are classed as Priority 1 for work to be
22 done. Even at that there is no guarantee that the work
23 can be assessed and carried out. From what I
24 understand people whose applications are listed under
25 Priority 2 and 3 are likely never to have their 17:02
26 applications considered at all."
27
28 That's not my views. I want to be clear. I'd have an
29 opposite view. But I'm asked --

1 CATHAOIRLEACH: You're just passing that on.

2 CLLR. FITZGERALD: I'm passing it on up there.

3 MR. CURRAN: It is purely a function of the funding we
4 receive that we get around to Priority 1.

5 CLLR. FITZGERALD: I know how it works myself. It's 17:03
6 not me, it's Miriam has just had to leave there.

7 CATHAOIRLEACH: Cllr. Thornhill, do you want to come
8 in?

9 CLLR. THORNHILL: Cathaoirleach, go raibh maith agat.
10 Cathaoirleach, this was just an item that I was going 17:03
11 to bring up earlier on and I was going to ask for a
12 Suspension of Standing Orders but someone reminded me
13 just to maybe bring up the matter at this time.

14

15 This is about the Chinese New Year and as we know this 17:03
16 Chinese New Year is the year of the dog. It will be
17 celebrated all over in Cork, Limerick, Galway and
18 Dublin and also hopefully it will be celebrated in Bray
19 where there are more Chinese living than anywhere else
20 in Ireland. The point about what I'm trying to get 17:04
21 across is, we are twinned with Hainan and as we all
22 know the amount of effort that has gone into improving
23 relations between China and Ireland. The thing about
24 is, the point I'm trying to get across and as everyone
25 knows I have a strong interest in this, that to improve 17:04
26 our relations we should be showing our interest and put
27 our money where our mouth is. Now these Chinese
28 Residents Association in Bray have never ever got
29 financial help in Bray for putting forward an event

1 like this. So what I'm just saying to management here
2 that we should go and support them. I've been talking
3 to Mr. Nicholson about it, you know, but he was telling
4 me that maybe we could do something to support them.

17:04

5
6 I would just like to hear from the Chief Executive in
7 relation to it.

8 MR. CURRAN: Can I come back on that. We have a budget
9 for that but it's going towards the Powerscourt House
10 on Friday 2nd March. It is just the lighting up of
11 Powerscourt House. The Chinese Ambassador will be
12 down. Obviously the local Chinese will be advertised.
13 We don't have a budget for the other one. We have a
14 discretionary fund, as you know, so we could have a
15 look at that I'll come back to you. We don't have a
16 specific budget for it but I'll have a look at it and
17 I'll come back to you.

17:05

17:05

18 CATHAOIRLEACH: Brendan, did you have a specific
19 proposal as regards what funding would be spent on it?
20 Is there a specific item in question?

17:05

21 CLLR. THORNHILL: Mr. Nicholson has been made aware of
22 the proposal. Now he did suggest to me that there is a
23 discretionary fund in Bray and he did suggest to me as
24 well that maybe if we, in Bray, put up a certain amount
25 that it could be matched by Council funds. Because at
26 the end of the day, and I stress this and I really do
27 mean this, we can't have it both ways. We have to, you
28 know, invest in these Chinese because at the end of the
29 day, you know, it's the future and it's something like,

17:05

1 I'm sure it's something later on that's going to be
2 discussed at Protocol about inviting Prof. Li Ming
3 along to discuss our relations. I would like to see
4 this matter.

5 MR. CURRAN: Can we have a look at that off-line. Some 17:06
6 money from the discretionary fund and we'll find some
7 money some place else.

8 CATHAOIRLEACH: I would agree with you, Brendan, we are
9 either serious about our relationship with China or
10 we're not. So let's move it on. 17:06

11 CLLR. THORNHILL: Go raibh maith agat.

12 CATHAOIRLEACH: Item 7: Review of Local Electoral
13 Areas: To note letter dated 17th January from the
14 Local Electoral Area Boundary Committees (copy
15 previously circulated and attached). I think we also 17:06
16 got e-mails on this about different populations around
17 the County. It's obviously something that concerns all
18 Councillors. There's also guidelines that were issued
19 a couple of months back from the Department and I think
20 submissions have to be in by some day later this month. 17:07
21 19th February.

22 MR. MURPHY: Cathaoirleach, as you mentioned there the
23 Members have been circulated with a copy of
24 correspondence dated 17th January from the Secretary of
25 the Local Electoral Area Boundary Committee in relation 17:07
26 to the review of Local Electoral Areas 2018.

27
28 The correspondence states that the Minister for Local
29 Government and Electoral Reform, Deputy John Paul

1 Phelan has established two Committees to review Local
2 Electoral Areas and to report to him within six months.

3
4 One of the committees will concentrate on the four
5 Dublin Local Authorities and the other Committee will
6 concentrate on the remainder of the country.

17:07

7
8 This review is being undertaken in preparation for the
9 local elections which are to be held in 2019 and having
10 regards to the results of Census 2016.

17:08

11
12 The policy objective is to reduce the size of
13 territorially large Local Electoral Areas and to
14 designate urban-focused Local Electoral Areas around
15 the larger towns. The Committee whose work will
16 include Wicklow is tasked with making recommendations
17 on the division of Council areas into Local Electoral
18 Areas and the number of members of the Council to be
19 assigned to each such Local Electoral Area.

17:08

20
21 The Committee's report will be considered by the
22 Minister as the basis for the revision of the Local
23 Electoral Areas and Municipal Districts under his
24 statutory powers. The Committee is inviting
25 submissions from Local Authorities with a closing date
26 of Monday the 19th, which is this day two weeks.

17:08

17:09

27
28 The terms of reference of the Committee which run to
29 just two pages provide that, and I'll start with

1 Article 2:

2
3 "For the purpose of the review, the Committee should
4 have regard to the population as ascertained by Census
5 2016. 17:09

6
7 It should assume no change in the total membership of
8 each Local Authority."

9
10 Wicklow County Council has 32 Members so there will be 17:09
11 no change in total number of members for Wicklow County
12 Council.

13
14 "The Committee should also endeavour to achieve a
15 variance from individual average Local Authority 17:09
16 representation within the range of plus or minus 10%."

17
18 As it stands all five Wicklow Municipal Districts are
19 within this range of plus or minus 10% so we're okay on
20 that. 17:10

21
22 Article 3 provides that:

23
24 "The number of Councillors assigned to a Local
25 Electoral Area shall be not less than five and not more 17:10
26 than seven provided that in particular compelling
27 circumstances three or four-seat Local Electoral Areas
28 may be recommended where otherwise the geographical
29 size of the area would be disproportionately large."

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

I'll come back to this point in a moment.

Article 4 of the terms of reference provide that:

"A distinct urban-focused Local Electoral Area shall be designated in respect of each town, the population of which within the County as ascertained at Census 2016, when rounded to the nearest thousand is equal to or greater than 15,000."

17:10

17:11

Bray and Greystones are the only towns in Wicklow with a census population exceeding 15,000.

Article 7 provides that:

17:11

"Towns, the population as ascertained by Census 2016, when rounded to the nearest thousand is equal to or greater than 30,000 shall be designated a Municipal District Borough District."

17:11

Bray is just short of this figure with a census town population within the County of approximately 28,500. However Article 4 provides that:

17:11

"A distinct urban-focused Local Electoral Area shall be designated in respect of each town with a population equal to or greater than 15,000."

So it would seem that the Bray Local Electoral Area

1 Boundary will reduce to include just the town and the
2 immediate hinterland.

3
4 The number of Council Members for the revised Bray LEA
5 will reduce to seven because the maximum allowable 17:12
6 under Article 3 of the terms of reference is seven. So
7 the remain DEDs in the existing Bray Municipal District
8 comprising Enniskerry, Powerscourt and Kilmacanogue
9 will either become a separate new Local Electoral Area
10 or will transfer to Greystones Municipal District or 17:12
11 possibly Wicklow Municipal District.

12
13 In the case of Greystones, Article 4 provides that:

14
15 "A distinct urban-focused Local Electoral Area shall be 17:13
16 designated as the Greystones/Delgany census town
17 population exceeds 15,000 and in accordance with
18 Article 3 a minimum of five Members."

19
20 The issue there is that the census town population of 17:13
21 Delgany/Greystones is 18,140 and that will really only
22 sustain four Members and not five Members.

23
24 In the case then of Wicklow, which is the County town
25 Article 5 provides that: 17:13
26

27 "A distinct Local Electoral Area shall be designated
28 based, as far as practicable, on the areas of the
29 census town."

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

But the census town population for Wicklow is 10,584, which is far too small to sustain a minimum of five members as per Article 3 I think it is. So it would really only sustain a little more than two Members and not five.

17:14

Returning then to Article 3, which I mentioned earlier which provides that:

17:14

"In particular compelling circumstances three or four-seat Local Electoral Areas may be recommended where otherwise the geographical size of the area would be disproportionately large."

17:14

This article is particularly relevant to Baltinglass or the Baltinglass Local Electoral Area. However, I understand that the Baltinglass Municipal District Members have already indicated that they do not wish to split the Municipal District from one six-seater to two three-seaters so they're seeking to have the status quo remain.

17:15

The Bray Municipal District Members I understand have their meeting tomorrow night and they are going to consider this matter further. So it's open to the Members here to make a submission, whether that submission is that the existing five Municipal District structure remains unchanged other otherwise. We can,

17:15

1 of course arrange to have a whole workshop for all the
2 Members if you so wish. If the Members wish to make a
3 submission to the Boundary Committee we would be more
4 than happy to facilitate this. As I have already
5 mentioned, the closing date is this day fortnight so
6 it's a very tight timeframe. 17:15

7
8 Again, apologies if all of this sounds very confusing
9 but to put it mildly we have found the interpretation
10 of the terms of reference to be somewhat challenging. 17:16
11 Thank you, Cathaoirleach.

12 CATHAOIRLEACH: Thank you very much, Tom. I'd ask
13 Members to be very brief because we have a short time
14 left in the meeting so keep it to about a minute, will
15 you? Thanks, John. 17:16

16 CLLR. SNELL: Thank you, Cathaoirleach. Thanks to Tom
17 for outlining what details he has. Unfortunately I
18 believe a lot of Members are not aware of what's coming
19 down the line. I raised this at our last Municipal
20 District in East Wicklow and asked for the six public 17:16
21 representatives to meet and discuss our own area in
22 particular. But I do think it has wider implications
23 for the whole county and I see some Councillors looking
24 at you when they hear Bray is going to be reduced from
25 eight-seater to a seven and in regards to other areas 17:16
26 as well. Like there is issues out there in regards to
27 the changing of the boundary. Newtownmountkennedy, as
28 I have raised before, part of it is in the Greystones
29 Electoral Area, a very small percentage of it. I would

1 like to see it coming into the east. But in regards to
2 the whole set up of the terms of reference from five to
3 seven seats and there, in exceptional circumstances,
4 as has been outlined, a Municipal District can be split
5 in two such as West Wicklow, still be retained a 17:17
6 Municipal District with two local areas of
7 three-seaters but still one Municipal District. There
8 is a lack of clarity around the rest of the Municipal
9 Districts and I believe that a workshop should be
10 participated and held here to allow the Members to 17:17
11 participate in dialogue on this. The reality is that
12 we only have two weeks from today to make submissions.
13 It closes on 19th February at 5:00 o'clock.
14 Unfortunately, and this is nobody's fault here, but I
15 think we should have had more time around this. It 17:17
16 seems to be very congested in trying to get our ideas
17 together. And certainly we as a Municipal District
18 won't be meeting before 19th February but I will be
19 talking to the Cathaoirleach of our Municipal District
20 to see why he didn't participate in arranging a meeting 17:18
21 for us to make a joint submission, but I'll certainly
22 be making my own submission. Thanks, Cathaoirleach.
23 CATHAOIRLEACH: Cllr. Vance.
24 CLLR. VANCE: Chairman, part of this, there was an
25 unholy mess made of Local Government reform at the last 17:18
26 election and this has compounded it because there's
27 nothing about -- this is all about Members switching
28 maybe one area to the other. It's nothing about what
29 it should be about: the functions of Municipal

1 Districts. There's nothing about the functions, the
2 planning functions, the finance raising functions to
3 give it proper power in my Municipal District. Nothing
4 about that. This is all about Councillors moving from
5 one area to another. It is getting worse by the 17:19
6 minute. What they have done, this is something that
7 came out of the Department of the Environment and they
8 made a total mess out of it. In actual fact they're
9 making it worse now in this sense. To say, for
10 instance, that Kilmac should go into the Wicklow area. 17:19
11 I mean it's ridiculous. Twenty miles away, or 18 miles
12 away. Crazy. When Bray is beside it. It's absolutely
13 nut case type of thinking of people that are in there.
14 They have no conception of really what public reps and
15 what we do is all about. Really and truly they're 17:19
16 asking for -- it's bad enough as it is, but it's an
17 awful lot better than what is proposed here in regard
18 to Bray. In actual fact in regard to Bray you would be
19 better off saying you'll have two four-seaters in it
20 and retain the eight seats there for the simple reason 17:20
21 to give proper representation across the board, rather
22 than putting the likes of Kilmac and Enniskerry into
23 Greystones or Wicklow area. It's absolutely ludicrous
24 type of stuff that's going on here.

25
26 Really I mean if it was possible at all I mean I'd
27 reject this whole thing because the whole should be,
28 there should be a total reform in regard to Local
29 Government and the major, major towns in the country

1 should get their own Municipal Authorities in regard to
2 what we have in Bray. I know exactly what happened in
3 Bray in regard to the functions that have been taken
4 out of that town. We have less than half the staff in
5 a town the size of Bray of what we had. It's 17:20
6 absolutely scandalous the type of service that we're
7 giving to the public compared to what we had been given
8 to the public before. Thank you, Chairman.
9 CATHAOIRLEACH: Seven more speaker so be brief please.
10 Cllr. O'Neill. 17:21
11 CLLR. O'NEILL: Sorry. Thanks, Cathaoirleach. Thanks,
12 Tom. Just I'll be very brief. We have already
13 discussed they at a Municipal meeting. I wonder what
14 would your thoughts be on, there's about 4- or 500
15 houses actually in Blessington but they're in Kildare, 17:21
16 they're in the County of Kildare. I mean if you go
17 into the Orchard, the housing estate, you know, 20 feet
18 across the road you're in Kildare and those two hundred
19 odd houses there are in Kildare. Now they pay their
20 levies to Kildare but they use the services of 17:21
21 Blessington so a lot of houses in the area right out
22 along the main N81 who would be part of Kildare, their
23 children go to school in Blessington, all their
24 services are in Blessington. Maybe that could be
25 something we could consider. 17:22
26 CATHAOIRLEACH: Are you proposing to have Wicklow
27 annexed as a little bit of Kildare, Gerry?
28 Cllr. Fortune.
29 CLLR. FORTUNE: Thanks, Cathaoirleach? I'm encouraged

1 to hear what I've heard so far from the Members. This
2 is the greatest load of horse manure I've ever seen in
3 a long time. It makes absolutely no sense whatsoever.
4 I would be disgusted if this was to happen in my area
5 because in the district I'm in, which I think works 17:22
6 very well, Kilcoole and Newcastle, until the time the
7 Districts were brought in, was part of the County scene
8 outside of that and got the hind you know what on
9 everything. At least in the District we're part of --
10 I think we should be recommending strongly, as Members, 17:22
11 that everything stays as is. I hear what Cllr. Snell
12 is saying but if you look at some of the crazy
13 rationale behind this, if you turn Greystones and
14 Delgany into a 15,000-seater - just to describe it that
15 way - and you take Kilcoole and Newcastle out of it, 17:23
16 well the logic would be to put Newtown into that new
17 regime, which would be talking all of Newtown, not just
18 Killadreenan.

19
20 So this whole thing, I don't know who thinks this stuff 17:23
21 up. But I think, and I would say to the Members, for
22 what it's worth I think we should be saying no, we want
23 to stay as it is because it makes no sense. This is
24 crazy stuff. You know, myself and Cllr. Vance would
25 argue on lots of issues but his comment about the 17:23
26 Municipal District functions and that kind of thing, I
27 agree totally with him. I mean they set up the
28 Municipal District and gave us no bloody authority and
29 gave us no budgets and gave us no whatever. I mean

1 it's bloody madness. No wonder the country is in the
2 goddamn state it's in. Again, when we were talking
3 earlier about the spatial strategy and I was listening
4 to, as I said, Michael Ring and Eamon Ó Cuiv, for
5 crying out loud, you know, this is the greatest load of 17:23
6 horse manure I read in a long time.
7 CATHAOIRLEACH: Cllr. Lawless. Be brief, if you can,
8 please.
9 CLLR. LAWLESS: Yeah, I will be brief. I mean I'm
10 actually in agreement with previous speakers as well. 17:24
11 I think this is just absolutely crazy. I mean the
12 thoughts of even having Greystones at Enniskerry and
13 Kilmac and that can be part of Greystones. Again,
14 you're kind of wondering who are these people sitting
15 up in an office? They have absolutely no notion 17:24
16 whatsoever as what local representatives have to
17 actually do on the ground and even just to travel to
18 get around to these places. I will definitely be
19 putting a submission in on this. But, Tom, just some
20 of the information you've actually just read out, I 17:24
21 know it's not, I don't think it's contained in the
22 letter there just in regards to what they're suggesting
23 Greystones/Delgany together. would you mind actually
24 e-mailing that information to so we actually have it.
25 It's not in this letter, is it, what you just read out? 17:24
26 MR. MURPHY: No, we're just interpreting.
27 CLLR. LAWLESS: would you mind putting that in paper
28 for us because you've read it in here and it's
29 obviously being recorded by the stenographer but if you

1 could just e-mail it so that when we are putting our
2 submissions in, we can recall what you've actually told
3 us of suggested areas, where they're talking it out and
4 where they're putting it in so that when we're actually
5 making our submissions we can make an intelligent 17:25
6 submission in on that as well.

7 CATHAOIRLEACH: Is that okay, Tom?

8 MR. MURPHY: Yeah.

9 CLLR. LAWLESS: Just the basics like Greystones, like
10 those basic stats that you've just given out to us. 17:25

11 That would be really good. Thank you, Tom.

12 CATHAOIRLEACH: Cllr. Blake.

13 CLLR. BLAKE: As you said there, we did have a
14 discussion in the Baltinglass District and we did make
15 a recommendation. We were conscious of the fact that 17:25

16 it is a very large area, it covers from the Dublin
17 Border to the Wexford Border but we felt that in view
18 of the fact that it is only three and a half years into
19 the present system that it was premature in terms of
20 breaking up the areas again and that we'll at least 17:25

21 give it a bedding in period any time and see how it
22 would work. Maybe one more election anyway at least.

23 I think there is an awful lot of difficulties out there
24 with it, we knew that from three years ago. But we
25 felt in the Baltinglass area anyway that we'll give it 17:26

26 another period of time anyway to see how it works in
27 that regard. We have made a submission on it and
28 that's the submission we have made. Thanks,
29 Cathaoirleach.

1 CATHAOIRLEACH: Cllr. Mitchell.
2 CLLR. MITCHELL: Thank you, Cathaoirleach. As far as
3 I'm concerned, representing the Greystones area, it
4 seems to be working fine as it is. I think Kilcoole
5 and Newcastle have a relationship and public transport 17:26
6 routes, et cetera, to Greystones; Kilmacanogue and
7 Enniskerry don't. The only exception is, as has been
8 mentioned, is Killadreenan always seems to me to be
9 part of Newtownmountkennedy that would be the only
10 thing that seems a little unusual. 17:26
11 CATHAOIRLEACH: Cllr. Walsh.
12 CLLR. WALSH: Thanks, Cathaoirleach. Basically the
13 same point made by Councillors Fortune and Mitchell.
14 You said, Tom, there in your presentation, looking at
15 Greystones you said it will be viewed as a distinct 17:26
16 urban-focused Electoral Area with a minimum of five
17 members based on the Greystones and Delgany population.
18 The point I was going to make, and it has been made by
19 Cllr. Fortune in relation to the populations of
20 Kilcoole and Newcastle. I think really the status quo, 17:27
21 I think as every other member has stated, the status
22 quo should be retained. That's the general view.
23 Thank you.
24 CATHAOIRLEACH: Thanks, Members. I mean I agree with
25 most of the speakers. In the Baltinglass area the idea 17:27
26 of splitting the Electoral District into two areas of
27 three-seaters could mean that part of west Wicklow
28 would actually be put into South Wicklow, which also
29 would make absolutely no sense. Clearly the guidelines

1 here haven't been through in terms of their
2 implications for particular areas. I think we're all
3 fairly unanimous on our view.

4
5 Cllr. Fortune has a proposal that we leave things as is 17:27
6 and that seems to have come back from a lot of Members.
7 Could I suggest --

8 CLLR. FORTUNE: I propose that.

9 CATHAOIRLEACH: Do I have a seconder for that?

10 CLLR. KAVANAGH: I second that. 17:27

11 CLLR. BLAKE: Could we have the workshops anyway?

12 CATHAOIRLEACH: Do Members wants to make a submission
13 along the lines of what Cllr. Fortune has proposed?

14 CLLR. KAVANAGH: I think we should make a submission on
15 behalf of the Council. 17:28

16 CATHAOIRLEACH: To leave the status quo as is. It's
17 only in place for three years and it's working okay so
18 far.

19 CLLR. KAVANAGH: There isn't anybody who said there is
20 any advantage to be gained. It is too early into the 17:28

21 new system and nobody really seems to know what the
22 idea behind all this is. It's like somebody has just
23 plucked figures out of the air without looking to see

24 where these areas are in relation to each other. I
25 mean the idea that Kilmacanogue will move from where it 17:28

26 is to somewhere else is just beyond a joke or coming
27 into the wicklow area. We have to go outwards as well
28 as downwards. If you start going up nearly as far as
29 Bray it is just really a joke. I don't think anybody

1 is happy with any of those changes. Why don't we just
2 propose that if we leave things as they are and we send
3 in a submission, as Tom suggested, to say we're happy
4 to leave things as they are.

5 CATHAOIRLEACH: Cllr. Matthews. 17:29

6 CLLR. MATTHEWS: Sorry, Cathaoirleach, just a quick
7 one. We have to be within 1,000 for the 15,000
8 boundary. Do you have to be within 1,000 for the
9 Municipal Borough designation.

10 MR. MURPHY: You have to hit 30. 17:29

11 CLLR. MATTHEWS: We couldn't look for a doubling on
12 that, could we?

13 MR. MURPHY: There's two things. One point in relation
14 to what Cllr. O'Neill said and that is we have to
15 confine our review to the administrative area of 17:29
16 Wicklow. We can't go into Kildare or we can't go into
17 Dun Laoghaire-Rathdown. It specifies that clearly
18 right across the terms of reference.

19 CATHAOIRLEACH: Cllr. Behan.

20 CLLR. BEHAN: If Kilmacanogue and Enniskerry are 17:29
21 included with Bray does it then become a borough?

22 MR. MURPHY: No, the intention is to create an
23 urban-focused centre based around the concentration on
24 the population and the Bray census town population is
25 really from the boundary with Dun Laoghaire-Rathdown 17:30
26 down along the N11 and within this side of the N11
27 across to the Southern Cross. That's broadly speaking
28 the census town boundary and that's where the boundary
29 is contained to and will not extend beyond that into

1 Fassaroe or into Kilmacanogue.

2 MR. CURRAN: There is nothing to stop you making a
3 submission in that regard to say that you bring in
4 those three areas, which are small enough, Enniskerry,
5 Powerscourt, Kilmacanogue and bring it over to 30 and 17:31
6 call it a Municipal Borough District.

7 CLLR. VANCE: Chairman, does it not take in future
8 development? Like in regard to the golf club lands
9 there's 1,000 units going in there, which effectively
10 will up the population. 17:31

11 MR. MURPHY: It's all based on the 2016 Census
12 population.

13 CATHAOIRLEACH: Members, I'm just conscious of time.
14 Do we want to make a submission on the lines of
15 Cllr. Fortune's proposal? I've certainly no issue with 17:31
16 it.

17 CLLR. VANCE: I'd go along with that.

18 CLLR. McDONALD: Make it provisional.

19 CATHAOIRLEACH: As a group, as a council.

20 CLLR. VANCE: I think we should leave it alone. 17:31

21 CATHAOIRLEACH: A submission would be to retain the
22 status quo.

23 CLLR. VANCE: Yeah.

24 CLLR. MATTHEWS: Will it make the count any quicker!

25 CATHAOIRLEACH: That's agreed then. There's just one 17:32
26 item left. I'm going to squeeze it in even though I'm
27 looking at 17:30 here. Item 10 that Cllr. Behan asked
28 to put it on the agenda. If you'd like to say a brief
29 word on it, Joe.

1 CLLR. BEHAN: I'd like to just thank Mr. Quirke. I
2 don't know whether he wants to say anything but we got
3 a very comprehensive report from him which outlines the
4 problem and the solution. I'm just happy that there is
5 a solution in place so I just want to thank you him for 17:32
6 that.

7 CATHAOIRLEACH: Cllr. Dunne.

8 CLLR. DUNNE: Also, along with Cllr. Behan I'd like to
9 thank Mr. Quirke for coming back to us, but it doesn't
10 do away with the fact that in Wicklow Town we've so 17:32
11 many areas out, dangerous areas of the town. I'm
12 talking about the South Quay especially where we've two
13 gyms, where we have a fish shop, you know, a boxing
14 club, a hardware store. The amount of people coming to
15 me on it and asking can these lights be done as quickly 17:32
16 as possible and in my opinion this has to be fast
17 tracked as quickly as possible before the clock goes
18 back, thank you. Or forward.

19 CATHAOIRLEACH: Cllr. Snell.

20 CLLR. SNELL: Thanks, Cathaoirleach. I just want to 17:33
21 thank Sean and his staff, but in particular
22 Declan O'Brien who is based upstairs and certainly his
23 office is always open to anyone if they want to come in
24 and raise any issues in regards the lights and that. I
25 found him very helpful and I just want to put it on 17:33
26 record in regards that he is keeping a lot of pressure
27 on Airtricity and these groups that supply the lights
28 for the constituents in the public and I just want to
29 acknowledge the report that we got here today.

1 CATHAOIRLEACH: Just briefly before we finish,
2 Lorraine just has a quick thing.

3 MS. GALLAGHER: Just before we finish, just to advise
4 the Elected Members that Irish water will be back with
5 us on 5th March doing the water clinics. They were 17:33
6 here in September so I'll be sending you out an e-mail.
7

8 For those of you who haven't submitted your ethics
9 declarations and annual donations, if you would submit
10 them to the Ethics Officer. 17:33
11

12 In relation to the Protocol minutes that were
13 circulated for the last six months, if I could have a
14 proposer and seconder please?

15 CLLR. SNELL: Propose. 17:34
16

17 CLLR. VANCE: I'll second.

18 MS. GALLAGHER: Thank you. Cllr. Snell and
19 Cllr. Vance. The Corporate Policy Group meetings that
20 have been circulated; proposer and seconder.

21 CLLR. VANCE: I propose. 17:34
22

23 CLLR. WALSH: I second.

24 CATHAOIRLEACH: Thank you, Cllr. Vance and Cllr. Walsh.
25
26
27
28
29

	78:14, 79:1, 81:18, 82:3, 87:14, 90:12, 90:17, 104:25, 108:5	2015 [2] - 53:15, 59:8	30,000 [1] - 124:19	54:22	abstaining [3] - 111:29, 113:15, 116:19
'country [1] - 74:8	94:24, 124:10, 124:13, 124:28, 125:17, 136:7	2016 [10] - 6:28, 14:4, 14:7, 71:3, 71:6, 122:10, 123:5, 124:8, 124:17, 137:11	300 [2] - 32:27, 47:9	65 [1] - 62:13	accelerate [1] - 53:18
'getting [1] - 29:12	15,000 [6] - 94:24, 124:10, 124:13, 124:28, 125:17, 136:7	2017 [5] - 5:1, 6:27, 7:2, 8:5, 42:3	300,000 [2] - 90:17, 94:1	66% [4] - 20:17, 21:13, 21:16, 22:1	accept [2] - 108:5, 112:19
'hold [1] - 90:5	15,000-seater [1] - 131:14	2018 [6] - 1:9, 2:2, 11:6, 13:25, 73:8, 121:26	31 [1] - 24:19	7	acceptable [1] - 55:6
'oh [1] - 76:12	16% [2] - 76:21, 81:4	2018-2024 [1] - 116:14	31st [1] - 4:29	7 [3] - 112:12, 121:12, 124:15	accepted [4] - 32:18, 33:20, 44:9, 83:28
1	16A [1] - 55:17	2019 [1] - 122:9	32 [3] - 93:7, 97:1, 123:10	70 [1] - 49:6	access [13] - 3:18, 9:4, 27:17, 31:23, 37:20, 43:2, 43:22, 43:26, 97:15, 97:17, 97:19, 117:25, 117:26
1 [11] - 4:16, 7:15, 8:7, 22:15, 50:25, 51:2, 51:12, 51:16, 51:28, 118:21, 119:4	16th [4] - 59:4, 108:2	2020 [1] - 53:14	322 [2] - 25:10, 27:27	75% [1] - 22:7	accessibility [3] - 28:19, 36:8, 72:28
1,000 [3] - 136:7, 136:8, 137:9	17 [3] - 23:20, 32:12, 33:27	2021 [1] - 33:28	34 [1] - 112:22	8	accessible [7] - 26:20, 27:15, 27:17, 27:19, 28:12, 29:11, 96:25
1.9 [1] - 23:4	17:30 [1] - 137:27	2028 [4] - 71:2, 71:6, 71:15, 108:24	38 [2] - 60:15, 66:29	8 [1] - 113:16	access [13] - 3:18, 9:4, 27:17, 31:23, 37:20, 43:2, 43:22, 43:26, 97:15, 97:17, 97:19, 117:25, 117:26
10 [5] - 94:24, 97:26, 114:3, 117:15, 137:27	17th [2] - 121:13, 121:24	2040 [7] - 62:12, 62:13, 71:1, 71:19, 87:14, 96:2, 108:6	38-person [1] - 85:24	8,000 [2] - 108:25	accessibility [3] - 28:19, 36:8, 72:28
10% [2] - 123:16, 123:19	18 [3] - 113:14, 116:18, 129:11	21 [3] - 24:22, 25:9, 35:2	4	80 [1] - 90:16	accessible [7] - 26:20, 27:15, 27:17, 27:19, 28:12, 29:11, 96:25
10,000 [1] - 64:18	18,140 [1] - 125:21	22 [1] - 58:5	4 [7] - 7:28, 10:22, 58:7, 124:4, 124:24, 125:13, 130:14	80% [2] - 21:20, 54:20	access [13] - 3:18, 9:4, 27:17, 31:23, 37:20, 43:2, 43:22, 43:26, 97:15, 97:17, 97:19, 117:25, 117:26
10,584 [1] - 126:2	19 [2] - 23:28, 111:28	23 [2] - 21:11, 64:17	47 [2] - 22:18, 24:21	81% [1] - 21:19	accessibility [3] - 28:19, 36:8, 72:28
100 [2] - 96:3, 118:20	1916 [1] - 96:3	24-year [1] - 71:20	4:30 [1] - 109:10	833 [2] - 32:4, 34:27	accessible [7] - 26:20, 27:15, 27:17, 27:19, 28:12, 29:11, 96:25
10th [3] - 30:21, 30:28, 51:1	1976 [1] - 98:17	24th [1] - 30:1	5	9	accident [1] - 86:17
11 [3] - 111:28, 113:14, 114:10	19th [4] - 121:21, 122:26, 128:13, 128:18	25 [2] - 55:13, 84:7	5 [10] - 4:4, 4:9, 11:9, 15:7, 109:3, 111:19, 111:26, 117:11, 118:9, 125:25	9 [5] - 109:4, 109:8, 113:24, 116:27, 117:7	accidents [1] - 86:17
12 [14] - 16:5, 32:1, 42:3, 42:10, 44:27, 45:18, 53:16, 53:22, 60:16, 63:23, 69:5, 78:20, 99:26, 114:23	2	26 [2] - 24:22, 35:1	50% [2] - 45:3, 45:6	95% [1] - 20:17	Accommodatio [2] - 11:22, 11:24
12,000 [1] - 97:26	2 [12] - 7:19, 8:20, 24:22, 50:26, 51:3, 51:5, 51:17, 52:5, 55:14, 94:1, 118:25, 123:1	28,500 [1] - 124:23	500 [1] - 130:14	A	accommodatio [2] - 11:22, 11:24
12-month [1] - 4:29	20 [10] - 24:2, 25:7, 27:28, 32:1, 63:23, 69:5, 83:19, 93:23, 97:14, 130:17	29% [1] - 81:5	500 [3] - 70:1, 109:12, 128:13	ability [1] - 104:10	accompanied [1] - 79:27
12-year [1] - 71:6	2001-2006 [1] - 22:17	2:00 [1] - 1:9	5:30 [3] - 91:20, 109:12, 117:12	ability [1] - 104:10	accordance [8] - 10:3, 11:26, 12:10, 22:16, 24:13, 24:20, 55:15, 125:17
12th [1] - 17:15	2005 [7] - 22:24, 23:6, 23:10, 32:17, 33:1, 34:25, 42:2	2nd [1] - 120:10	5TH [1] - 2:1	able [11] - 17:5, 20:25, 27:25, 54:15, 55:27, 77:21, 78:25, 90:24, 90:27, 94:27, 100:1	accordingly [1] - 13:8
13 [4] - 34:25, 48:25, 115:1, 116:18	2007 [2] - 5:11, 31:28	2ND [1] - 1:9	5th [1] - 139:5	ably [1] - 5:16	account [3] - 22:4, 39:1, 89:25
133 [2] - 72:23, 76:25	2014 [1] - 15:8	3	6	above-named [1] - 1:21	accountability [1] - 5:5
14 [1] - 32:3		3 [15] - 4:13, 7:24, 9:20, 24:22, 50:27, 51:3, 51:5, 51:17, 52:6, 118:25, 123:22, 125:6, 125:18, 126:4, 126:8	6 [4] - 109:4, 109:7, 109:17, 112:1	absolute [1] - 49:28	accounting [1] - 16:16
15 [1] - 115:18		3,000 [1] - 108:26	60 [3] - 71:5, 71:7, 88:11	absolutely [15] - 29:10, 40:18, 70:4, 73:8, 75:7, 81:9, 102:15, 102:20, 129:12, 129:23, 130:6, 131:3, 132:11, 132:15, 134:29	accuracy [1] - 8:12
15% [13] - 62:26, 71:1, 71:19, 78:8,		30 [5] - 84:7, 91:3, 91:5, 136:10, 137:5	600,000 [1] - 83:20	absolutely [15] - 29:10, 40:18, 70:4, 73:8, 75:7, 81:9, 102:15, 102:20, 129:12, 129:23, 130:6, 131:3, 132:11, 132:15, 134:29	accurate [1] - 1:20

<p>7:17</p> <p>achievement [2] - 7:22, 48:26</p> <p>achieving [2] - 9:18, 13:19</p> <p>acknowledge [4] - 7:5, 15:23, 43:23, 138:29</p> <p>acknowledging [1] - 36:16</p> <p>acoustics [1] - 27:10</p> <p>Act [4] - 55:16, 64:5, 64:6, 106:21</p> <p>Acting [1] - 15:28</p> <p>action [8] - 1:22, 6:10, 6:25, 65:8, 77:1, 114:5, 114:10, 114:12</p> <p>Action [1] - 115:11</p> <p>actions [1] - 14:14</p> <p>actual [4] - 22:2, 83:2, 129:8, 129:18</p> <p>acute [1] - 10:19</p> <p>adaptable [2] - 25:21, 28:13</p> <p>add [5] - 2:23, 73:17, 81:19, 90:1, 105:24</p> <p>added [1] - 51:17</p> <p>adding [2] - 13:19, 92:23</p> <p>addition [4] - 5:21, 16:8, 38:4, 59:13</p> <p>additional [6] - 9:15, 23:4, 62:11, 79:16, 79:26, 93:28</p> <p>address [6] - 4:27, 19:6, 94:18, 94:19, 106:11, 107:21</p> <p>addressed [6] - 8:11, 15:13, 37:7, 38:20, 47:19, 100:1</p> <p>addresses [1] - 62:17</p> <p>addressing [1] - 69:2</p> <p>adequacy [1] - 10:23</p> <p>adequate [2] -</p>	<p>7:19, 9:9</p> <p>adjusted [1] - 21:24</p> <p>adjustment [1] - 54:14</p> <p>adjustments [2] - 21:17, 34:16</p> <p>administered [2] - 11:25, 12:3</p> <p>Administration [1] - 15:13</p> <p>administration [1] - 96:17</p> <p>administrative [3] - 96:5, 96:12, 136:15</p> <p>admire [1] - 40:19</p> <p>ado [1] - 4:22</p> <p>adopt [6] - 34:16, 67:1, 84:24, 85:9, 116:10, 116:14</p> <p>adopted [4] - 64:24, 97:29, 109:20, 116:13</p> <p>adopting [1] - 68:12</p> <p>adoption [2] - 106:29, 118:19</p> <p>advance [1] - 14:5</p> <p>advanced [1] - 43:14</p> <p>advantage [2] - 104:23, 135:20</p> <p>advantages [1] - 104:22</p> <p>advertised [1] - 120:12</p> <p>advice [7] - 15:24, 15:29, 16:9, 40:6, 67:8, 110:23, 111:12</p> <p>advise [3] - 5:24, 15:10, 139:3</p> <p>Advisory [2] - 67:7, 106:4</p> <p>advocate [2] - 14:21, 90:7</p> <p>aerial [2] - 24:18, 26:28</p> <p>aeroplanes [1] - 89:19</p> <p>affect [3] - 38:6, 75:6, 87:6</p> <p>affected [1] - 75:9</p> <p>affects [1] - 47:10</p>	<p>afford [1] - 90:27</p> <p>afternoon [4] - 2:4, 23:1, 58:13, 58:26</p> <p>agat [9] - 4:1, 4:10, 16:25, 20:20, 20:29, 21:9, 86:22, 119:9, 121:11</p> <p>age [1] - 62:13</p> <p>agencies [4] - 67:10, 100:28, 101:3, 105:29</p> <p>agenda [8] - 4:11, 4:16, 22:15, 101:5, 104:14, 117:9, 117:13, 137:28</p> <p>ago [15] - 31:22, 44:27, 45:18, 49:28, 78:20, 81:9, 82:27, 85:29, 86:24, 86:29, 88:22, 95:22, 97:14, 102:29, 133:24</p> <p>agree [8] - 4:12, 37:1, 49:15, 79:18, 80:9, 121:8, 131:27, 134:24</p> <p>agreed [48] - 3:21, 4:19, 11:5, 14:10, 30:20, 30:22, 58:1, 58:2, 85:2, 91:20, 91:21, 95:25, 109:8, 109:17, 110:7, 110:17, 110:18, 110:26, 110:27, 111:5, 111:6, 112:10, 112:11, 113:22, 113:23, 114:1, 114:2, 114:8, 114:9, 114:21, 114:22, 114:28, 114:29, 115:9, 115:10, 115:16, 115:17, 115:24, 115:25, 116:4, 116:7, 116:8, 116:11, 116:12, 117:5, 117:6, 118:5, 137:25</p> <p>agreement [4] - 50:4, 52:18, 52:21, 132:10</p> <p>ahead [12] - 14:15, 16:25,</p>	<p>25:25, 40:4, 43:15, 44:10, 50:22, 55:26, 74:21, 74:22, 86:7, 116:29</p> <p>aim [1] - 109:11</p> <p>aiming [1] - 85:19</p> <p>air [1] - 135:23</p> <p>AIRO [2] - 68:22, 76:17</p> <p>Airtricity [1] - 138:27</p> <p>aligned [1] - 65:5</p> <p>alignment [1] - 66:7</p> <p>alliance [1] - 74:7</p> <p>alliance' [1] - 74:8</p> <p>allocated [3] - 8:26, 20:5, 20:8</p> <p>allocation [1] - 18:17</p> <p>allow [5] - 81:20, 83:26, 102:25, 117:22, 128:10</p> <p>allowable [1] - 125:5</p> <p>Allowance [1] - 32:9</p> <p>allowed [1] - 95:3</p> <p>allowing [1] - 48:20</p> <p>alluded [6] - 17:21, 48:3, 49:11, 80:4, 81:4, 94:13</p> <p>almost [3] - 3:17, 21:5, 32:1</p> <p>alone [5] - 36:2, 99:17, 103:19, 118:20, 137:20</p> <p>alphabetical [1] - 75:2</p> <p>alterations [4] - 68:10, 115:11, 116:11, 116:12</p> <p>alternative [3] - 43:17, 44:7, 44:15</p> <p>altogether [2] - 80:28, 84:17</p> <p>Ambassador [1] - 120:11</p> <p>ambiguous [1] - 20:25</p> <p>ambulant [1] -</p>	<p>27:23</p> <p>amended [2] - 25:2, 106:21</p> <p>amendment [8] - 113:16, 113:24, 114:3, 114:10, 114:23, 115:1, 115:18, 115:27</p> <p>amendments [4] - 68:10, 109:20, 109:23, 109:25</p> <p>amenities [1] - 66:12</p> <p>amount [10] - 3:4, 24:15, 33:3, 37:26, 50:18, 77:25, 119:22, 120:24, 138:14</p> <p>amounts [1] - 10:14</p> <p>ample [1] - 31:3</p> <p>analysis [2] - 10:26, 12:15</p> <p>angle [1] - 93:4</p> <p>ANNESLEY [8] - 34:18, 39:29, 110:15, 110:24, 111:3, 113:21, 116:15, 116:22</p> <p>Annesley [6] - 30:2, 34:19, 35:16, 48:24, 55:12, 116:20</p> <p>annexed [1] - 130:27</p> <p>announcement [2] - 60:1, 99:20</p> <p>annoyed [2] - 42:23, 43:18</p> <p>annual [2] - 15:9, 139:9</p> <p>Annual [3] - 4:13, 13:13, 13:14</p> <p>answer [3] - 21:1, 31:9, 31:13</p> <p>answered [1] - 29:19</p> <p>anxious [1] - 54:10</p> <p>anyway [8] - 34:4, 49:1, 86:13, 87:6, 133:22, 133:25, 133:26, 135:11</p> <p>apartment [2] - 27:8, 28:2</p> <p>apartments [1] - 27:6</p> <p>apologies [2] -</p>	<p>50:6, 127:8</p> <p>applicant [1] - 42:6</p> <p>application [5] - 23:6, 27:5, 42:9, 42:18, 49:9</p> <p>applications [4] - 11:28, 118:21, 118:24, 118:26</p> <p>applied [1] - 26:21</p> <p>applies [2] - 79:2, 79:3</p> <p>apply [1] - 42:22</p> <p>applying [2] - 42:21, 79:2</p> <p>appraisal [1] - 12:13</p> <p>appreciate [3] - 19:22, 45:10, 54:26</p> <p>appreciation [1] - 7:4</p> <p>approach [9] - 62:3, 62:20, 67:13, 78:14, 78:16, 81:21, 89:12, 103:3, 107:5</p> <p>approached [2] - 88:23, 99:23</p> <p>Appropriate [1] - 68:15</p> <p>appropriate [9] - 6:25, 8:11, 10:11, 11:27, 12:13, 12:24, 12:28, 20:17, 104:18</p> <p>appropriately [2] - 8:26, 9:7</p> <p>approved [2] - 23:6, 68:4</p> <p>architect [9] - 28:18, 28:29, 44:26, 44:28, 45:2, 45:3, 45:10, 45:19, 46:3</p> <p>architects [9] - 29:2, 29:4, 29:5, 34:12, 37:28, 39:15, 45:15, 45:26, 46:2</p> <p>architectural [1] - 45:12</p> <p>Architectural [1] - 34:22</p> <p>architecture [2] - 24:18, 45:20</p> <p>area [53] - 7:11, 14:28, 18:11,</p>
---	--	---	--	--	---

24:26, 28:2, 35:6, 35:10, 39:6, 50:20, 59:11, 59:13, 59:19, 60:23, 63:5, 66:4, 72:8, 78:5, 81:11, 81:12, 84:12, 85:26, 88:11, 90:26, 91:1, 94:10, 94:23, 95:2, 101:13, 102:23, 103:25, 104:17, 105:12, 114:5, 114:10, 114:12, 114:14, 117:14, 123:29, 126:13, 127:21, 128:28, 129:5, 129:10, 129:23, 130:21, 131:4, 133:16, 133:25, 134:3, 134:25, 135:27, 136:15 Area ^[25] - 65:22, 65:29, 66:9, 67:19, 67:24, 75:19, 76:12, 80:19, 82:5, 84:11, 115:11, 116:14, 121:14, 121:25, 122:19, 123:25, 124:6, 124:26, 124:29, 125:9, 125:15, 125:27, 126:17, 127:29, 134:16 areas ^[60] - 11:20, 11:28, 17:27, 18:14, 18:16, 37:2, 38:12, 46:19, 47:7, 59:10, 60:21, 61:13, 62:26, 64:1, 64:9, 67:3, 67:4, 69:1, 73:29, 77:6, 77:11, 77:12, 77:17, 77:20, 77:22, 77:28, 79:2, 83:9, 83:11, 83:14, 83:26, 84:25, 85:20, 86:9, 91:15, 94:21, 95:3, 95:5, 95:14, 97:21, 97:22, 100:17, 100:23, 102:24, 104:1, 104:9, 107:20, 122:17, 125:28, 127:25,	128:6, 133:3, 133:20, 134:26, 135:2, 135:24, 137:4, 138:11 Areas ^[9] - 121:13, 121:26, 122:2, 122:13, 122:14, 122:18, 122:23, 123:27, 126:12 argue ^[1] - 131:25 argument ^[3] - 43:5, 43:9, 100:8 arguments ^[1] - 102:6 aristocracy ^[1] - 96:19 Arklow ^[33] - 22:19, 22:23, 23:2, 25:7, 25:10, 27:4, 30:1, 31:29, 32:15, 34:25, 35:4, 35:5, 35:11, 35:16, 36:15, 36:26, 37:12, 39:17, 39:19, 39:24, 41:1, 41:8, 41:11, 42:4, 44:9, 44:25, 46:10, 46:13, 77:15, 91:1, 95:21, 108:25, 116:14 Arklow's ^[1] - 29:27 arrange ^[1] - 127:1 arranged ^[2] - 15:11, 30:18 arrangement ^[1] - 7:1 arrangements ^[1] - 9:9 arranging ^[2] - 35:20, 128:20 arrears ^[5] - 12:3, 20:26, 21:17, 21:26, 22:4 arrives ^[1] - 47:9 art ^[1] - 28:17 Article ^[11] - 123:1, 123:22, 124:4, 124:15, 124:24, 125:6, 125:13, 125:18, 125:25, 126:4, 126:8 article ^[1] - 126:16	articulated ^[2] - 99:2, 99:9 AS ^[1] - 2:2 ascertained ^[3] - 123:4, 124:8, 124:17 aspect ^[2] - 75:5, 77:27 assemblies ^[2] - 59:9, 100:6 Assembly ^[14] - 58:9, 58:16, 59:8, 67:6, 67:8, 67:25, 82:12, 82:16, 84:16, 98:29, 99:1, 103:27, 104:2, 104:3 assembly ^[10] - 61:2, 61:5, 65:26, 66:29, 99:4, 100:8, 100:22, 103:25, 104:10, 105:1 asses ^[1] - 6:10 assess ^[4] - 6:18, 10:27, 13:4, 57:9 assessed ^[1] - 118:23 assessing ^[2] - 9:27, 13:20 Assessment ^[2] - 68:14, 68:15 assessment ^[4] - 7:10, 10:24, 12:16, 30:8 assessments ^[1] - 11:29 assigned ^[3] - 9:16, 122:19, 123:24 assignments ^[3] - 13:14, 13:18, 13:22 Assignments ^[1] - 6:27 assist ^[1] - 13:25 assistance ^[4] - 15:23, 16:1, 16:4, 16:10 Assistant ^[1] - 58:18 assisted ^[1] - 5:16 assisting ^[1] - 29:1 assists ^[1] - 24:14 Association ^[1] -	119:28 assume ^[1] - 123:7 Assurance ^[2] - 7:9, 11:10 assurance ^[8] - 7:11, 8:15, 9:12, 10:6, 11:3, 11:13, 12:1, 13:10 assure ^[4] - 16:14, 19:15, 19:19, 102:15 AT ^[2] - 1:7, 1:9 Athlone ^[4] - 96:10, 96:12, 97:5, 98:15 attached ^[2] - 118:10, 121:15 attempt ^[1] - 53:4 attend ^[3] - 5:22, 30:24, 77:25 attendance ^[1] - 93:21 attending ^[1] - 30:29 attention ^[1] - 40:14 attenuation ^[1] - 27:11 attractive ^[1] - 90:1 Audit ^[40] - 4:14, 4:28, 5:10, 5:21, 5:24, 5:28, 6:3, 6:23, 6:27, 7:1, 7:6, 11:9, 11:12, 13:13, 13:14, 13:26, 14:4, 14:7, 14:9, 14:10, 14:14, 14:20, 14:26, 14:28, 15:7, 15:9, 15:15, 15:17, 16:4, 16:14, 16:21, 17:9, 17:20, 17:22, 17:24, 18:22, 19:4, 20:14, 20:21, 22:12 audit ^[5] - 5:26, 6:8, 8:22, 17:26, 19:16 Auditor ^[5] - 13:28, 14:1, 14:5, 14:6, 16:9 auditor's ^[2] - 6:8, 6:9 audits ^[3] - 7:9, 8:4, 17:26	aunt ^[1] - 2:9 authorities ^[1] - 64:25 Authorities ^[16] - 5:6, 18:10, 22:6, 36:11, 60:5, 60:17, 61:7, 61:9, 63:9, 66:4, 67:9, 99:26, 105:21, 122:5, 122:25, 130:1 authority ^[2] - 42:20, 131:28 Authority ^[20] - 6:2, 6:6, 6:10, 6:11, 6:13, 6:16, 6:19, 15:10, 32:11, 36:10, 36:24, 47:13, 59:12, 65:21, 66:18, 75:15, 94:12, 106:29, 123:8, 123:15 available ^[5] - 12:24, 19:8, 59:22, 68:20, 68:25 Avenue ^[1] - 33:9 average ^[1] - 123:15 awards ^[1] - 45:14 aware ^[11] - 5:3, 10:16, 14:18, 18:28, 31:20, 82:14, 101:3, 104:11, 104:12, 120:21, 127:18 awareness ^[1] - 10:19 awful ^[4] - 39:19, 83:13, 129:17, 133:23	83:25, 84:10, 84:11, 91:25, 91:26, 91:28, 92:21, 92:22, 93:10, 103:25 balancing ^[1] - 92:23 Ballycoog ^[1] - 78:7 Ballynattin ^[1] - 115:26 Ballywaltrim ^[1] - 98:24 Baltinglass ^[7] - 55:21, 126:16, 126:17, 126:18, 133:14, 133:25, 134:25 banged ^[1] - 40:4 bank ^[2] - 57:21, 90:23 Barbara ^[1] - 2:11 Barndarrig ^[2] - 78:7, 78:12 barns ^[1] - 92:26 Barrett ^[1] - 28:29 base ^[1] - 53:9 based ^[13] - 24:26, 46:29, 62:5, 62:9, 62:11, 71:2, 95:11, 96:18, 125:28, 134:17, 136:23, 137:11, 138:22 baseline ^[2] - 68:23 basic ^[2] - 43:2, 133:10 basics ^[2] - 52:6, 133:9 basis ^[7] - 5:18, 15:9, 53:18, 59:23, 94:29, 114:3, 122:22 bathroom ^[3] - 26:24, 27:16, 28:26 bathrooms ^[3] - 26:19, 28:12 Bay ^[1] - 78:7 bear ^[2] - 23:18, 41:28 bearing ^[1] - 95:7 became ^[3] - 34:11, 92:25 become ^[5] -
B					
backed ^[2] - 9:7, 86:5 backup ^[2] - 20:7, 112:28 backwards ^[2] - 94:7, 104:28 bad ^[3] - 52:1, 101:22, 129:16 badly ^[2] - 21:7, 76:27 balance ^[12] - 83:23, 83:24,					

<p>81:25, 92:2, 97:1, 125:9, 136:21 becomes [2] - 26:13, 70:15 bedding [1] - 133:21 bedroom [26] - 23:9, 23:21, 23:25, 23:26, 23:27, 23:28, 23:29, 24:2, 24:3, 25:8, 25:10, 25:18, 25:19, 26:1, 26:5, 26:23, 27:3, 27:27, 28:23, 28:24, 36:9, 53:23, 55:22 bedrooms [3] - 26:18, 28:13, 28:24 Beech [1] - 115:19 beginning [1] - 95:27 begun [1] - 42:2 behalf [5] - 16:21, 17:9, 35:25, 108:22, 135:15 Behan [14] - 3:13, 18:20, 19:25, 20:2, 39:22, 41:9, 48:3, 95:16, 98:14, 117:17, 118:3, 136:19, 137:27, 138:8 BEHAN [11] - 3:14, 18:21, 19:1, 19:21, 39:23, 41:10, 95:17, 98:20, 117:18, 136:20, 138:1 behind [8] - 51:24, 57:3, 57:13, 57:16, 85:23, 86:14, 131:13, 135:22 below [2] - 67:2, 67:11 benchmarking [1] - 18:8 beneficial [1] - 68:27 benefit [3] - 7:5, 12:15, 60:4 benefits [2] - 12:16, 84:9 benefitting [2] -</p>	<p>18:13, 18:14 bent [1] - 34:11 Bernadette [3] - 109:23, 116:9, 116:23 beside [4] - 2:27, 70:19, 72:18, 129:12 best [4] - 6:1, 10:4, 47:14, 54:27 better [13] - 16:17, 37:29, 48:29, 53:20, 65:16, 76:23, 76:28, 78:16, 80:22, 81:27, 89:15, 129:17, 129:19 between [14] - 26:7, 27:11, 30:18, 38:14, 61:6, 62:6, 71:6, 73:25, 83:24, 84:11, 91:26, 92:11, 107:14, 119:23 beyond [3] - 95:29, 135:26, 136:29 big [15] - 51:14, 51:26, 70:10, 70:21, 88:10, 88:28, 89:4, 91:7, 92:24, 92:25, 92:26, 92:27, 93:9, 108:29 bigger [1] - 70:29 biggest [1] - 38:5 bit [14] - 20:25, 23:17, 25:18, 44:19, 48:28, 48:29, 56:5, 75:11, 81:23, 85:27, 89:12, 115:5, 130:27 Blake [7] - 2:22, 20:12, 55:18, 56:26, 58:1, 93:19, 133:12 BLAKE [13] - 2:23, 20:13, 21:14, 21:21, 21:29, 22:7, 22:11, 55:19, 56:22, 56:27, 93:20, 133:13, 135:11</p>	<p>Blake's [2] - 21:10, 56:14 blank [2] - 26:10, 114:13 blatantly [1] - 35:2 blend [2] - 25:15, 27:9 Blessington [10] - 55:17, 55:24, 57:19, 57:27, 58:21, 87:4, 130:15, 130:21, 130:23, 130:24 blew [1] - 85:7 block [1] - 48:23 bloody [3] - 89:8, 131:28, 132:1 board [7] - 19:11, 22:5, 36:18, 73:16, 99:25, 105:27, 129:21 bodies [5] - 67:10, 84:26, 85:10, 104:6, 109:22 Bodies [1] - 32:9 books [2] - 92:23, 92:24 boosting [1] - 65:1 Bord [1] - 85:3 Border [2] - 133:17 boring [1] - 71:26 Borough [3] - 124:20, 136:9, 137:6 borough [1] - 136:21 bottom [6] - 53:3, 54:22, 78:16, 88:27, 103:3, 107:5 bottom-up [3] - 78:16, 103:3, 107:5 Boundary [4] - 121:14, 121:25, 125:1, 127:3 boundary [8] - 65:28, 81:13, 117:14, 127:27, 136:8, 136:25, 136:28 Bourke [8] - 2:10, 78:3, 87:26,</p>	<p>87:28, 88:26, 94:4, 116:3, 117:2 BOURKE [7] - 78:4, 111:14, 114:17, 115:7, 115:14, 116:1, 116:29 bow [1] - 56:22 box [1] - 96:21 boxing [1] - 138:13 BRADLEY [3] - 61:24, 70:5, 105:24 Bradley [2] - 58:8, 58:17 Brady [3] - 71:29, 72:1, 72:2 Brady's [1] - 101:11 Bray [36] - 3:4, 3:17, 12:9, 42:14, 42:16, 45:29, 74:18, 76:3, 77:15, 80:18, 81:5, 84:28, 95:20, 108:25, 119:18, 119:28, 119:29, 120:23, 120:24, 124:12, 124:22, 124:29, 125:4, 125:7, 126:24, 127:24, 129:12, 129:18, 130:2, 130:3, 130:5, 135:29, 136:21, 136:24 break [1] - 51:13 breaking [1] - 133:20 Brendan [2] - 120:18, 121:8 Brian [4] - 5:17, 15:25, 16:23, 17:12 Brid [2] - 29:2, 34:21 brief [6] - 127:13, 130:9, 130:12, 132:7, 132:9, 137:28 briefly [4] - 17:19, 45:23, 70:9, 139:1 brilliant [1] - 57:11 bring [16] - 4:7, 4:9, 21:18, 48:21, 53:19, 54:11,</p>	<p>61:18, 85:12, 89:1, 99:27, 109:4, 109:5, 119:11, 119:13, 137:3, 137:5 bringing [2] - 39:15, 54:1 brings [3] - 21:26, 71:18, 100:2 British [2] - 96:18 Brittas [1] - 78:7 broad [2] - 59:15, 98:28 broader [2] - 60:22, 103:11 broadly [2] - 101:14, 136:27 brought [5] - 4:4, 4:15, 7:4, 40:14, 131:7 brunt [2] - 84:6, 84:8 Brussels [1] - 60:3 budget [4] - 46:7, 120:8, 120:13, 120:16 budgetary [1] - 6:5 budgets [1] - 131:29 build [14] - 28:25, 38:22, 42:7, 42:8, 43:15, 46:1, 47:15, 48:11, 57:23, 65:12, 72:15, 82:6, 88:26, 90:24 building [6] - 32:12, 37:14, 78:20, 85:20, 94:6, 94:12 BUILDINGS [1] - 1:7 buildings [6] - 45:1, 45:4, 45:8, 81:10, 96:16, 117:24 built [15] - 23:7, 26:9, 26:12, 27:28, 28:23, 31:29, 33:27, 37:21, 43:16, 45:8, 56:27, 75:24, 86:12, 90:28, 94:29 bulk [1] - 92:10</p>	<p>bunches [1] - 23:25 bungalow [2] - 28:5, 55:22 bungalows [1] - 23:10 Burgage [2] - 57:21, 57:27 buried [3] - 2:18, 75:10, 102:15 burner [1] - 88:2 bus [5] - 72:24, 72:25, 72:29, 73:6, 76:25 business [7] - 9:10, 18:25, 19:13, 21:2, 62:9, 62:18, 96:6 Business [1] - 6:28 business-as-usual [1] - 62:9 business-of-usual [1] - 62:18 Businesses [1] - 17:5 businesses [2] - 5:4, 88:18 busy [1] - 5:23 buy [11] - 84:25, 85:10, 88:8, 88:9, 88:13, 89:7, 89:10, 89:19, 90:15, 104:7 buy-in [2] - 84:25, 85:10 buZZer [1] - 56:21</p>
C					
<p>Cabinet [3] - 63:16, 99:18, 104:15 CAD [1] - 89:21 cannot [3] - 12:4, 20:28, 77:27 cap [1] - 78:8 Capita [3] - 7:2, 7:5, 17:5 capital [3] - 96:5, 96:7, 96:13 Capital [2] - 6:28, 26:21 capture [1] - 63:11 car [1] - 33:13 Cardiff [1] - 2:10</p>					

<p>cards [1] - 31:14 career [1] - 72:2 carefully [1] - 80:17 carer [2] - 25:20, 28:15 Carillion's [1] - 117:24 carriage [1] - 81:24 carriageway [1] - 86:2 carried [5] - 10:11, 17:8, 19:11, 42:10, 118:23 carries [1] - 17:1 carry [2] - 47:11, 61:25 case [11] - 38:17, 42:9, 42:14, 45:16, 51:22, 51:27, 95:23, 101:2, 125:13, 125:24, 129:13 cases [6] - 3:17, 12:3, 18:26, 20:26, 32:10, 32:11 cash [4] - 9:28, 10:13, 10:19, 21:24 categories [1] - 80:25 categorised [1] - 7:12 cater [1] - 78:25 catered [1] - 27:5 CATHAOIRLEA CH [133] - 2:4, 2:16, 2:21, 3:1, 3:6, 3:11, 3:21, 3:26, 3:29, 4:7, 4:11, 4:22, 16:27, 17:19, 19:23, 20:4, 20:12, 20:19, 21:1, 22:12, 29:8, 31:27, 34:17, 34:19, 36:28, 38:2, 39:11, 39:22, 39:27, 41:9, 44:16, 45:22, 46:8, 48:2, 49:17, 50:8, 54:10, 54:24, 55:4, 55:10, 55:14, 56:1, 56:4,</p>	<p>56:13, 56:25, 56:29, 57:17, 58:3, 58:7, 70:4, 70:8, 73:19, 75:13, 77:7, 78:3, 79:1, 79:6, 80:10, 82:9, 85:14, 86:23, 87:6, 90:9, 91:18, 91:22, 93:19, 95:16, 97:9, 98:12, 98:21, 98:25, 108:4, 109:2, 109:11, 109:16, 110:4, 110:7, 110:9, 111:17, 111:22, 111:26, 112:9, 112:26, 113:5, 113:9, 113:12, 113:22, 114:1, 114:8, 114:21, 114:28, 115:9, 115:16, 115:24, 116:3, 116:7, 116:17, 116:20, 116:27, 117:7, 117:28, 118:1, 118:5, 118:8, 118:13, 119:1, 119:7, 120:18, 121:8, 121:12, 127:12, 128:23, 130:9, 130:26, 132:7, 133:7, 133:12, 134:1, 134:11, 134:24, 135:9, 135:12, 135:16, 136:5, 136:19, 137:13, 137:19, 137:21, 137:25, 138:7, 138:19, 139:1, 139:22 Cathaoirleach [73] - 2:7, 3:14, 3:28, 4:1, 4:24, 5:13, 16:26, 18:21, 20:20, 20:21, 30:2, 34:20, 35:23, 36:27, 36:29, 38:1, 39:12, 39:23, 40:3, 41:10, 44:3, 44:15, 44:17, 45:23, 46:7, 46:9, 50:9, 56:11, 57:1, 58:13, 58:17, 69:13, 70:3, 70:7, 73:20, 75:12, 75:14, 77:8, 78:4,</p>	<p>78:29, 79:7, 80:1, 80:11, 85:15, 86:18, 90:10, 93:20, 95:17, 97:10, 98:11, 98:26, 108:7, 108:21, 109:18, 116:22, 117:1, 117:18, 118:11, 119:9, 119:10, 121:22, 127:11, 127:16, 128:19, 128:22, 130:11, 130:29, 133:29, 134:2, 134:12, 136:6, 138:20 caused [1] - 50:27 ceased [1] - 7:1 Celbridge [1] - 66:3 celebrated [2] - 119:17, 119:18 census [10] - 71:3, 110:1, 124:13, 124:22, 125:16, 125:20, 125:29, 126:2, 136:24, 136:28 Census [5] - 122:10, 123:4, 124:8, 124:17, 137:11 Central [4] - 18:17, 61:6, 76:5, 76:7 central [1] - 77:12 Centre [1] - 110:29 centre [3] - 96:24, 96:27, 136:23 CEO [1] - 2:28 certain [6] - 84:25, 89:1, 89:28, 94:21, 97:17, 120:24 certainly [28] - 19:6, 34:28, 35:4, 35:13, 36:13, 36:18, 44:10, 59:20, 61:19, 75:16, 76:24, 80:22, 82:19, 93:28, 94:6, 101:2, 103:18, 104:16, 105:18, 106:1, 107:3, 107:14, 108:10,</p>	<p>108:14, 128:17, 128:21, 137:15, 138:22 certify [1] - 1:19 cetera [3] - 106:23, 108:28, 134:6 Chair [6] - 35:15, 38:3, 67:23, 87:16, 117:27 Chairman [20] - 2:17, 3:5, 5:12, 19:24, 20:18, 55:19, 55:28, 56:6, 56:22, 72:5, 72:18, 82:10, 91:17, 94:13, 95:15, 111:18, 112:19, 128:24, 130:8, 137:7 chairperson [1] - 71:29 challenge [2] - 49:22, 93:25 challenging [3] - 49:18, 50:6, 127:10 Chamber [9] - 29:21, 38:4, 40:1, 40:17, 41:7, 46:22, 46:25, 47:4, 47:23 chance [1] - 39:26 change [17] - 22:24, 33:24, 34:5, 49:15, 62:18, 64:4, 67:16, 74:26, 75:4, 100:4, 101:29, 102:13, 102:19, 106:7, 123:7, 123:11 changed [2] - 40:20, 53:22 changes [6] - 22:22, 22:26, 101:25, 116:13, 136:1 changing [6] - 88:19, 88:21, 101:26, 102:1, 115:18, 127:27 chapter [1] - 74:28 charge [2] - 109:6, 116:28 Charlesland [1] - 81:14 cheaper [1] -</p>	<p>92:18 check [1] - 54:3 checks [1] - 11:19 Chief [34] - 4:5, 4:25, 6:11, 6:24, 13:16, 15:24, 15:26, 16:22, 18:27, 20:13, 21:11, 61:10, 67:9, 67:10, 110:14, 110:21, 111:1, 111:10, 111:15, 112:5, 112:14, 112:20, 113:18, 113:26, 114:5, 114:14, 114:24, 115:6, 115:13, 115:20, 115:27, 116:11, 118:9, 120:6 children [5] - 26:14, 77:21, 77:25, 97:22, 130:23 children's [1] - 26:1 China [2] - 119:23, 121:9 Chinese [8] - 4:6, 119:15, 119:16, 119:19, 119:27, 120:11, 120:12, 120:28 choice [1] - 77:18 choke [1] - 76:4 Christine [1] - 61:12 Christmas [1] - 20:5 chunk [1] - 104:27 Ciaran [6] - 22:25, 22:28, 34:21, 40:19, 50:10, 53:20 circle [5] - 53:3, 53:9, 54:17, 58:22, 89:17 circles [1] - 26:17 circulated [5] - 14:3, 121:15, 121:23, 139:13, 139:19 circumstances [3] - 123:27, 126:11, 128:3 cities [10] -</p>	<p>62:24, 64:11, 65:23, 83:25, 88:10, 92:4, 93:6, 93:29, 102:24, 107:17 citizen [1] - 42:5 City [2] - 64:19, 107:17 city [7] - 62:24, 66:8, 76:8, 84:1, 93:25, 96:10, 107:12 Civil [1] - 96:23 claim [1] - 33:16 clarified [1] - 31:5 clarify [4] - 20:25, 24:3, 48:14, 56:13 clarity [2] - 58:23, 128:8 classed [1] - 118:21 classification [4] - 8:15, 9:12, 10:6, 11:3 clean [1] - 49:4 clear [11] - 29:15, 30:26, 31:9, 32:5, 51:19, 61:2, 79:1, 99:15, 100:3, 102:17, 118:28 clearly [8] - 8:26, 11:1, 99:2, 99:7, 104:14, 104:28, 134:29, 136:17 Cleary [2] - 2:25, 2:26 clever [1] - 45:27 cliff [1] - 79:15 climate [9] - 64:4, 67:16, 74:26, 75:4, 102:13, 102:19, 106:7 clinics [1] - 139:5 cllr [2] - 54:12, 75:13 Clir [134] - 2:10, 2:16, 2:22, 3:1, 3:13, 3:21, 3:29, 4:21, 5:13, 16:27, 17:13, 18:20, 19:23, 19:25, 20:2, 20:12, 20:19, 21:10,</p>
---	---	--	--	---	---

<p>29:8, 30:2, 31:27, 34:19, 34:26, 35:16, 36:28, 37:9, 37:24, 38:2, 38:17, 39:4, 39:11, 39:22, 40:24, 41:9, 44:11, 44:16, 45:22, 45:24, 46:4, 46:8, 48:2, 48:3, 48:24, 49:11, 49:17, 50:8, 53:1, 55:8, 55:11, 55:12, 55:18, 56:1, 56:14, 56:26, 56:29, 57:4, 57:29, 58:1, 67:23, 73:19, 77:7, 78:3, 79:6, 79:18, 80:10, 82:9, 85:14, 87:15, 87:26, 87:28, 88:26, 90:9, 91:22, 91:23, 93:3, 93:19, 94:4, 95:16, 97:9, 98:12, 98:14, 102:26, 103:17, 103:23, 103:24, 106:13, 107:11, 110:6, 111:23, 112:9, 112:10, 112:26, 112:27, 112:29, 113:12, 113:13, 116:3, 116:4, 116:20, 117:2, 117:4, 117:17, 118:1, 118:2, 118:3, 118:13, 118:14, 119:7, 128:23, 130:10, 130:28, 131:11, 131:24, 132:7, 133:12, 134:1, 134:11, 134:19, 135:5, 135:13, 136:5, 136:14, 136:19, 137:15, 137:27, 138:7, 138:8, 138:19, 139:17, 139:18, 139:22</p> <p>CLLR ^[168] - 2:17, 2:23, 3:2, 3:14, 3:22, 3:24, 3:27, 4:1, 4:9, 16:28, 17:18, 18:21, 19:1, 19:21, 19:24,</p>	<p>20:13, 20:20, 21:9, 21:14, 21:21, 21:29, 22:7, 22:11, 29:9, 31:28, 34:18, 34:20, 36:29, 38:3, 39:12, 39:23, 39:29, 41:10, 44:17, 45:23, 46:9, 48:3, 49:18, 50:9, 54:13, 54:18, 54:23, 54:28, 55:3, 55:6, 55:19, 55:29, 56:2, 56:6, 56:21, 56:22, 56:26, 56:27, 57:1, 71:23, 73:20, 75:14, 77:8, 78:4, 79:5, 79:7, 80:11, 82:10, 85:15, 87:16, 90:10, 91:23, 93:20, 95:17, 97:10, 98:14, 98:20, 98:24, 109:9, 109:14, 109:15, 110:3, 110:10, 110:15, 110:16, 110:24, 110:25, 111:3, 111:4, 111:13, 111:14, 111:15, 111:18, 111:25, 112:7, 112:8, 112:16, 112:18, 112:19, 112:22, 112:28, 113:2, 113:3, 113:4, 113:6, 113:11, 113:20, 113:21, 113:28, 113:29, 114:6, 114:7, 114:17, 114:18, 114:19, 114:20, 114:26, 114:27, 115:7, 115:8, 115:14, 115:15, 115:22, 115:23, 116:1, 116:2, 116:5, 116:15, 116:16, 116:22, 116:29, 117:3, 117:18, 117:27, 117:29, 118:3, 118:14, 119:2, 119:5, 119:9, 120:21, 121:11, 127:16, 128:24, 130:11, 130:29, 132:9,</p>	<p>132:27, 133:9, 133:13, 134:2, 134:12, 135:8, 135:10, 135:11, 135:14, 135:19, 136:6, 136:11, 136:20, 137:7, 137:17, 137:18, 137:20, 137:23, 137:24, 138:1, 138:8, 138:20, 139:15, 139:16, 139:20, 139:21</p> <p>clock ^[1] - 138:17</p> <p>close ^[5] - 61:8, 92:16, 92:17, 100:19, 102:24</p> <p>closed ^[1] - 53:5</p> <p>closely ^[4] - 60:6, 60:21, 61:13, 61:15</p> <p>closes ^[1] - 128:13</p> <p>closing ^[7] - 17:15, 59:3, 77:16, 89:16, 117:14, 122:25, 127:5</p> <p>clothing ^[1] - 92:17</p> <p>clouds ^[1] - 89:18</p> <p>club ^[2] - 137:8, 138:14</p> <p>clubs ^[1] - 32:28</p> <p>clue ^[1] - 71:25</p> <p>cluster ^[1] - 27:28</p> <p>clusters ^[2] - 23:24, 25:13</p> <p>co ^[1] - 63:26</p> <p>co-joined ^[1] - 63:26</p> <p>Coast ^[1] - 72:21</p> <p>Code ^[7] - 11:10, 11:15, 11:17, 11:26, 12:11, 13:3, 13:11</p> <p>coherent ^[2] - 83:22, 94:28</p> <p>cohesively ^[1] - 80:28</p> <p>coincides ^[1] - 117:10</p> <p>cold ^[5] - 92:8, 92:14, 92:18, 93:17</p> <p>collaboration ^[2] - 11:12, 15:12</p>	<p>colleague ^[4] - 2:9, 2:11, 2:12, 2:14</p> <p>colleagues ^[2] - 16:21, 77:10</p> <p>collect ^[2] - 21:3, 21:4</p> <p>collecting ^[1] - 21:8</p> <p>collection ^[6] - 20:16, 21:16, 21:19, 21:24, 21:29, 22:2</p> <p>collections ^[1] - 20:16</p> <p>collisions ^[1] - 86:15</p> <p>colouring ^[1] - 114:11</p> <p>Coláiste ^[1] - 3:16</p> <p>combined ^[1] - 62:21</p> <p>combining ^[1] - 65:14</p> <p>comfortable ^[1] - 53:29</p> <p>coming ^[27] - 13:15, 33:4, 33:5, 33:7, 33:25, 33:27, 35:1, 44:20, 48:25, 52:7, 54:1, 59:4, 61:1, 81:12, 89:3, 89:5, 89:6, 91:12, 92:1, 93:4, 93:27, 100:28, 127:18, 128:1, 135:26, 138:9, 138:14</p> <p>commas ^[1] - 113:6</p> <p>commenced ^[2] - 42:5, 67:28</p> <p>COMMENCED ^[1] - 2:1</p> <p>commenceme nt ^[1] - 32:12</p> <p>commend ^[3] - 36:15, 57:3, 57:16</p> <p>comment ^[9] - 18:26, 20:15, 20:18, 29:9, 33:22, 57:18, 87:27, 107:11, 131:25</p> <p>commentary ^[1] - 73:27</p> <p>comments ^[5] - 63:7, 70:9, 87:27,</p>	<p>101:26, 107:13</p> <p>Commission ^[2] - 6:23, 11:10</p> <p>committee ^[2] - 67:4, 85:24</p> <p>Committee ^[43] - 4:14, 4:29, 5:10, 5:16, 5:22, 5:24, 5:28, 7:3, 7:6, 14:7, 14:10, 14:21, 14:26, 14:29, 15:7, 15:9, 15:17, 16:6, 16:15, 16:21, 16:29, 17:1, 17:9, 17:20, 17:22, 17:24, 18:22, 20:15, 30:15, 35:18, 60:8, 60:9, 60:16, 67:24, 121:25, 122:5, 122:15, 122:24, 122:28, 123:3, 123:14, 127:3</p> <p>Committee's ^[2] - 14:14, 122:21</p> <p>Committees ^[5] - 15:15, 67:2, 67:21, 121:14, 122:1</p> <p>committees ^[1] - 122:4</p> <p>communicate ^[2] - 29:23, 47:25</p> <p>communicatin g ^[1] - 47:26</p> <p>communicatio n ^[10] - 29:23, 38:11, 38:13, 39:9, 40:14, 46:28, 47:2, 47:17, 49:20, 50:24</p> <p>Communicatio ns ^[1] - 8:20</p> <p>communities ^[10] - 38:8, 38:26, 64:12, 73:25, 74:1, 78:17, 82:25, 83:13, 84:17, 92:12</p> <p>Community ^[6] - 8:7, 18:24, 19:7, 19:25, 65:5, 107:9</p> <p>community ^[1] - 93:13</p> <p>commute ^[4] - 81:6, 82:2, 91:6, 91:14</p>	<p>commuter ^[3] - 75:27, 76:29, 81:7</p> <p>commuters ^[1] - 76:20</p> <p>commuting ^[1] - 76:18</p> <p>companies ^[1] - 91:7</p> <p>compared ^[1] - 130:7</p> <p>comparing ^[2] - 18:8, 64:6</p> <p>compelling ^[2] - 123:26, 126:11</p> <p>competitiveness ^[1] - 65:1</p> <p>completed ^[2] - 3:18, 11:13</p> <p>completely ^[11] - 42:28, 43:7, 43:11, 71:10, 71:11, 71:21, 74:10, 77:29, 86:13, 88:23, 102:5</p> <p>completeness ^[2] - 8:12, 10:25</p> <p>complexity ^[1] - 5:3</p> <p>compliance ^[3] - 11:14, 13:11, 13:20</p> <p>compounded ^[1] - 128:26</p> <p>comprehensiv e ^[2] - 12:21, 138:3</p> <p>comprising ^[1] - 125:8</p> <p>concentrate ^[2] - 122:4, 122:6</p> <p>concentration ^[1] - 136:23</p> <p>conception ^[1] - 129:14</p> <p>concern ^[6] - 37:8, 37:14, 37:22, 39:2, 76:9, 77:4</p> <p>concerned ^[5] - 29:24, 70:14, 83:23, 85:22, 134:3</p> <p>concerns ^[9] - 33:3, 36:19, 36:20, 39:1, 39:7, 70:11, 77:10, 79:13, 121:17</p> <p>CONCLUDED</p>
--	---	--	--	---	--

<p>[1] - 139:24 concludes [2] - 13:8, 22:12 conclusion [1] - 15:20 concrete [1] - 27:9 concur [3] - 19:24, 35:5, 57:5 conducted [1] - 12:13 confine [1] - 136:15 confirm [2] - 14:12, 52:12 confusing [1] - 127:8 confusion [2] - 50:27, 51:27 congested [1] - 128:16 congestion [1] - 76:2 congratulate [1] - 50:10 conjunction [2] - 68:22, 68:26 conscious [4] - 99:13, 103:13, 133:15, 137:13 consequent [1] - 116:13 conservation [1] - 24:14 consider [12] - 4:5, 10:24, 22:15, 55:14, 64:1, 64:6, 66:20, 86:18, 87:8, 118:9, 126:26, 130:25 considerable [1] - 57:21 consideration [2] - 14:11, 84:14 considered [6] - 43:17, 63:12, 87:2, 97:7, 118:26, 122:21 consistent [1] - 69:21 constantly [1] - 81:8 constituents [1] - 138:28 constituents' [1] - 100:26 construction [13] - 42:15, 43:23, 43:25, 48:7, 51:3, 51:12,</p>	<p>51:16, 52:15, 52:17, 52:20, 52:28, 54:6, 54:7 consultation [14] - 13:16, 41:21, 51:2, 51:17, 51:19, 51:26, 53:25, 63:1, 67:29, 68:18, 69:26, 108:1, 108:2, 109:20 consulting [1] - 99:24 contacted [1] - 39:6 contained [2] - 132:21, 136:29 contemporaneous [1] - 12:19 contents [1] - 14:13 context [6] - 26:7, 26:12, 27:29, 52:13, 52:14, 68:17 contingency [1] - 9:9 continual [1] - 14:21 continue [4] - 14:29, 16:15, 33:28, 46:2 continuity [3] - 9:10, 18:25, 9:13 Continuity [1] - 8:21 contract [1] - 17:6 contractor [1] - 48:20 contracts [1] - 48:5 contradict [1] - 40:10 contradictions [1] - 85:16 contribute [1] - 9:17 contributing [1] - 13:20 contribution [3] - 13:1, 78:29, 101:19 control [10] - 7:10, 7:16, 7:20, 7:26, 7:29, 8:9, 8:23, 9:22, 10:3, 117:23</p>	<p>controlled [2] - 10:8, 93:2 controls [4] - 5:8, 5:25, 9:27, 17:3 controversial [1] - 83:8 controversies [1] - 82:20 conversation [1] - 60:26 convince [1] - 78:2 convinced [1] - 46:29 Conway [1] - 58:8 CONWAY [4] - 58:13, 87:5, 98:26, 108:7 Coolboy [1] - 110:11 copperfasten [1] - 88:7 copy [5] - 14:3, 23:6, 118:10, 121:14, 121:23 core [1] - 107:1 cores [1] - 107:18 Cork [7] - 45:14, 65:24, 76:10, 93:24, 94:1, 95:9, 119:17 Corporate [1] - 139:18 correctly [1] - 12:2 correspondence [4] - 46:12, 46:13, 121:24, 121:28 cost [5] - 12:15, 77:19, 89:26, 90:16, 97:26 costs [1] - 12:16 Council [64] - 2:14, 2:19, 3:3, 3:4, 4:14, 4:25, 4:27, 4:28, 5:10, 5:24, 6:29, 7:6, 10:2, 11:24, 13:22, 14:28, 15:22, 16:14, 17:3, 17:28, 18:7, 20:5, 20:8, 22:23, 24:25, 29:24, 30:4, 30:23, 31:29, 33:21, 34:13, 35:28,</p>	<p>36:13, 38:14, 41:22, 41:25, 42:4, 42:10, 42:16, 42:22, 44:27, 44:29, 45:4, 45:13, 46:1, 46:16, 48:6, 48:19, 48:20, 54:26, 57:21, 58:16, 70:1, 72:8, 85:24, 117:20, 118:19, 120:25, 122:17, 122:18, 123:10, 123:12, 125:4, 135:15 COUNCIL [1] - 1:5 council [1] - 137:19 Council's [4] - 8:13, 9:23, 11:14, 14:22 Councillor [6] - 18:29, 21:16, 34:14, 85:22, 86:3, 90:29 Councillors [30] - 4:26, 30:19, 30:22, 39:6, 40:1, 41:11, 42:27, 44:20, 46:10, 49:12, 50:2, 50:20, 53:13, 60:15, 60:19, 78:23, 80:3, 82:18, 84:4, 99:1, 103:28, 103:29, 107:13, 108:22, 116:25, 121:18, 123:24, 127:23, 129:4, 134:13 councillors [1] - 101:15 Councils [2] - 36:12, 101:16 count [1] - 137:24 counties [5] - 18:9, 29:3, 97:1, 97:2, 108:11 countries [1] - 89:7 country [22] - 18:10, 62:8, 74:8, 76:19, 86:16, 89:3, 89:5, 91:3, 92:5, 92:29, 95:8, 96:1, 96:5, 96:13, 96:18, 96:25, 96:27, 100:9,</p>	<p>105:22, 122:6, 129:29, 132:1 countryside [1] - 97:15 county [6] - 38:6, 46:3, 73:5, 77:13, 106:24, 127:23 County [56] - 2:14, 4:14, 4:28, 5:10, 6:29, 11:14, 11:24, 15:22, 22:19, 24:25, 29:24, 30:4, 30:19, 30:23, 34:13, 35:3, 35:28, 36:13, 38:23, 39:17, 41:16, 42:1, 42:5, 42:6, 44:27, 45:1, 45:7, 45:9, 45:13, 48:5, 48:19, 48:20, 68:1, 70:15, 71:22, 72:7, 78:21, 78:26, 79:27, 79:29, 91:8, 95:22, 95:23, 98:22, 98:23, 105:13, 107:16, 118:19, 121:17, 123:10, 123:11, 124:8, 124:23, 125:24, 130:16, 131:7 COUNTY [2] - 1:5, 1:7 couple [16] - 3:11, 3:19, 17:21, 35:17, 35:28, 50:21, 54:29, 64:9, 65:19, 70:8, 81:8, 82:21, 88:3, 105:24, 117:14, 121:19 couples [1] - 97:28 course [5] - 8:4, 13:23, 14:29, 79:13, 127:1 courteous [1] - 10:17 cover [4] - 58:26, 66:3, 106:27, 107:25 covered [6] - 3:25, 3:26, 3:27, 99:12, 105:26, 107:28 covering [2] -</p>	<p>11:28, 102:10 covers [3] - 66:4, 66:5, 133:16 cows [1] - 50:15 crack [1] - 42:25 crap [1] - 89:20 crazy [7] - 73:7, 73:8, 89:20, 129:12, 131:12, 131:24, 132:11 creameries [1] - 92:10 create [3] - 65:15, 77:1, 136:22 created [1] - 43:22 creates [1] - 43:10 creating [1] - 76:8 creative [1] - 97:18 criteria [3] - 19:9, 22:5, 70:14 critical [1] - 102:20 Croghan [1] - 32:27 Crombie [1] - 15:29 Cross [2] - 86:3, 136:27 cross [3] - 103:16, 103:19, 106:9 cross-cutting [2] - 103:16, 106:9 crossroads [1] - 43:10 crucial [2] - 14:19, 17:24 crying [2] - 35:6, 132:5 Cré [1] - 43:9 Cuiv [2] - 87:19, 132:4 cul [2] - 23:12, 42:12 cul-de-sac [2] - 23:12, 42:12 Cullen [3] - 2:16, 19:23, 60:20 CULLEN [2] - 2:17, 19:24 Curran [2] - 15:26, 16:22 CURRAN [8] - 19:4, 20:10,</p>
--	---	---	--	---	---

108:21, 118:11, 119:3, 120:8, 121:5, 137:2 current [6] - 22:25, 24:20, 54:6, 54:7, 65:29, 66:21 curtail [1] - 81:28 cutting [2] - 103:16, 106:9 cycling [1] - 66:12	debates [2] - 79:11, 103:24 Debbie [1] - 15:29 debt [2] - 21:3, 21:4 debts [1] - 21:8 decades [1] - 35:7 December [5] - 4:29, 14:1, 14:25, 30:11, 70:10 decide [1] - 93:8 decided [3] - 27:21, 85:21, 85:29 decides [1] - 108:9 deciding [1] - 93:7 decision [8] - 12:15, 16:18, 44:8, 60:14, 60:15, 85:28, 86:20, 108:9 decision- makers [1] - 60:15 decision- making [2] - 16:18, 60:14 decisions [2] - 38:26, 78:27 Declan [3] - 31:21, 52:13, 138:22 declarations [1] - 139:9 DEDs [1] - 125:7 deemed [2] - 8:10, 9:25 deeply [1] - 83:14 Defence [2] - 12:7, 12:8 defined [4] - 11:1, 65:28, 65:29, 102:4 definitely [4] - 40:13, 43:24, 100:21, 132:18 Delany [11] - 22:18, 24:7, 24:8, 32:12, 33:7, 33:26, 34:1, 36:17, 40:24, 40:26 delay [1] - 106:16 Delgany [2] -	131:14, 134:17 Delgany/ Greystones [1] - 125:21 delighted [4] - 29:10, 50:21, 55:9, 56:10 deliver [6] - 61:2, 61:4, 100:13, 101:5, 101:29, 108:8 delivered [3] - 105:6, 108:15, 108:19 deliveries [1] - 48:16 delivery [2] - 13:25, 66:7 demand [8] - 22:25, 22:29, 53:21, 53:22, 53:23, 62:11, 72:16, 75:27 demands [1] - 36:24 demonstrable [2] - 98:2, 98:4 demonstrate [1] - 99:24 density [3] - 24:19, 45:27, 110:29 department [1] - 49:8 Department [26] - 9:16, 22:3, 23:23, 24:13, 26:22, 27:22, 37:28, 40:16, 47:21, 47:22, 48:27, 50:16, 57:7, 63:1, 63:8, 68:19, 75:23, 109:29, 110:21, 111:9, 115:2, 115:28, 117:23, 121:19, 129:7 depth [1] - 11:19 Deputy [1] - 121:29 Derek [2] - 5:17, 81:3 Des [2] - 61:11, 116:23 describe [2] - 89:23, 131:14 described [1] - 100:4 description [1] - 114:23	deserves [1] - 36:2 Design [2] - 34:22, 40:17 design [13] - 22:24, 22:27, 24:24, 25:1, 29:10, 34:14, 36:4, 40:19, 44:29, 45:7, 47:14, 50:19, 53:20 designate [1] - 122:14 designated [6] - 67:23, 124:7, 124:19, 124:27, 125:16, 125:27 designation [1] - 136:9 designed [8] - 25:19, 26:19, 27:6, 52:26, 73:24, 73:26, 73:28, 100:27 designers [1] - 37:28 designing [2] - 53:9, 54:2 designs [3] - 45:27, 45:28, 46:14 desirable [1] - 9:25 despite [1] - 84:29 destroyed [1] - 90:2 detail [3] - 22:22, 23:17, 76:26 detailed [1] - 27:6 details [3] - 19:18, 69:25, 127:17 determined [2] - 11:23, 12:27 Develop [1] - 105:13 develop [9] - 38:24, 66:23, 74:20, 86:9, 94:28, 96:2, 96:11, 98:10, 105:5 developed [5] - 23:7, 37:10, 92:5, 105:10, 105:17 developer [1] -	47:8 developing [6] - 15:16, 57:26, 92:4, 93:25, 96:22, 103:20 Development [17] - 22:17, 55:16, 64:6, 68:1, 68:6, 68:13, 70:15, 71:11, 71:22, 73:24, 95:21, 95:23, 106:21, 106:28, 107:8, 108:27, 116:24 development [36] - 6:1, 22:18, 31:14, 36:19, 37:9, 37:16, 37:20, 38:12, 39:14, 40:23, 41:4, 42:1, 46:12, 48:10, 48:11, 49:6, 49:14, 55:16, 57:4, 59:26, 61:14, 63:29, 64:4, 64:29, 65:13, 67:13, 72:9, 79:26, 86:7, 97:19, 100:5, 101:19, 106:25, 107:2, 107:19, 137:8 developments [1] - 112:17 dezoned [1] - 90:21 dialogue [1] - 128:11 dictate [1] - 62:22 dictates [1] - 10:10 died [1] - 2:24 difference [2] - 24:4, 108:25 different [15] - 17:27, 31:17, 42:19, 42:21, 50:3, 63:2, 63:10, 72:26, 84:16, 84:17, 93:10, 99:6, 105:3, 121:16 differently [1] - 42:20 difficult [10] - 12:3, 20:27, 35:11, 41:12,	44:4, 55:4, 72:11, 78:9, 98:27, 108:19 difficulties [4] - 44:12, 50:25, 108:10, 133:23 difficulty [9] - 42:29, 43:1, 51:15, 52:22, 52:28, 53:2, 55:24, 83:10, 84:14 dignified [1] - 95:3 direct [1] - 77:5 directed [1] - 76:16 direction [1] - 100:3 directions [1] - 72:26 directly [4] - 100:14, 104:12, 108:13, 112:4 Director [8] - 34:11, 40:28, 54:14, 58:18, 67:3, 70:6, 105:25, 107:28 Director's [3] - 36:1, 49:16, 68:8 Directors [2] - 13:17, 18:6 disabilities [5] - 35:26, 36:7, 40:21, 49:29, 57:10 disability [5] - 22:28, 73:15, 73:16, 101:17, 105:27 Disability [1] - 35:26 disability- friendly [1] - 22:28 disabled [8] - 23:10, 25:20, 25:24, 27:15, 27:23, 28:15, 28:19, 118:18 Disabled [1] - 23:23 disappeared [2] - 92:10, 92:12 disappointed [1] - 75:10 disappointing [1] - 74:27 disaster [1] -
D					
Daft [1] - 90:14 daily [1] - 10:11 damage [1] - 88:4 dangerous [1] - 138:11 Dargle [2] - 12:7, 12:8 DART [1] - 74:18 data [4] - 9:4, 9:6, 12:24, 13:1 date [13] - 17:15, 17:29, 21:21, 22:8, 22:9, 30:20, 30:22, 42:3, 57:25, 59:3, 117:14, 122:25, 127:5 dated [2] - 121:13, 121:24 DAY [1] - 2:1 days [2] - 35:28, 72:22 de [2] - 23:12, 42:12 deal [7] - 40:15, 41:13, 47:24, 50:24, 51:11, 53:4, 101:13 dealing [3] - 10:18, 42:13, 51:6 dealt [1] - 54:8 dear [1] - 89:8 Dear [1] - 118:15 death [5] - 2:7, 2:27, 3:2, 83:13, 86:16 debate [8] - 68:21, 69:17, 77:1, 79:20, 104:3, 104:15, 105:15, 111:20					

<p>9:10 discontinue [1] - 85:29 discontinuing [1] - 94:5 discretionary [3] - 120:14, 120:23, 121:6 discs [1] - 9:29 discuss [5] - 3:15, 3:19, 59:3, 121:3, 127:21 discussed [5] - 63:16, 70:9, 95:26, 121:2, 130:13 discussing [1] - 82:13 discussion [5] - 14:9, 34:8, 87:19, 87:26, 133:14 discussions [4] - 47:4, 47:17, 47:29, 61:1 disgusted [1] - 131:4 dispel [2] - 58:20, 73:22 display [8] - 62:4, 67:29, 68:3, 68:5, 68:11, 68:20, 106:15, 109:25 disproportionately [2] - 123:29, 126:14 disruptive [1] - 100:4 distinct [5] - 124:6, 124:26, 125:15, 125:27, 134:15 distributing [1] - 59:22 distribution [1] - 64:10 district [1] - 131:5 District [30] - 3:22, 30:1, 35:4, 35:12, 35:16, 39:13, 95:20, 95:21, 124:20, 125:7, 125:10, 125:11, 126:18, 126:20, 126:24, 126:28, 127:20, 128:4, 128:6, 128:7, 128:17, 128:19, 129:3,</p>	<p>131:9, 131:26, 131:28, 133:14, 134:26, 137:6 Districts [5] - 122:23, 123:18, 128:9, 129:1, 131:7 divergence [2] - 62:6, 107:14 diversity [1] - 5:4 divide [2] - 80:7, 92:7 divided [1] - 79:24 division [1] - 122:17 document [9] - 62:2, 63:22, 74:5, 96:6, 99:16, 102:14, 106:20, 109:24, 109:28 documentation [2] - 12:24, 20:7 documents [3] - 30:6, 30:16, 31:25 dog [1] - 119:16 Donabate [1] - 66:2 donations [1] - 139:9 done [28] - 3:4, 17:27, 17:28, 19:3, 19:10, 20:22, 21:23, 21:25, 22:23, 41:14, 45:5, 47:20, 57:25, 63:8, 65:15, 68:27, 75:17, 81:21, 82:16, 87:3, 88:5, 89:21, 91:12, 109:24, 112:24, 118:22, 129:6, 138:15 DORAN [1] - 55:29 double [2] - 25:28, 28:14 double-glazed [1] - 25:28 doubling [1] - 136:11 doubt [2] - 97:2, 100:9 doubtful [3] - 21:17, 21:26, 22:4 doughnut [2] -</p>	<p>76:8, 107:12 down [29] - 19:9, 26:22, 28:9, 33:1, 37:8, 37:17, 42:18, 44:27, 45:3, 49:21, 51:13, 66:1, 75:22, 77:17, 78:14, 84:21, 87:12, 90:6, 90:7, 92:16, 92:17, 100:24, 110:12, 110:29, 114:13, 116:9, 120:12, 127:19, 136:26 downstairs [5] - 25:21, 26:20, 27:12, 28:23, 28:25 downwards [1] - 135:28 Doyle [1] - 15:25 dozen [1] - 50:21 DPG [1] - 25:24 Draft [3] - 74:4, 75:10, 110:2 draft [6] - 62:3, 67:29, 68:4, 103:9, 106:14, 106:15 drive [2] - 66:7, 73:25 Drive [14] - 23:11, 24:29, 26:28, 28:7, 33:2, 33:8, 33:26, 34:2, 34:4, 40:26, 53:6, 54:20, 55:7, 55:17 driven [1] - 78:19 drivers [1] - 72:26 driving [3] - 26:10, 40:25, 89:17 drop [2] - 25:6, 51:28 dual [1] - 81:24 Dub [1] - 58:20 Dublin [47] - 61:25, 62:8, 64:19, 65:24, 65:27, 65:28, 67:19, 75:19, 75:29, 76:1, 76:5, 76:7, 76:11, 78:23, 79:5, 79:13, 79:14,</p>	<p>80:19, 81:7, 81:8, 81:10, 82:5, 83:28, 83:29, 84:4, 87:7, 88:27, 88:28, 89:3, 91:4, 91:5, 91:6, 91:11, 91:13, 91:14, 93:26, 94:10, 95:9, 96:8, 103:29, 107:17, 119:18, 122:5, 133:16 Dublin-focused [1] - 79:13 duct [1] - 27:10 due [4] - 7:2, 13:22, 31:15, 106:16 dulcet [1] - 61:25 Dun [2] - 136:17, 136:25 Dunlavin [10] - 71:4, 71:5, 85:17, 86:10, 87:10, 87:13, 94:13, 94:14, 94:24, 94:26 Dunne [2] - 90:9, 138:7 DUNNE [2] - 90:10, 138:8 during [5] - 2:24, 7:7, 8:4, 16:1, 30:13 dwellings [1] - 28:7 dying [1] - 85:26 Dáil [1] - 117:22</p>	<p>82:11, 82:16, 84:15, 127:20 east [4] - 33:7, 80:6, 100:5, 128:1 Eastern [3] - 58:9, 67:24, 75:15 eastern [2] - 59:10, 63:5 easy [4] - 27:24, 40:2, 40:29, 49:22 EC [1] - 93:1 echo [1] - 44:18 Economic [9] - 58:10, 59:1, 59:28, 61:4, 63:20, 65:5, 65:26, 106:19, 107:9 economic [19] - 12:16, 12:17, 63:29, 64:21, 64:27, 64:29, 65:2, 67:15, 71:18, 89:29, 91:26, 92:8, 92:14, 92:18, 93:17, 98:2, 98:4 economically [1] - 79:22 economics [1] - 72:19 economy [3] - 71:13, 80:26 educated [1] - 71:27 Education [2] - 117:21, 117:23 education [2] - 101:28, 102:28 Edward [1] - 5:13 effect [2] - 11:29, 64:24 effective [4] - 7:19, 10:3, 17:8, 65:13 effectively [7] - 9:6, 11:25, 66:6, 83:12, 85:8, 95:24, 137:9 effectiveness [3] - 5:7, 10:25, 17:2 efficacy [1] - 12:27 efficiencies [1] - 13:19</p>	<p>efficiency [2] - 6:18, 14:20 efficiently [1] - 11:25 effort [1] - 119:22 eight [5] - 8:16, 32:29, 95:8, 127:25, 129:20 eight-seater [1] - 127:25 either [10] - 33:18, 40:11, 47:8, 61:25, 72:28, 98:7, 101:12, 113:1, 121:9, 125:9 elaboration [1] - 20:29 elderly [1] - 70:20 Elected [1] - 139:4 elected [1] - 41:19 election [2] - 128:26, 133:22 elections [1] - 122:9 electoral [1] - 117:14 Electoral [24] - 121:12, 121:14, 121:25, 121:26, 121:29, 122:2, 122:13, 122:14, 122:17, 122:19, 122:23, 123:25, 123:27, 124:6, 124:26, 124:29, 125:9, 125:15, 125:27, 126:12, 126:17, 127:29, 134:16, 134:26 elements [5] - 14:6, 65:19, 66:15, 66:20, 66:24 elevation [1] - 26:13 elevations [1] - 26:10 elevon [1] - 23:21 Elizabeth [1] - 2:8 elsewhere [3] - 4:17, 17:23, 92:19 embarrassed</p>
--	--	--	---	--	---

<p>[1] - 30:29 embeddedness [1] - 10:27 emerged [1] - 86:24 emergency [2] - 33:10, 117:21 Emoclew [17] - 23:3, 24:10, 31:15, 32:25, 32:26, 33:12, 33:15, 37:7, 37:10, 37:16, 37:20, 43:4, 48:17, 49:5, 49:7, 53:17, 53:28 emotional [1] - 48:28 emphasise [1] - 115:5 empirical [1] - 12:28 employ [1] - 40:9 employed [7] - 3:3, 12:29, 13:6, 35:28, 44:26, 44:29, 45:2 employee [1] - 2:14 employing [1] - 29:2 employment [8] - 64:2, 64:13, 65:2, 66:11, 67:15, 83:11, 111:8, 112:2 enable [1] - 104:19 enabler [1] - 104:20 encourage [1] - 57:7 encouraged [1] - 130:29 end [21] - 20:8, 20:9, 21:23, 21:24, 23:14, 24:1, 24:28, 25:17, 25:19, 26:27, 28:5, 28:20, 28:22, 36:22, 62:4, 70:5, 89:13, 98:1, 102:5, 120:26, 120:28 endeavour [1] - 123:14 ends [1] - 101:23</p>	<p>energy [1] - 24:14 engage [1] - 108:1 engaged [1] - 6:29 engagement [6] - 7:7, 41:24, 60:7, 63:1, 101:1, 103:11 engages [1] - 60:11 engaging [1] - 13:24 engineer [5] - 31:20, 33:16, 36:3, 36:21, 40:11 engineer's [3] - 35:19, 40:6, 40:8 engineering [1] - 89:28 engineers [2] - 48:8, 52:9 English [1] - 35:24 enhanced [1] - 64:26 Enniskerry [6] - 125:8, 129:22, 132:12, 134:7, 136:20, 137:4 enormous [1] - 76:14 ensure [11] - 7:16, 8:25, 8:29, 9:3, 9:6, 9:9, 10:2, 17:29, 20:7, 69:8, 117:24 ensuring [1] - 16:17 enter [1] - 33:10 enterprise [1] - 10:27 entrance [3] - 37:6, 44:7, 48:17 entrance/exit [1] - 37:21 entrances [3] - 27:18, 50:13, 50:14 entry [1] - 33:15 environment [8] - 7:10, 9:1, 10:8, 64:3, 67:16, 69:8, 80:27, 102:1 Environment [7] - 23:23, 24:13, 26:22, 27:22, 75:23, 111:9,</p>	<p>129:7 Environmental [1] - 12:14 environmental [2] - 91:26, 111:19 environments [1] - 36:1 Environs [2] - 90:21, 116:14 envisage [1] - 52:21 envisaged [1] - 83:18 equal [3] - 124:9, 124:18, 124:28 equivalent [1] - 88:21 erroneous [1] - 112:4 error [1] - 32:17 escape [1] - 25:29 especially [4] - 71:12, 72:17, 109:5, 138:12 ESRI [2] - 62:5, 62:23 essential [1] - 19:3 essentially [3] - 24:3, 25:15, 26:23 established [4] - 5:11, 9:22, 59:8, 122:1 estate [6] - 25:3, 32:20, 40:7, 43:8, 48:4, 130:17 Estate [1] - 32:27 estates [3] - 45:5, 109:6, 116:28 Estimates [1] - 19:27 et [3] - 106:23, 108:27, 134:6 ethics [1] - 139:8 Ethics [1] - 139:10 ethos [2] - 47:27, 51:24 EU [4] - 59:17, 59:18, 59:19, 60:7 Europe [2] - 60:10, 92:3 European [3] -</p>	<p>59:22, 60:11, 102:19 evaluate [3] - 8:9, 9:22, 12:29 evaluation [3] - 12:19, 12:25, 15:17 event [2] - 26:1, 119:29 eventually [3] - 92:1, 95:25, 96:29 eventually' [1] - 29:12 evidence [2] - 107:13, 108:12 evidenced [1] - 12:14 exact [1] - 45:25 exactly [4] - 72:17, 80:20, 106:24, 130:2 exaggerating [1] - 88:12 examination [1] - 19:28 examine [2] - 8:8, 9:21 example [6] - 29:21, 29:22, 64:14, 71:4, 71:8, 87:11 examples [1] - 30:7 exceeding [1] - 124:13 exceeds [3] - 21:19, 21:27, 125:17 exception [1] - 134:7 exceptional [1] - 128:3 exciting [1] - 32:13 excludes [1] - 21:16 excluding [2] - 70:13, 70:21 excuse [1] - 58:3 Executive [29] - 4:25, 6:11, 6:24, 13:16, 15:25, 15:26, 16:22, 18:27, 61:10, 63:9, 67:10, 108:22, 110:14, 110:21, 111:1, 111:10, 112:5,</p>	<p>112:14, 113:18, 113:26, 114:5, 114:14, 114:25, 115:6, 115:13, 115:20, 115:28, 116:11, 120:6 executive [2] - 67:6, 102:17 Executive's [6] - 4:5, 20:13, 21:12, 111:16, 112:20, 118:9 Executives [1] - 67:9 exercising [1] - 104:25 existent [1] - 73:4 existing [10] - 24:19, 25:2, 25:27, 26:8, 38:8, 52:10, 53:7, 112:1, 125:7, 126:28 exit [4] - 24:9, 32:24, 33:15, 49:7 exit/entrance [3] - 34:6, 37:15, 49:5 exit/entry [3] - 33:6, 33:7, 33:8 exits [1] - 32:29 exits/entrances [1] - 33:4 expand [1] - 94:24 expanded [2] - 75:21, 76:6 expansion [2] - 76:4, 76:15 expenditure [5] - 8:13, 13:8, 18:10, 19:29, 40:22 expensively [1] - 75:28 experience [2] - 44:21, 47:1 experienced [2] - 10:18, 49:23 expertise [1] - 7:4 expired [1] - 17:6 explain [3] - 22:25, 22:28, 86:19 explained [2] -</p>	<p>46:10, 80:2 explaining [2] - 51:23 explicit [3] - 66:19, 67:22, 106:22 explored [1] - 43:13 exploring [1] - 44:7 expressed [1] - 70:22 extend [1] - 136:29 extended [1] - 68:18 extending [1] - 109:12 extension [1] - 91:19 extent [1] - 106:24 extra [5] - 19:14, 75:27, 83:20, 83:21, 93:22 extractive [1] - 114:24 extrapolated [1] - 71:2 extremely [2] - 41:12, 103:3 eye [1] - 20:23</p> <p style="text-align: center;">F</p> <p>face [1] - 75:18 facilitate [6] - 40:3, 77:21, 81:11, 81:14, 96:28, 127:4 facilitated [1] - 30:2 facilitates [1] - 65:13 facilitating [1] - 48:19 facilities [1] - 84:26 facing [1] - 86:12 fact [13] - 3:17, 83:3, 84:5, 84:29, 89:3, 93:14, 94:4, 115:20, 129:8, 129:18, 133:15, 133:18, 138:10 factor [1] - 90:2 factories [1] - 92:17</p>
--	--	--	--	--	--

<p>factors [6] - 42:23, 91:27, 92:9, 92:16, 93:17, 93:18</p> <p>factory [1] - 81:23</p> <p>fail [2] - 8:1, 78:1</p> <p>failed [1] - 7:29</p> <p>failing [1] - 94:17</p> <p>fails [2] - 111:20, 112:20</p> <p>failure [1] - 82:28</p> <p>fair [12] - 42:25, 46:10, 46:25, 47:25, 47:26, 47:28, 47:29, 56:26, 82:23, 98:29, 100:28</p> <p>fairest [1] - 56:16</p> <p>fairly [1] - 135:3</p> <p>fairness [1] - 27:21</p> <p>fall [1] - 77:19</p> <p>false [1] - 71:17</p> <p>familiar [4] - 59:11, 62:3, 64:22, 68:2</p> <p>families [1] - 34:28</p> <p>family [6] - 3:2, 16:12, 28:15, 32:10, 57:12, 57:15</p> <p>fantastic [2] - 88:17, 89:14</p> <p>far [13] - 43:8, 66:2, 81:13, 82:3, 83:23, 91:12, 125:28, 126:3, 131:1, 134:2, 135:18, 135:28</p> <p>Farm [1] - 31:14</p> <p>farm [1] - 93:9</p> <p>farmers [2] - 92:11, 92:26</p> <p>farming [1] - 92:25</p> <p>farms [1] - 92:27</p> <p>farmyards [1] - 97:15</p> <p>fashion [1] - 94:28</p> <p>Fassaroe [2] - 84:28, 137:1</p> <p>fast [1] - 138:16</p> <p>father [1] - 2:11</p> <p>father-on-law</p>	<p>[1] - 2:11</p> <p>fault [1] - 128:14</p> <p>favour [1] - 23:24</p> <p>favourable [1] - 29:6</p> <p>fear [2] - 83:27</p> <p>fears [1] - 82:24</p> <p>feature [1] - 24:8</p> <p>FEBRUARY [2] - 1:9, 2:2</p> <p>February [7] - 17:16, 68:19, 70:2, 108:3, 121:21, 128:13, 128:18</p> <p>fed [1] - 84:22</p> <p>Federation [1] - 35:27</p> <p>feed [1] - 79:9</p> <p>feeding [1] - 99:16</p> <p>feeds [1] - 98:7</p> <p>feet [2] - 85:26, 130:17</p> <p>fellow [1] - 28:29</p> <p>felt [6] - 30:6, 30:26, 30:29, 49:19, 133:17, 133:25</p> <p>Fert [1] - 112:14</p> <p>few [10] - 29:12, 70:2, 71:23, 71:28, 75:25, 75:26, 85:16, 92:27, 95:9, 109:21</p> <p>field [1] - 42:1</p> <p>fields [1] - 97:16</p> <p>fieldwork [1] - 9:27</p> <p>figure [1] - 124:22</p> <p>figures [4] - 53:21, 104:26, 110:1, 135:23</p> <p>fill [1] - 17:13</p> <p>fills [1] - 57:8</p> <p>final [6] - 28:22, 44:8, 68:12, 96:29, 108:4, 115:27</p> <p>finalised [2] - 13:15, 21:18</p> <p>finally [4] - 16:20, 107:11, 115:26, 116:9</p> <p>Finance [3] - 5:17, 15:29,</p>	<p>16:23</p> <p>finance [2] - 18:23, 129:2</p> <p>finances [1] - 20:23</p> <p>financial [8] - 5:8, 5:25, 6:5, 6:8, 10:3, 11:29, 17:2, 119:29</p> <p>financially [1] - 79:22</p> <p>findings [1] - 6:22</p> <p>fine [2] - 4:8, 134:4</p> <p>finish [4] - 78:8, 78:13, 139:1, 139:3</p> <p>finished [2] - 23:11, 117:12</p> <p>finishes [3] - 25:27, 34:8, 108:2</p> <p>Fiona [1] - 14:25</p> <p>fire [2] - 25:29, 26:1</p> <p>firm [1] - 69:23</p> <p>firmly [1] - 96:11</p> <p>first [25] - 2:28, 20:21, 29:15, 34:20, 36:22, 38:20, 41:10, 41:18, 48:22, 48:28, 49:26, 50:24, 53:16, 56:17, 58:15, 65:14, 66:23, 70:12, 71:23, 86:28, 95:18, 95:26, 109:28</p> <p>fish [1] - 138:13</p> <p>fit [1] - 9:1</p> <p>fits [1] - 25:22</p> <p>Fitzgerald [12] - 31:27, 34:26, 48:2, 53:1, 54:12, 55:11, 110:9, 112:9, 112:26, 112:29, 113:12, 118:13</p> <p>FITZGERALD [24] - 31:28, 48:3, 54:13, 54:18, 54:23, 54:28, 55:6, 110:10, 110:16, 111:13, 112:7, 112:16, 112:22, 113:3, 113:6, 113:11, 114:18, 114:20,</p>	<p>114:27, 115:23, 116:16, 118:14, 119:2, 119:5</p> <p>Fitzgerald's [2] - 40:24, 44:11</p> <p>five [21] - 5:18, 23:25, 40:15, 42:7, 42:8, 47:1, 62:24, 65:23, 72:22, 74:29, 88:10, 123:18, 123:25, 125:18, 125:22, 126:3, 126:6, 126:28, 128:2, 134:16</p> <p>fix [1] - 69:23</p> <p>flexible [1] - 102:2</p> <p>Flood [3] - 12:7, 12:8, 68:15</p> <p>flood [1] - 116:5</p> <p>flooding [4] - 47:11, 111:21, 112:24, 113:1</p> <p>floor [3] - 26:4, 27:15, 36:9</p> <p>FLOOR [17] - 58:2, 91:21, 110:18, 110:27, 111:6, 112:11, 113:23, 114:2, 114:9, 114:22, 114:29, 115:10, 115:17, 115:25, 116:8, 117:6, 118:7</p> <p>floors [1] - 27:9</p> <p>Flynn [2] - 14:25, 15:3</p> <p>focus [3] - 16:15, 73:29, 104:29</p> <p>focused [8] - 9:27, 79:13, 122:14, 124:6, 124:26, 125:15, 134:16, 136:23</p> <p>fold [2] - 46:16, 46:17</p> <p>follow [6] - 14:13, 19:15, 23:17, 59:29, 98:21, 111:15</p> <p>follow-up [1] - 14:13</p> <p>followed [1] - 19:17</p> <p>following [10] - 1:20, 5:21, 8:4, 8:22, 11:20,</p>	<p>13:16, 14:9, 78:4, 109:7, 116:27</p> <p>follows [1] - 7:13</p> <p>FOLLOWS [1] - 2:2</p> <p>foolhardy [1] - 89:12</p> <p>football [1] - 101:11</p> <p>footnotes [1] - 21:15</p> <p>footprints [1] - 25:16</p> <p>force [2] - 77:28, 89:24</p> <p>forcing [3] - 77:19, 79:5, 83:10</p> <p>forecasting [2] - 62:5, 62:22</p> <p>foreign [1] - 93:26</p> <p>foremost [1] - 36:23</p> <p>forget [1] - 47:14</p> <p>forgotten [1] - 79:29</p> <p>form [3] - 54:1, 63:7, 103:9</p> <p>formal [1] - 5:18</p> <p>formally [1] - 99:5</p> <p>formed [1] - 69:20</p> <p>former [2] - 2:13, 15:24</p> <p>formulation [1] - 67:5</p> <p>forth [1] - 96:20</p> <p>fortnight [2] - 85:29, 127:5</p> <p>fortune [5] - 87:15, 93:3, 118:2, 134:19, 135:5</p> <p>Fortune [4] - 46:8, 130:28, 134:13, 135:13</p> <p>FORTUNE [5] - 46:9, 87:16, 118:3, 130:29, 135:8</p> <p>fortune's [1] - 137:15</p> <p>forward [12] - 16:24, 17:29, 18:2, 36:10, 37:22, 46:1, 47:19, 103:9,</p>	<p>109:4, 109:6, 119:29, 138:18</p> <p>forwarded [1] - 30:23</p> <p>foster [1] - 6:1</p> <p>four [20] - 7:12, 11:4, 23:10, 23:29, 24:2, 25:18, 37:26, 45:12, 47:1, 53:7, 67:14, 67:17, 74:29, 80:25, 88:21, 122:4, 123:27, 125:22, 126:12, 129:19</p> <p>four-bedroom [2] - 24:2, 25:18</p> <p>four-minute [1] - 88:21</p> <p>four-seat [2] - 123:27, 126:12</p> <p>four-seaters [1] - 129:19</p> <p>fourth [2] - 25:19, 72:14</p> <p>Frame [1] - 63:25</p> <p>frame [1] - 69:3</p> <p>framework [5] - 10:3, 62:10, 62:17, 63:15, 63:28</p> <p>Framework [18] - 60:1, 60:28, 61:3, 61:29, 63:13, 65:21, 73:24, 74:6, 74:11, 79:9, 79:11, 80:8, 97:29, 98:6, 103:2, 103:7, 105:16, 106:18</p> <p>Frank [1] - 118:15</p> <p>frank [2] - 15:26, 16:22</p> <p>Friday [3] - 60:20, 70:1, 120:10</p> <p>friend [2] - 2:8, 2:15</p> <p>friendly [1] - 22:28</p> <p>FROM [17] - 58:2, 91:21, 110:18, 110:27, 111:6, 112:11, 113:23, 114:2, 114:9, 114:22, 114:29, 115:10,</p>
---	--	---	---	---	---

<p>115:17, 115:25, 116:8, 117:6, 118:7 front [3] - 19:5, 19:18, 56:24 fruition [1] - 85:12 full [6] - 30:19, 54:26, 56:10, 58:16, 68:14, 104:2 fullness [1] - 97:3 fully [8] - 7:17, 27:15, 27:16, 27:18, 28:12, 28:13, 45:24, 46:5 function [12] - 6:3, 49:9, 59:25, 61:2, 61:3, 64:22, 64:26, 65:6, 67:1, 68:12, 106:23, 119:3 Function [1] - 13:17 functions [10] - 5:28, 6:20, 59:15, 67:22, 128:29, 129:1, 129:2, 130:3, 131:26 fund [3] - 120:14, 120:23, 121:6 funding [7] - 57:7, 59:17, 59:19, 59:22, 76:16, 119:3, 120:19 funds [4] - 20:6, 20:8, 76:3, 120:25 future [12] - 12:25, 12:27, 16:11, 16:24, 37:11, 37:27, 43:25, 84:21, 94:11, 97:8, 120:29, 137:7 Féin [1] - 98:17</p>	<p>111:5, 111:7, 111:28, 113:14, 116:18, 117:2, 117:4, 139:3, 139:17 Galway [2] - 65:24, 119:17 gap [3] - 46:20, 46:27, 47:18 gaps [1] - 103:8 Garden [2] - 73:3, 73:6 gardens [1] - 47:11 gas [1] - 34:2 gates [1] - 49:3 gateway [4] - 82:28, 83:2, 83:3, 83:4 gather [2] - 12:29, 63:6 gathering [1] - 82:19 GDA [1] - 66:21 general [6] - 14:9, 45:20, 54:24, 55:5, 107:23, 134:22 generally [2] - 20:4, 41:16 generated [1] - 62:8 generations [1] - 72:14 gentlemen [5] - 4:26, 58:11, 93:21, 97:11, 109:2 geographical [3] - 72:8, 123:28, 126:13 George [1] - 2:10 Geraghty [1] - 5:12 Gerry [9] - 5:13, 17:21, 56:4, 56:13, 56:22, 56:25, 56:29, 87:10, 130:27 girl [1] - 56:9 given [9] - 31:3, 36:3, 44:7, 50:22, 55:26, 71:12, 81:16, 130:7, 133:10 glad [1] - 45:1 glazed [1] - 25:28 GLEESON [6] -</p>	<p>17:13, 21:10, 21:15, 21:22, 22:2, 22:9 Gleeson [2] - 5:17, 16:23 Glendalough [1] - 73:7 go-ahead [4] - 50:22, 55:26, 74:21, 74:22 goddamn [1] - 132:2 golf [1] - 137:8 goods [2] - 34:1, 48:15 governance [5] - 7:16, 7:20, 7:25, 7:28, 60:14 governed [1] - 12:10 governing [1] - 11:27 government [1] - 101:15 Government [26] - 5:4, 13:28, 13:29, 14:4, 14:6, 15:7, 16:9, 18:17, 47:23, 60:5, 60:6, 61:6, 61:7, 62:2, 82:22, 87:23, 96:1, 96:7, 96:12, 96:16, 96:23, 121:29, 128:25, 129:29 Governments [1] - 60:11 Grant [4] - 18:24, 19:7, 19:26, 19:28 grant [1] - 85:3 granted [5] - 42:2, 42:4, 42:14, 42:19, 43:28 Grants [1] - 8:7 grants [1] - 25:24 graphic [1] - 25:12 grateful [1] - 41:19 graveyard [1] - 32:26 great [14] - 15:3, 16:5, 17:29, 34:14, 34:15, 36:16, 40:19, 41:15, 46:17, 47:20, 48:26, 49:28, 83:10,</p>	<p>96:9 Great [1] - 82:4 greater [6] - 38:11, 86:14, 86:15, 124:10, 124:19, 124:28 Greater [4] - 75:19, 76:1, 76:11, 79:14 greatest [2] - 131:2, 132:5 greenfield [1] - 107:20 GREGAN [2] - 4:24, 17:12 Gregan [1] - 5:14 grew [1] - 92:7 Greystones [25] - 3:22, 29:26, 38:18, 44:22, 66:2, 75:25, 76:20, 77:15, 80:18, 81:3, 81:13, 91:13, 124:12, 125:10, 125:13, 127:28, 129:23, 131:13, 132:12, 132:13, 133:9, 134:3, 134:6, 134:15, 134:17 Greystones/Delgany [2] - 125:16, 132:23 ground [3] - 27:14, 36:9, 132:17 Group [3] - 67:7, 106:4, 139:18 group [2] - 51:10, 137:19 Groups [2] - 67:11, 105:4 groups [2] - 101:8, 138:27 grow [7] - 71:7, 71:12, 71:19, 83:3, 83:18, 88:29, 95:3 growing [3] - 71:13, 71:16, 80:15 grown [3] - 83:29, 84:1 grows [1] - 71:13 growth [18] - 62:7, 62:10, 62:20, 62:21,</p>	<p>62:23, 62:26, 64:11, 64:13, 71:1, 71:9, 71:18, 76:10, 77:11, 77:12, 79:25, 80:2, 84:24, 85:18 guarantee [1] - 118:22 guess [1] - 32:21 guessed [1] - 61:26 Guidelines [4] - 23:23, 25:5, 50:16, 66:1 guidelines [8] - 24:20, 50:17, 64:23, 70:17, 71:17, 95:25, 121:18, 134:29 guy [1] - 91:12 guys [2] - 93:7, 93:11 GWEN [1] - 1:26 gyms [1] - 138:13</p>	<p>50:20, 72:16, 116:26 hardly [2] - 75:28, 76:5 hardware [2] - 32:28, 138:14 harm [1] - 44:13 hassle [1] - 48:29 hat [1] - 87:25 Hayes [2] - 2:17, 2:22 hazard [2] - 32:21, 111:19 head [1] - 86:14 Head [3] - 5:17, 15:29, 16:23 head-on [1] - 86:14 heading [2] - 39:13, 100:5 headings [1] - 7:13 headline [1] - 62:10 headlines [1] - 62:27 healthy [1] - 69:8 Healy [3] - 2:26, 2:27, 30:14 hear [9] - 43:28, 49:16, 50:21, 72:8, 93:11, 120:6, 127:24, 131:1, 131:11 heard [9] - 29:25, 43:5, 49:27, 91:23, 91:25, 91:29, 109:15, 109:16, 131:1 hearing [1] - 85:25 HEARING [2] - 2:1, 139:24 heated [1] - 34:2 heave [1] - 119:6 heavy [2] - 33:29, 48:15 hectare [1] - 24:19 hectares [1] - 23:4 height [1] - 28:6 heights [1] - 81:9 HELD [1] - 1:7 held [4] - 10:1, 31:25, 122:9,</p>
H					
<p>Hague [1] - 96:13 Hainan [1] - 119:21 half [9] - 35:23, 47:4, 62:15, 62:23, 66:5, 81:24, 83:20, 130:4, 133:18 halt [1] - 88:25 hand [2] - 69:12, 70:2 handed [1] - 75:22 hands [3] - 40:13, 40:15, 74:14 handy [1] - 74:24 HAP [1] - 32:8 happiest [1] - 52:25 happy [11] - 41:21, 52:9, 54:23, 70:6, 101:12, 108:1, 127:4, 136:1, 136:3, 138:4 hard [4] - 44:28,</p>					

<p>128:10 help [4] - 15:23, 16:5, 40:28, 119:29 helpful [1] - 138:25 helpless [1] - 17:26 heritage [2] - 64:3, 67:17 hidden [1] - 21:5 hierarchy [5] - 60:26, 61:6, 93:7, 99:28, 108:16 high [3] - 27:24, 76:18, 76:19 higher [6] - 45:15, 53:23, 64:16, 75:2, 99:15, 99:28 highish [1] - 110:29 highlight [3] - 5:6, 14:29, 118:18 highlighted [2] - 20:1, 31:17 highlights [1] - 12:17 himself [2] - 16:11, 98:19 hind [1] - 131:8 hinterland [1] - 125:2 hip [1] - 27:25 hit [2] - 97:27, 136:10 hold [2] - 74:19, 87:29 holding [1] - 87:16 Holland [1] - 96:14 hollowing [1] - 107:18 Hollywood [1] - 86:3 home [2] - 32:10, 50:15 homes [1] - 47:7 Homes [1] - 26:21 hone [1] - 100:23 hoops [1] - 85:1 hope [16] - 29:5, 31:8, 38:22, 46:6, 47:19, 61:24, 72:29, 75:10, 76:2, 86:8, 93:11,</p>	<p>93:14, 99:22, 106:13, 106:15, 107:29 hopefully [12] - 17:16, 29:6, 37:11, 37:13, 37:26, 49:15, 56:10, 74:14, 76:29, 102:10, 103:4, 119:18 hoping [1] - 45:29 horse [2] - 131:2, 132:6 hospital [1] - 105:13 host [1] - 107:20 hours [2] - 35:23, 72:25 house [20] - 24:2, 25:18, 25:21, 27:8, 28:3, 28:6, 28:10, 28:11, 28:22, 40:19, 43:14, 55:23, 55:25, 55:27, 56:27, 90:14, 90:15, 90:16 House [3] - 96:20, 120:9, 120:11 houses [72] - 23:9, 23:28, 23:29, 24:12, 24:24, 24:26, 24:28, 24:29, 25:1, 25:2, 25:8, 25:12, 25:14, 25:15, 25:23, 25:28, 26:4, 26:5, 26:8, 26:17, 26:18, 26:23, 26:27, 27:3, 27:7, 27:14, 27:29, 28:10, 28:11, 31:28, 32:12, 32:19, 32:21, 33:27, 34:2, 35:6, 36:4, 36:8, 37:2, 37:18, 38:27, 39:20, 40:20, 41:2, 43:16, 43:27, 46:1, 46:18, 47:9, 47:15, 50:18, 50:21, 62:15, 75:24, 78:21, 79:16, 80:21, 82:6, 83:21, 84:7,</p>	<p>89:7, 90:28, 94:12, 94:29, 130:15, 130:19, 130:21 housing [52] - 22:7, 22:18, 28:8, 28:19, 29:17, 29:25, 31:7, 31:18, 32:6, 32:8, 32:15, 32:18, 35:9, 36:1, 36:23, 37:12, 38:5, 38:12, 38:16, 38:23, 38:25, 39:16, 40:1, 40:7, 40:18, 41:16, 42:29, 44:5, 45:5, 46:16, 46:27, 49:26, 49:29, 50:11, 50:12, 50:23, 55:7, 57:23, 57:26, 64:2, 66:10, 78:26, 84:8, 91:2, 94:6, 96:26, 109:5, 110:1, 114:4, 130:17 Housing [21] - 24:25, 30:4, 30:19, 30:28, 32:1, 32:3, 32:4, 32:13, 34:11, 34:27, 37:27, 40:16, 47:20, 47:21, 48:26, 53:14, 54:29, 55:20, 57:10, 57:19, 62:1 hub [1] - 91:13 huge [5] - 3:4, 27:3, 50:23, 77:19, 79:23 hundred [5] - 34:29, 36:26, 37:25, 46:16, 130:18 hundred-fold [1] - 46:16 hundreds [1] - 95:4 husband [1] - 2:19</p>	<p>69:14, 70:20, 78:2, 80:13, 89:17, 98:18, 134:25, 135:22, 135:25 ideal [1] - 50:28 ideas [1] - 128:16 identification [2] - 69:1, 69:20 identified [3] - 21:26, 51:1, 106:8 identify [3] - 10:28, 18:16, 68:28 ignore [1] - 47:6 ignored [1] - 76:16 illustrative [1] - 87:13 imagine [1] - 32:22 imitation [1] - 25:12 immediate [2] - 46:19, 125:2 imminent [1] - 99:19 impact [5] - 7:21, 30:8, 80:3, 87:20, 105:21 Impact [1] - 12:14 implementatio n [3] - 11:6, 12:20, 63:24 implemented [6] - 8:17, 9:15, 10:2, 12:10, 13:10, 115:2 implications [5] - 70:26, 79:28, 89:27, 127:22, 135:2 imply [1] - 71:4 importance [7] - 5:6, 10:17, 12:4, 15:1, 17:1, 18:3, 20:27 important [17] - 16:15, 17:10, 18:2, 20:22, 22:22, 38:9, 38:21, 38:24, 41:28, 41:29, 46:11, 70:18, 75:17, 83:22, 84:20, 99:7, 103:3</p>	<p>imposes [1] - 10:9 improve [7] - 18:16, 44:29, 45:6, 72:11, 72:19, 107:23, 119:25 improved [1] - 46:16 improvement [1] - 9:24 improvements [2] - 9:18, 14:22 improving [1] - 119:22 in,marking [1] - 36:17 in-depth [1] - 11:19 in-fills [1] - 57:8 in-house [1] - 43:14 inadequate [1] - 7:24 inaudible [4] - 62:18, 62:25, 66:16, 112:1 incentives [1] - 81:16 inches [1] - 27:24 include [5] - 5:28, 70:18, 101:8, 122:16, 125:1 included [4] - 11:19, 73:15, 114:4, 136:21 includes [1] - 66:1 including [3] - 52:27, 60:15, 64:19 inclusive [1] - 29:11 increase [6] - 71:3, 71:5, 80:29, 81:20, 86:10, 108:5 increased [4] - 22:27, 24:5, 32:2, 39:9 increases [1] - 77:12 increasing [1] - 62:6 indeed [4] - 16:22, 34:26, 35:18, 91:24 indefinitely [1] -</p>	<p>86:20 independence [1] - 96:3 indicated [2] - 62:10, 126:19 indication [1] - 67:27 indigenous [2] - 88:18, 93:27 individual [1] - 123:15 individually [1] - 69:29 Industrial [1] - 32:27 industries [3] - 88:18, 89:3, 104:18 industry [9] - 76:23, 80:23, 81:3, 81:14, 83:1, 89:5, 92:26, 104:18, 114:24 ineffective [1] - 7:25 influence [4] - 103:28, 104:1, 104:10, 107:4 inform [2] - 14:14, 68:21 information [3] - 8:20, 132:20, 132:24 informed [3] - 16:17, 30:28, 100:10 informing [1] - 103:2 informs [1] - 69:14 infrastructural [1] - 12:9 infrastructure [14] - 64:3, 64:14, 66:10, 67:16, 74:17, 74:23, 74:28, 80:22, 81:2, 81:29, 84:26, 90:19, 94:22, 102:9 input [7] - 7:6, 45:12, 60:29, 93:12, 106:1, 107:6, 108:13 inputs [1] - 105:28 inside [2] - 92:4, 114:12 insisted [1] - 78:20</p>
I					
<p>ICT [2] - 8:26, 19:13 idea [15] - 26:6, 46:3, 63:21, 66:28, 67:12,</p>					

<p>insofar [3] - 54:25, 81:29, 100:18</p> <p>instance [5] - 33:25, 38:21, 64:17, 96:14, 129:10</p> <p>instead [5] - 25:23, 32:18, 81:7, 84:1, 89:15</p> <p>Institute [1] - 15:12</p> <p>institution [1] - 31:7</p> <p>institutions [1] - 60:10</p> <p>instruction [1] - 67:28</p> <p>integrated [1] - 32:20</p> <p>integration [2] - 38:7, 38:9</p> <p>intelligent [1] - 133:5</p> <p>intend [1] - 52:19</p> <p>intensive [1] - 116:24</p> <p>intensively [1] - 11:18</p> <p>intention [1] - 136:22</p> <p>interest [6] - 59:20, 75:16, 91:17, 105:8, 119:25, 119:26</p> <p>interested [5] - 44:10, 82:18, 90:12, 91:24, 98:15</p> <p>interesting [1] - 103:26</p> <p>Internal [6] - 6:2, 7:1, 11:12, 13:26, 16:4, 19:4</p> <p>internal [5] - 5:7, 5:25, 6:27, 8:9, 9:22</p> <p>interpretation [1] - 127:9</p> <p>interpreting [1] - 132:26</p> <p>intervention [2] - 12:4, 20:28</p> <p>introduce [1] - 24:7</p> <p>invariably [1] - 51:21</p> <p>inverted [1] - 113:6</p>	<p>invest [2] - 65:17, 120:28</p> <p>Investment [1] - 63:25</p> <p>investment [7] - 76:7, 76:13, 76:23, 77:5, 93:26, 93:27</p> <p>invite [1] - 82:17</p> <p>inviting [2] - 121:2, 122:24</p> <p>invoice [1] - 19:29</p> <p>involve [1] - 38:25</p> <p>involved [6] - 47:27, 48:27, 52:9, 56:7, 60:29, 102:19</p> <p>involvement [1] - 45:19</p> <p>Ireland [23] - 35:27, 36:11, 65:15, 73:3, 73:5, 73:6, 87:20, 88:1, 88:6, 88:17, 89:6, 89:15, 92:1, 93:23, 93:27, 95:7, 95:8, 98:3, 98:8, 98:9, 119:20, 119:23</p> <p>Irish [4] - 55:25, 59:18, 60:3, 139:4</p> <p>issue [22] - 14:27, 20:1, 31:23, 38:5, 46:29, 47:23, 48:18, 49:10, 50:28, 53:11, 54:9, 56:8, 68:29, 69:20, 79:20, 106:8, 107:24, 108:23, 109:1, 125:20, 137:15</p> <p>issued [4] - 10:10, 74:4, 106:14, 121:18</p> <p>issues [35] - 19:6, 30:26, 31:16, 38:18, 39:4, 47:2, 50:10, 50:17, 51:2, 51:3, 51:11, 53:26, 54:25, 63:7, 63:12, 68:25, 68:28, 72:5, 72:22, 74:27, 75:17, 76:25, 79:19, 80:4,</p>	<p>99:10, 99:12, 105:26, 107:20, 109:5, 111:21, 118:18, 127:26, 131:25, 138:24</p> <p>Issues [5] - 59:3, 68:3, 68:20, 74:3, 103:8</p> <p>IT [2] - 9:3, 18:24</p> <p>Item [13] - 22:15, 58:7, 109:3, 109:4, 109:7, 109:17, 112:1, 116:27, 117:7, 117:15, 118:9</p> <p>item [13] - 4:12, 4:13, 4:15, 4:16, 4:18, 19:16, 55:14, 119:10, 120:20, 121:12, 137:26, 137:27</p> <p>items [5] - 58:26, 106:27, 109:8, 117:8, 117:13</p> <p>itself [4] - 27:16, 33:5, 89:1, 98:10</p>	<p>39:15, 41:15, 54:19, 137:29</p> <p>Joe's [1] - 98:21</p> <p>John [2] - 121:29, 127:15</p> <p>joined [5] - 16:29, 58:17, 63:26, 81:27, 94:17</p> <p>joined-up [2] - 81:27, 94:17</p> <p>joining [1] - 93:1</p> <p>joint [1] - 128:21</p> <p>joke [2] - 135:26, 135:29</p> <p>Jordan [2] - 2:13, 2:24</p> <p>July [1] - 17:6</p> <p>junction [3] - 26:7, 43:11, 52:25</p> <p>junctions [1] - 52:24</p> <p>justice [1] - 98:28</p> <p>justification [4] - 12:18, 111:20, 112:21, 116:5</p>	<p>Kilcoole [5] - 75:26, 131:6, 131:15, 134:4, 134:20</p> <p>Kildare [11] - 84:6, 87:5, 96:19, 130:15, 130:16, 130:18, 130:19, 130:20, 130:22, 130:27, 136:16</p> <p>Kilkenny [1] - 29:2</p> <p>kill [1] - 98:2</p> <p>Killadreenan [2] - 131:18, 134:8</p> <p>killing [1] - 91:5</p> <p>Kilmac [3] - 129:10, 129:22, 132:13</p> <p>Kilmacanogue [6] - 125:8, 134:6, 135:25, 136:20, 137:1, 137:5</p> <p>Kiltegan [1] - 2:17</p> <p>kilter [1] - 71:10</p> <p>kind [17] - 22:5, 54:10, 61:26, 62:10, 66:24, 67:17, 68:23, 69:3, 69:4, 69:8, 69:13, 87:21, 87:23, 88:13, 101:29, 131:26, 132:14</p> <p>kinds [2] - 47:10, 47:11</p> <p>knell [1] - 83:13</p> <p>Knockmore [1] - 48:10</p> <p>knowing [1] - 74:21</p> <p>knows [4] - 38:27, 42:27, 46:26, 119:25</p>	<p>90:23, 112:13, 113:1</p> <p>land-use [2] - 64:26, 66:17</p> <p>landlords [1] - 47:15</p> <p>landowner [1] - 114:4</p> <p>lands [2] - 87:17, 137:8</p> <p>landscape [1] - 64:4</p> <p>landscaped [2] - 24:8, 28:1</p> <p>Lane [4] - 29:2, 34:10, 41:15, 110:28</p> <p>lane [1] - 44:11</p> <p>LANE [4] - 22:20, 50:24, 54:16, 54:21</p> <p>lane's [1] - 43:29</p> <p>languished [1] - 32:3</p> <p>Laoghaire [2] - 136:17, 136:25</p> <p>Laoghaire-Rathdown [2] - 136:17, 136:25</p> <p>LAPs [3] - 106:27, 107:2, 107:8</p> <p>large [13] - 28:12, 37:24, 66:4, 75:24, 75:27, 89:14, 93:29, 96:9, 104:27, 122:13, 123:29, 126:14, 133:16</p> <p>largely [1] - 59:12</p> <p>larger [5] - 64:16, 83:11, 100:23, 108:24, 122:15</p> <p>Larry [1] - 2:9</p> <p>last [36] - 14:11, 16:5, 16:29, 17:7, 26:9, 29:25, 30:1, 31:28, 32:1, 35:6, 35:24, 44:21, 47:1, 49:21, 53:22, 54:29, 61:10, 61:12, 61:14, 62:4, 63:2, 63:10, 72:21, 74:26, 74:28, 82:20, 82:21, 84:7, 84:23, 88:3,</p>
J			K		
<p>Jack [2] - 31:21, 52:13</p> <p>Jackie [1] - 34:23</p> <p>January [5] - 30:21, 30:28, 51:1, 121:13, 121:24</p> <p>jigsaw [1] - 96:29</p> <p>Jim [16] - 2:26, 58:8, 61:28, 62:29, 73:21, 79:7, 80:12, 82:10, 82:17, 84:22, 87:3, 90:11, 98:25, 105:25, 106:7</p> <p>job [8] - 20:22, 41:15, 47:20, 73:17, 75:8, 92:25, 99:27, 101:22</p> <p>jobs [7] - 45:5, 62:14, 65:9, 69:9, 79:15, 83:20, 101:28</p> <p>Joe [9] - 2:25, 29:2, 34:10, 34:23, 39:8,</p>			<p>KAVANAGH [3] - 135:10, 135:14, 135:19</p> <p>keep [4] - 20:23, 91:8, 91:10, 127:14</p> <p>keeping [2] - 91:27, 138:26</p> <p>Kelly [2] - 31:21, 78:22</p> <p>Kennedy [6] - 39:11, 97:9, 112:27, 113:13, 117:4</p> <p>KENNEDY [6] - 39:12, 97:10, 111:4, 112:18, 112:28, 117:3</p> <p>kept [1] - 92:22</p> <p>key [12] - 12:8, 15:13, 15:16, 45:2, 59:4, 64:9, 66:7, 66:10, 67:14, 68:28, 69:3, 69:16</p> <p>Keyes [1] - 5:17</p> <p>Kilbride [1] - 115:11</p>		
L			L		
			<p>lack [5] - 29:23, 40:13, 77:18, 128:8</p> <p>lacking [1] - 38:17</p> <p>ladies [1] - 4:26</p> <p>land [12] - 32:18, 57:9, 57:21, 57:25, 64:26, 66:17, 81:15, 86:1, 90:22,</p>		

109:19, 111:21, 117:16, 127:19, 128:25, 139:13 lastly [1] - 34:10 late [1] - 45:28 Laura [2] - 35:24, 35:26 law [1] - 2:11 lawless [2] - 118:1, 132:7 LAWLESS [7] - 3:24, 3:27, 109:15, 117:29, 132:9, 132:27, 133:9 laws [1] - 72:12 LEA [1] - 125:4 lead [1] - 29:7 leaflet [2] - 69:12, 69:17 learn [1] - 36:12 learning [1] - 36:14 least [4] - 50:13, 131:9, 133:20, 133:22 leave [10] - 59:5, 69:25, 74:11, 118:8, 118:14, 135:5, 135:16, 136:2, 136:4, 137:20 LECP [1] - 61:13 left [6] - 85:23, 86:1, 86:13, 105:23, 127:14, 137:26 legislation [2] - 106:20, 117:22 Leinster [2] - 76:22, 96:20 less [5] - 40:22, 79:29, 90:28, 123:25, 130:4 letter [5] - 51:28, 86:19, 121:13, 132:22, 132:25 letters [1] - 51:14 level [9] - 41:29, 60:12, 73:12, 94:21, 97:17, 103:11, 104:15, 104:21, 106:17 levels [1] - 100:29 levies [2] - 97:27, 130:20 Li [1] - 121:2 Liam [4] - 71:29,	72:1, 72:2, 101:11 licence [4] - 9:29, 52:18, 52:21, 53:25 life [3] - 75:8, 98:1, 107:24 Lifetime [1] - 26:21 light [4] - 20:5, 56:5, 56:14, 112:17 lighting [2] - 117:16, 120:10 lights [3] - 138:15, 138:24, 138:27 likely [1] - 118:25 likewise [2] - 81:12, 81:20 limbo [1] - 86:1 Limerick [5] - 65:24, 76:11, 93:24, 94:1, 119:17 limit [3] - 77:24, 77:28 Limited [2] - 6:28, 17:6 limited [4] - 7:24, 45:11, 71:16, 90:3 Limited" [3] - 8:16, 9:13, 11:4 limiting [1] - 77:10 Linda [1] - 51:9 line [16] - 21:27, 22:9, 23:22, 37:8, 37:17, 65:8, 71:12, 75:28, 75:29, 84:21, 87:24, 110:22, 111:11, 112:13, 121:5, 127:19 linear [3] - 23:13, 24:6, 28:9 lines [3] - 74:29, 135:13, 137:14 link [5] - 24:6, 24:9, 28:9, 60:7, 92:11 linked [1] - 72:25 list [2] - 13:17, 36:24 List [6] - 32:2, 32:3, 32:4, 32:13, 34:27, 57:11	listed [4] - 60:17, 64:5, 75:1, 118:24 listen [2] - 38:29, 100:25 listened [1] - 79:20 listening [6] - 44:19, 73:27, 79:10, 87:18, 98:20, 132:3 lit [1] - 56:14 literally [1] - 79:14 literature [1] - 98:18 live [26] - 27:16, 33:12, 35:3, 46:18, 47:12, 62:7, 65:16, 69:5, 69:10, 70:19, 72:18, 75:9, 76:9, 82:1, 89:2, 89:8, 89:24, 90:26, 91:13, 97:21, 97:22, 100:17, 100:20, 102:25, 105:1, 107:15 lived [2] - 95:9, 96:19 living [14] - 25:20, 28:14, 47:7, 53:21, 72:11, 77:28, 81:11, 88:12, 88:19, 93:22, 95:8, 100:19, 107:18, 119:19 load [3] - 89:22, 131:2, 132:5 loan [1] - 20:16 loans [1] - 22:7 lobbied [2] - 44:28, 87:2 local [22] - 31:20, 38:19, 38:25, 39:25, 44:20, 51:10, 51:22, 63:29, 72:6, 72:21, 90:29, 103:5, 104:21, 104:22, 104:23, 107:8, 108:29, 117:13, 120:12, 122:9, 128:6, 132:16 Local [66] - 5:4, 5:5, 6:2, 6:6, 6:10, 6:15, 6:19, 13:28, 14:4, 14:5,	15:7, 15:10, 16:9, 18:9, 22:6, 32:11, 36:10, 36:11, 36:24, 47:13, 60:4, 60:5, 60:6, 60:10, 60:16, 61:6, 61:7, 61:9, 62:1, 63:9, 65:5, 65:20, 66:4, 67:9, 94:11, 99:26, 105:21, 106:29, 116:14, 121:12, 121:14, 121:25, 121:26, 121:28, 122:1, 122:5, 122:13, 122:14, 122:17, 122:19, 122:22, 122:25, 123:8, 123:15, 123:24, 123:27, 124:6, 124:26, 124:29, 125:9, 125:15, 125:27, 126:12, 126:17, 128:25, 129:28 locally [2] - 54:4, 76:21 location [1] - 66:10 lodgement [2] - 10:12, 10:14 logic [2] - 98:21, 131:16 logical [1] - 4:14 longest [1] - 76:19 longstanding [1] - 34:15 look [50] - 16:24, 17:14, 17:26, 21:15, 25:13, 27:7, 27:28, 27:29, 40:9, 42:20, 46:6, 49:14, 52:5, 52:8, 53:1, 53:28, 54:2, 56:7, 56:11, 62:19, 64:8, 64:10, 64:29, 70:25, 70:28, 71:20, 71:29, 75:6, 80:14, 80:16, 89:5, 89:13, 91:10, 91:28, 92:3, 92:22, 92:24, 92:29, 96:4, 96:16, 98:22, 102:27, 106:29,	108:24, 120:15, 120:16, 121:5, 131:12, 136:11 looked [13] - 30:17, 31:22, 36:19, 36:20, 46:23, 48:6, 48:7, 52:12, 52:13, 52:24, 53:15, 72:29, 94:8 looking [28] - 19:7, 30:6, 35:13, 37:17, 44:14, 56:23, 64:11, 65:2, 67:18, 73:17, 77:13, 81:6, 88:1, 88:27, 89:6, 91:29, 93:2, 94:8, 95:28, 95:29, 96:22, 100:15, 105:2, 108:12, 127:23, 134:14, 135:23, 137:27 looks [9] - 18:12, 27:8, 28:3, 48:8, 56:7, 66:9, 66:17, 91:29, 110:4 Lorraine [1] - 139:2 losing [1] - 78:5 loss [1] - 31:16 loud [1] - 132:5 Louth [2] - 59:13, 66:22 love [1] - 57:6 low [2] - 81:19, 82:3 lowest [1] - 76:21 Luas [1] - 74:18 lucky [2] - 35:27, 97:25 ludicrous [1] - 129:23	mails [1] - 121:16 main [11] - 14:6, 23:2, 26:4, 39:2, 53:25, 54:9, 55:9, 66:24, 67:17, 94:22, 130:22 maintain [1] - 52:18 maintained [2] - 18:3, 75:28 maith [9] - 4:1, 4:10, 16:25, 20:20, 20:29, 21:9, 86:21, 119:9, 121:11 major [6] - 45:7, 53:8, 72:24, 91:2, 129:29 makers [1] - 60:15 Malachy [15] - 58:8, 58:17, 61:18, 73:21, 79:8, 80:12, 82:11, 82:17, 84:22, 90:11, 99:3, 99:11, 105:12, 105:13, 105:22 Malone [1] - 1:19 MALONE [1] - 1:26 manage [3] - 12:3, 20:27, 59:15 managed [4] - 8:18, 76:26, 76:27, 105:18 Management [6] - 4:5, 10:22, 12:21, 17:28, 18:12, 118:10 management [13] - 5:26, 6:16, 7:16, 7:20, 7:25, 7:29, 9:23, 10:28, 11:5, 13:7, 15:18, 40:10, 120:1 management's [1] - 14:13 Manager's [2] - 109:22, 109:26 managerial [1] - 10:26 manner [4] - 10:9, 10:10, 13:9, 95:3 manure [2] -
M					
M11 [1] - 81:25 machine [1] - 89:21 madness [1] - 132:1 mail [4] - 30:14, 69:27, 133:1, 139:6 mailing [1] - 132:24					

<p>131:2, 132:6 map [4] - 68:26, 91:28, 92:3, 115:19 Maples [1] - 48:12 Mara [1] - 43:9 March [2] - 120:10, 139:5 Margaret [1] - 2:12 market [1] - 7:3 marks [1] - 79:23 marrying [1] - 84:17 marsh [1] - 114:4 marvelous [1] - 36:15 Mary [2] - 2:27, 5:12 Mason [1] - 2:11 massive [2] - 76:2, 84:3 match [3] - 24:28, 25:2, 25:27 matched [1] - 120:25 matches [2] - 24:18, 28:6 material [1] - 68:11 matter [13] - 4:3, 4:4, 14:9, 17:10, 35:3, 49:8, 58:25, 75:7, 75:8, 84:5, 119:13, 121:4, 126:26 matters [2] - 5:26, 16:15 Matthews [4] - 45:22, 73:19, 106:13, 136:5 MATTHEWS [14] - 45:23, 56:21, 73:20, 111:15, 111:18, 111:25, 112:19, 113:2, 113:4, 116:5, 117:27, 136:6, 136:11, 137:24 Matthews' [1] - 111:23 Maurice [2] - 14:1, 16:8 maximum [1] - 125:5 Maynooth [2] -</p>	<p>66:3, 68:23 McDonald [15] - 36:28, 36:29, 49:11, 110:3, 110:6, 110:25, 113:29, 114:7, 114:26, 115:8, 115:15, 115:22, 116:2, 116:4, 137:18 McLoughlin [3] - 80:10, 80:11, 103:17 Meadowvale [13] - 22:19, 26:8, 30:3, 33:2, 33:5, 33:9, 37:18, 40:4, 42:24, 52:7, 52:10, 52:25, 52:26 mean [33] - 25:6, 47:6, 50:14, 54:19, 64:7, 72:7, 72:8, 72:10, 72:12, 72:15, 72:29, 75:1, 79:3, 79:12, 80:20, 84:13, 85:23, 86:4, 87:24, 91:16, 92:29, 120:27, 129:11, 129:26, 130:16, 131:27, 131:29, 132:9, 132:11, 134:24, 134:27, 135:25 means [4] - 26:18, 53:5, 104:29, 105:18 meant [6] - 23:12, 43:16, 72:21, 80:21, 80:22, 80:23 measures [2] - 10:20, 80:1 Meath [1] - 84:6 meed [1] - 93:28 meet [8] - 8:1, 36:5, 36:23, 44:12, 60:20, 61:7, 78:23, 127:21 MEETING [1] - 1:5 meeting [43] - 13:28, 13:29, 14:1, 14:5, 14:11, 14:25, 30:2, 30:5, 30:11, 30:12, 30:13, 30:17,</p>	<p>30:18, 30:20, 30:21, 30:26, 30:27, 31:2, 31:6, 31:20, 31:24, 44:22, 46:26, 51:1, 51:8, 51:15, 51:22, 54:26, 55:2, 55:20, 55:21, 56:11, 56:18, 70:10, 82:13, 99:18, 109:12, 117:16, 126:25, 127:14, 128:18, 128:20, 130:13 meetings [7] - 5:21, 5:22, 19:9, 35:20, 40:3, 46:21, 139:18 meets [1] - 5:18 member [4] - 2:26, 28:15, 109:3, 134:21 members [18] - 10:18, 14:3, 18:23, 39:24, 39:25, 58:7, 66:28, 66:29, 67:4, 68:11, 69:14, 99:25, 99:26, 103:10, 122:18, 123:11, 126:4, 134:17 Members [60] - 2:4, 4:11, 4:12, 4:25, 5:11, 5:22, 14:18, 15:11, 15:21, 18:22, 35:11, 41:7, 44:9, 46:22, 47:12, 49:15, 54:10, 60:16, 63:4, 68:5, 68:9, 70:7, 70:22, 82:11, 82:14, 85:23, 91:18, 98:26, 98:29, 99:15, 104:2, 106:23, 108:29, 114:11, 116:13, 117:11, 121:23, 123:10, 125:4, 125:18, 125:22, 126:5, 126:19, 126:24, 126:27, 127:2, 127:13, 127:18, 128:10, 128:27, 131:1, 131:10, 131:21, 134:24, 135:6, 135:12, 137:13,</p>	<p>139:4 membership [1] - 123:7 mention [3] - 85:25, 94:4, 99:10 mentioned [13] - 52:15, 53:1, 60:22, 85:17, 87:10, 102:29, 108:24, 113:26, 117:16, 121:22, 126:8, 127:5, 134:8 mess [2] - 128:25, 129:8 message [1] - 21:5 met [7] - 12:20, 13:4, 32:8, 40:15, 61:9, 61:11, 63:3 meterage [1] - 97:17 methods [1] - 12:29 metre [1] - 90:16 Metro [1] - 79:21 Metropolitan [8] - 65:22, 65:27, 65:29, 66:9, 67:19, 80:19, 82:5, 84:11 Michael [3] - 87:18, 87:22, 132:4 Mid [1] - 59:11 middle [1] - 98:23 Midlands [6] - 58:9, 75:15, 82:12, 82:16, 84:15, 85:24 midlands [1] - 66:22 might [11] - 3:20, 17:4, 20:25, 54:5, 55:1, 56:11, 57:26, 61:23, 70:2, 89:28, 97:6 mildly [1] - 127:9 mile [2] - 86:5, 88:21 miles [5] - 86:6, 88:11, 129:11 millennium [1] - 96:21 million [9] - 62:11, 62:14, 62:15, 83:19,</p>	<p>83:20, 88:29, 90:20, 93:22, 95:8 millions [1] - 94:15 mind [5] - 41:28, 70:20, 95:7, 132:23, 132:27 minds [1] - 105:20 Ming [1] - 121:2 minimal [1] - 43:27 minimum [3] - 125:18, 126:3, 134:16 miniscule [1] - 71:3 Minister [6] - 67:28, 78:24, 86:21, 117:20, 121:28, 122:22 minor [1] - 34:16 minus [2] - 123:16, 123:19 minute [6] - 88:21, 90:6, 95:29, 102:29, 127:14, 129:6 minute's [1] - 3:6 MINUTE'S [1] - 3:9 minutes [5] - 3:19, 19:8, 91:3, 91:5, 139:12 Miriam [2] - 57:4, 119:6 miscommunic ation [1] - 54:5 mistake [2] - 78:28, 115:19 Mitchell [11] - 44:16, 45:24, 46:4, 60:20, 75:13, 79:18, 102:26, 103:24, 107:11, 134:1, 134:13 MITCHELL [3] - 44:17, 75:14, 134:2 mix [4] - 23:27, 38:7, 39:16 mixed [1] - 114:13 model [2] - 62:5, 62:23 modern [3] - 22:24, 53:21,</p>	<p>72:20 modified [2] - 115:5, 116:12 moment [18] - 23:27, 32:4, 37:15, 42:14, 46:15, 52:21, 52:29, 64:24, 74:19, 75:24, 76:25, 89:4, 90:13, 91:2, 93:16, 96:5, 104:15, 124:2 momentum [1] - 82:19 Monday [1] - 122:26 MONDAY [2] - 1:9, 2:1 money [10] - 6:18, 16:16, 20:4, 21:6, 21:7, 22:2, 101:12, 119:27, 121:6, 121:7 Moneyilittle [1] - 110:19 monitoring [2] - 12:19, 12:28 month [7] - 14:12, 29:25, 29:26, 29:28, 44:21, 60:21, 121:20 monthly [2] - 30:11, 30:21 Monthly [4] - 4:5, 12:21, 20:14, 118:9 months [7] - 9:17, 16:5, 47:1, 82:21, 121:19, 122:2, 139:13 Moore [2] - 2:12, 2:13 morning [5] - 33:13, 60:27, 79:12, 86:5, 87:19 most [12] - 23:8, 34:21, 37:2, 43:24, 62:7, 64:22, 76:6, 83:22, 98:15, 105:26, 107:2, 134:25 mother [2] - 2:8, 2:27 motion [3] - 3:23, 40:24, 44:28</p>
--	---	--	--	--	--

<p>Motion [1] - 117:11</p> <p>motor [2] - 9:20, 10:9</p> <p>Motor [2] - 9:23, 10:7</p> <p>motorway [1] - 112:5</p> <p>motto [1] - 29:11</p> <p>mountains [1] - 79:25</p> <p>mouth [2] - 41:4, 119:27</p> <p>move [7] - 52:2, 57:26, 58:25, 90:27, 109:7, 121:10, 135:25</p> <p>moved [2] - 42:11, 106:16</p> <p>moves [1] - 101:25</p> <p>moving [3] - 47:19, 96:23, 129:4</p> <p>MR [53] - 4:24, 17:12, 17:13, 19:4, 20:10, 21:10, 21:15, 21:22, 22:2, 22:9, 22:20, 23:1, 50:24, 54:16, 54:21, 58:13, 61:24, 70:5, 87:5, 98:26, 105:24, 108:7, 108:21, 109:18, 110:11, 110:19, 110:28, 111:8, 112:1, 112:12, 113:8, 113:16, 113:24, 114:3, 114:10, 114:23, 115:1, 115:11, 115:18, 115:26, 116:9, 118:11, 119:3, 120:8, 121:5, 121:22, 132:26, 133:8, 136:10, 136:13, 136:22, 137:2, 137:11</p> <p>MS [18] - 2:7, 4:20, 18:29, 55:11, 58:5, 110:6, 110:8, 110:17, 110:26, 111:5, 111:7, 111:28, 113:14, 116:18, 117:2, 117:4, 139:3, 139:17</p>	<p>Municipal [34] - 3:22, 30:1, 35:4, 35:12, 35:16, 39:13, 51:22, 95:20, 95:21, 122:23, 123:18, 124:19, 125:7, 125:10, 125:11, 126:18, 126:20, 126:24, 126:28, 127:19, 128:4, 128:6, 128:7, 128:8, 128:17, 128:19, 128:29, 129:3, 130:1, 130:13, 131:26, 131:28, 136:9, 137:6</p> <p>Murnane [1] - 31:21</p> <p>MURPHY [16] - 29:9, 49:18, 55:3, 71:23, 112:8, 113:20, 113:28, 114:6, 114:19, 121:22, 132:26, 133:8, 136:10, 136:13, 136:22, 137:11</p> <p>Murphy [9] - 5:18, 29:8, 37:9, 38:17, 39:4, 49:17, 57:4, 112:10, 118:14</p> <p>Murray [2] - 3:2, 3:3</p> <p>must [4] - 36:23, 87:21, 88:7</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N11 [5] - 76:2, 81:25, 81:26, 136:26</p> <p>N81 [8] - 85:28, 86:4, 86:14, 86:15, 86:21, 87:6, 104:11, 130:22</p> <p>name [1] - 74:7</p> <p>named [2] - 1:21, 24:7</p> <p>narrow [1] - 23:13</p> <p>nation [1] - 96:1</p> <p>national [5] - 65:8, 69:22, 74:23, 88:4, 106:17</p> <p>National [26] -</p>	<p>6:23, 11:9, 59:29, 60:8, 60:28, 61:3, 61:29, 63:13, 63:24, 63:25, 65:21, 66:18, 73:24, 74:6, 74:10, 76:10, 77:4, 79:9, 79:11, 80:8, 97:29, 98:6, 103:1, 103:6, 105:16, 106:18</p> <p>nationally [3] - 59:9, 62:23, 105:19</p> <p>natural [1] - 34:2</p> <p>nature [2] - 88:20, 94:27</p> <p>near [2] - 33:12, 62:4</p> <p>nearest [2] - 124:9, 124:18</p> <p>nearly [3] - 48:22, 90:19, 135:28</p> <p>necessary [5] - 8:10, 9:25, 19:1, 30:6, 85:12</p> <p>need [48] - 5:5, 19:3, 20:6, 21:7, 24:26, 27:3, 27:27, 29:4, 33:10, 33:24, 37:11, 38:27, 39:19, 44:5, 45:11, 47:24, 48:9, 50:22, 69:7, 70:14, 72:10, 74:12, 75:3, 76:12, 76:22, 76:23, 76:27, 80:14, 80:16, 81:16, 81:19, 87:29, 92:21, 93:4, 93:5, 93:10, 94:8, 94:21, 94:25, 94:26, 95:14, 98:4, 101:29, 104:6, 105:1, 106:28, 110:4, 113:9</p> <p>need" [1] - 98:2</p> <p>needed [1] - 25:9</p> <p>needing [1] - 37:18</p> <p>needs [21] - 15:8, 24:28, 25:7, 25:10, 28:5, 32:8, 36:6, 38:9, 38:11, 39:9, 39:17,</p>	<p>39:18, 47:24, 55:22, 55:26, 57:9, 75:3, 78:26, 81:27, 84:16, 85:11</p> <p>negative [1] - 80:3</p> <p>networks [2] - 66:13, 102:19</p> <p>neutral [1] - 110:13</p> <p>never [8] - 23:12, 42:29, 45:9, 83:28, 83:29, 113:1, 118:25, 119:28</p> <p>nevertheless [1] - 55:25</p> <p>New [4] - 4:6, 30:18, 119:15, 119:16</p> <p>new [26] - 15:25, 16:22, 16:23, 17:16, 31:13, 38:15, 42:9, 53:6, 53:13, 55:1, 55:2, 64:21, 64:26, 65:21, 86:23, 86:29, 94:15, 95:25, 96:21, 96:22, 96:23, 97:12, 125:9, 131:16, 135:21</p> <p>Newcastle [4] - 131:6, 131:15, 134:5, 134:20</p> <p>news [1] - 60:27</p> <p>Newtown [3] - 91:15, 131:16, 131:17</p> <p>Newtownmoun</p> <p>tkennedy [3] - 75:25, 127:27, 134:9</p> <p>next [17] - 26:25, 29:28, 31:5, 33:27, 51:26, 53:16, 55:14, 63:23, 69:5, 72:1, 83:19, 88:29, 93:23, 99:20, 99:22, 105:15, 109:7</p> <p>nice [1] - 88:14</p> <p>Nicholson [2] - 120:3, 120:21</p> <p>Nicky [1] - 78:22</p> <p>Nicola [1] - 3:26</p> <p>night [2] - 49:22, 126:25</p>	<p>NOAC [2] - 18:7, 18:15</p> <p>nobody [3] - 40:17, 89:2, 135:21</p> <p>nobody's [1] - 128:14</p> <p>Noel [2] - 4:23, 5:12</p> <p>noise [1] - 104:25</p> <p>nomination [2] - 54:4, 54:5</p> <p>nominations [1] - 51:9</p> <p>non [1] - 73:4</p> <p>non-existent [1] - 73:4</p> <p>none [4] - 37:16, 44:4, 50:2, 105:7</p> <p>Noonans [1] - 23:7</p> <p>normal [1] - 28:8</p> <p>North [5] - 79:21, 80:18, 80:29, 82:5, 97:1</p> <p>north [2] - 66:2, 80:6</p> <p>northeast [1] - 79:26</p> <p>note [2] - 14:27, 121:13</p> <p>noted [1] - 9:15</p> <p>notes [2] - 1:21, 17:21</p> <p>nothing [8] - 82:7, 86:23, 86:29, 128:27, 128:28, 129:1, 129:3, 137:2</p> <p>Notice [1] - 117:11</p> <p>notion [2] - 88:9, 132:15</p> <p>November [3] - 30:1, 30:12, 31:7</p> <p>NPF [11] - 61:19, 63:26, 99:6, 99:15, 99:16, 99:17, 100:2, 100:4, 100:10, 105:6, 108:15</p> <p>NTA [4] - 85:6, 110:21, 112:3, 113:17</p> <p>Nua [1] - 98:17</p> <p>number [40] - 4:4, 4:9, 4:16, 4:17, 11:17, 18:25, 22:21,</p>	<p>22:27, 23:29, 24:1, 24:3, 25:8, 25:10, 47:2, 58:26, 61:10, 82:27, 88:9, 88:29, 91:10, 94:12, 94:28, 99:5, 99:20, 101:27, 111:19, 111:26, 112:12, 113:16, 113:24, 114:3, 114:10, 114:23, 115:1, 115:18, 122:18, 123:11, 123:24, 125:4</p> <p>Number [1] - 117:11</p> <p>numbers [7] - 39:12, 70:28, 71:20, 75:24, 77:18, 77:19, 77:23</p> <p>nut [1] - 129:13</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O'BRIEN [21] - 23:1, 91:23, 98:14, 109:18, 110:11, 110:19, 110:28, 111:8, 112:1, 112:12, 113:8, 113:16, 113:24, 114:3, 114:10, 114:23, 115:1, 115:11, 115:18, 115:26, 116:9</p> <p>O'Brien [3] - 91:22, 98:12, 138:22</p> <p>o'clock [2] - 109:12, 128:13</p> <p>O'Neill [9] - 14:1, 16:9, 16:10, 50:8, 56:1, 57:29, 85:14, 130:10, 136:14</p> <p>O'NEILL [6] - 50:9, 56:2, 56:6, 56:26, 85:15, 130:11</p> <p>Oak [1] - 55:17</p> <p>object [1] - 69:13</p> <p>objective [6] - 7:10, 8:22, 10:1, 55:9, 113:25, 122:12</p>
--	--	---	---	--	---

<p>objectives [8] - 7:17, 7:22, 8:2, 8:23, 13:4, 13:18, 13:21, 113:17</p> <p>observations [2] - 22:21, 85:7</p> <p>OBSERVED [1] - 3:9</p> <p>obvious [1] - 35:2</p> <p>obviously [19] - 18:22, 36:29, 38:5, 59:25, 61:4, 62:1, 73:26, 76:22, 77:23, 83:19, 90:3, 99:25, 101:18, 105:28, 107:6, 107:19, 120:12, 121:17, 132:29</p> <p>occasions [4] - 35:17, 35:19, 41:14, 99:5</p> <p>October [1] - 15:11</p> <p>odd [2] - 56:12, 130:19</p> <p>OF [2] - 1:5, 2:1</p> <p>off-line [1] - 121:5</p> <p>offer [1] - 11:29</p> <p>office [7] - 35:19, 60:3, 60:6, 95:1, 132:15, 138:23</p> <p>Officer [2] - 14:26, 139:10</p> <p>Offices [2] - 9:23, 10:7</p> <p>offices [3] - 10:16, 23:4, 78:10</p> <p>official [1] - 9:29</p> <p>Officials [7] - 4:25, 30:4, 30:19, 30:28, 33:21, 67:7, 106:3</p> <p>officials [6] - 30:23, 31:3, 41:22, 41:25, 78:19, 78:24</p> <p>offs [3] - 21:22, 21:23, 21:25</p> <p>often [2] - 80:19, 92:1</p> <p>Oireachtas [3] - 108:9, 108:10, 108:29</p> <p>old [5] - 42:10, 42:11, 64:24,</p>	<p>96:18, 112:14</p> <p>Old [3] - 53:28, 59:11, 84:28</p> <p>older [1] - 45:15</p> <p>Oliver [1] - 98:20</p> <p>ON [2] - 1:9, 2:1</p> <p>once [4] - 52:18, 53:10, 74:5, 108:15</p> <p>one [86] - 4:12, 16:29, 17:3, 19:20, 20:10, 20:23, 21:1, 24:3, 25:8, 26:7, 26:25, 27:3, 27:27, 28:10, 28:14, 28:24, 30:14, 32:26, 33:6, 34:6, 34:28, 35:14, 36:9, 36:26, 37:24, 39:27, 40:2, 40:29, 42:23, 45:29, 46:20, 49:26, 50:24, 51:26, 52:25, 53:11, 53:17, 53:23, 55:17, 55:23, 55:25, 57:8, 57:11, 57:14, 57:17, 60:10, 62:11, 66:15, 67:19, 70:17, 70:18, 71:8, 72:5, 72:23, 73:6, 76:21, 78:11, 82:11, 85:19, 87:10, 93:23, 100:8, 104:6, 108:4, 108:19, 109:28, 110:11, 110:19, 110:28, 111:28, 111:29, 113:14, 113:25, 116:18, 120:13, 122:4, 126:20, 128:7, 128:28, 129:5, 133:22, 136:7, 136:13, 137:25</p> <p>ONE [1] - 3:9</p> <p>one-bedroom [4] - 24:3, 25:8, 27:3, 36:9</p> <p>one-off [1] - 57:8</p> <p>ones [2] - 53:6, 53:17</p> <p>ongoing [3] - 12:18, 13:18, 15:22</p>	<p>open [12] - 23:14, 24:5, 49:3, 59:21, 78:11, 78:12, 97:15, 97:17, 102:6, 108:1, 126:26, 138:23</p> <p>opens [1] - 24:9</p> <p>operate [1] - 10:8</p> <p>operated [1] - 6:15</p> <p>operating [2] - 5:8, 7:11</p> <p>operation [2] - 10:13, 11:23</p> <p>Operational [2] - 59:16, 59:17</p> <p>operational [1] - 10:25</p> <p>operations [1] - 17:3</p> <p>opinion [5] - 31:3, 32:17, 97:24, 98:6, 138:16</p> <p>opinions [1] - 63:7</p> <p>opportunities [3] - 65:2, 88:17, 104:21</p> <p>opportunity [12] - 4:27, 16:20, 35:10, 42:12, 57:11, 57:23, 58:14, 65:11, 66:21, 103:28, 107:3, 108:13</p> <p>opposite [2] - 48:12, 118:29</p> <p>optimises [1] - 24:15</p> <p>optimum [1] - 64:10</p> <p>option [5] - 33:12, 33:18, 43:12, 53:1, 89:6</p> <p>options [2] - 31:22, 52:8</p> <p>Orchard [1] - 130:17</p> <p>order [6] - 19:14, 75:2, 81:11, 85:28, 99:16, 109:26</p> <p>Orders [7] - 3:12, 3:15, 3:24, 4:2, 117:8, 117:10, 119:12</p> <p>ordinary [1] -</p>	<p>42:22</p> <p>ORDINARY [1] - 1:5</p> <p>organisation [4] - 18:12, 21:2, 76:17, 97:7</p> <p>organisations [5] - 13:21, 17:24, 101:4, 101:7, 101:17</p> <p>original [4] - 27:5, 109:25, 110:23, 111:11</p> <p>originally [3] - 22:15, 45:17, 52:26</p> <p>OS2 [1] - 115:18</p> <p>otherwise [3] - 123:28, 126:13, 126:29</p> <p>outdoor [1] - 2:26</p> <p>outer [2] - 46:23, 77:17</p> <p>outgoing [1] - 15:28</p> <p>outlined [6] - 14:6, 35:20, 39:4, 66:8, 67:3, 128:4</p> <p>outlines [1] - 138:3</p> <p>outlining [1] - 127:17</p> <p>outset [1] - 56:8</p> <p>outside [8] - 17:25, 76:9, 90:22, 93:2, 96:21, 108:2, 131:8</p> <p>outwards [1] - 135:27</p> <p>overall [6] - 8:15, 9:12, 10:6, 11:3, 23:3, 44:3</p> <p>overcrowd [1] - 95:13</p> <p>overcrowded [1] - 77:29</p> <p>overdue [1] - 46:20</p> <p>overseeing [1] - 26:14</p> <p>Oversight [2] - 6:23, 11:9</p> <p>overstated [2] - 12:5, 20:28</p> <p>owes [1] - 21:6</p> <p>own [13] - 40:4, 40:10, 57:9, 63:4, 67:23, 74:29,</p>	<p>77:13, 99:26, 105:5, 127:21, 128:22, 130:1</p> <p>owner [1] - 48:18</p>	<p>particular [14] - 35:15, 42:1, 57:12, 60:5, 83:8, 87:3, 100:3, 102:4, 104:6, 123:26, 126:11, 127:22, 135:2, 138:21</p> <p>particularly [15] - 18:11, 23:24, 29:1, 45:12, 45:20, 57:8, 65:20, 70:19, 83:29, 87:12, 94:9, 99:7, 101:17, 106:2, 126:16</p> <p>parties [3] - 82:22, 82:23, 82:24</p> <p>Partnership [1] - 2:29</p> <p>parts [2] - 96:25, 102:27</p> <p>party [2] - 52:20, 87:23</p> <p>pass [4] - 2:18, 33:22, 105:13, 116:5</p> <p>passed [4] - 71:14, 95:22, 101:27, 113:3</p> <p>passing [3] - 95:20, 119:1, 119:2</p> <p>passive [2] - 25:16, 26:29</p> <p>past [5] - 41:14, 43:26, 46:6, 70:23, 94:5</p> <p>Pat [1] - 110:9</p> <p>patience [1] - 58:11</p> <p>patterns [3] - 22:25, 22:29, 53:22</p> <p>Paul [1] - 121:29</p> <p>Pauline [2] - 2:13, 2:25</p> <p>pay [5] - 41:11, 41:13, 41:14, 89:9, 130:19</p> <p>payments [1] - 12:1</p> <p>pedestrian [2] - 24:9, 33:9</p> <p>pen [1] - 89:21</p> <p>penalised [1] - 97:24</p> <p>people [96] -</p>
P					
				<p>P.M [1] - 1:9</p> <p>p.m [1] - 70:1</p> <p>pace [1] - 52:2</p> <p>page [1] - 21:11</p> <p>pages [1] - 122:29</p> <p>paid [1] - 103:17</p> <p>Paper [5] - 59:3, 68:3, 68:20, 74:3, 103:8</p> <p>paper [3] - 74:27, 76:28, 132:27</p> <p>paperwork [1] - 73:12</p> <p>paragraph [1] - 74:29</p> <p>parents [3] - 26:14, 70:20, 72:18</p> <p>Park [9] - 22:19, 24:7, 32:13, 33:7, 33:26, 34:1, 36:17, 40:24, 40:27</p> <p>park [4] - 24:6, 28:9, 33:13, 92:2</p> <p>parks [1] - 66:12</p> <p>part [29] - 11:13, 35:3, 45:2, 45:10, 51:14, 59:25, 59:27, 65:25, 75:5, 80:19, 82:5, 86:16, 96:8, 96:29, 97:1, 101:7, 102:16, 102:28, 103:7, 107:4, 107:5, 127:28, 128:24, 130:22, 131:7, 131:9, 132:13, 134:9, 134:27</p> <p>Part [11] - 22:16, 22:23, 24:4, 27:5, 29:6, 33:20, 37:3, 50:26, 54:1, 55:15, 58:1</p> <p>participate [2] - 128:11, 128:20</p> <p>participated [1] - 128:10</p>	

<p>4:17, 25:13, 27:27, 28:14, 32:2, 32:10, 32:25, 32:27, 33:17, 34:25, 34:27, 35:25, 36:6, 36:15, 36:24, 36:25, 39:17, 39:19, 41:10, 42:12, 42:21, 42:22, 42:24, 46:18, 46:19, 47:6, 47:23, 47:25, 47:26, 49:19, 49:23, 49:29, 55:7, 57:3, 57:10, 57:14, 62:6, 62:7, 62:12, 65:16, 67:15, 70:19, 71:5, 71:7, 71:18, 72:17, 72:24, 76:14, 77:28, 78:27, 79:5, 80:26, 81:4, 81:6, 81:11, 82:1, 83:9, 83:11, 83:14, 86:10, 89:17, 89:24, 90:5, 90:23, 90:25, 91:6, 91:11, 91:14, 91:25, 91:29, 92:12, 93:5, 93:6, 93:13, 93:22, 94:1, 94:8, 95:4, 97:21, 97:24, 100:17, 100:19, 101:15, 101:23, 102:25, 103:4, 105:1, 107:14, 107:18, 108:14, 118:24, 129:13, 132:14, 138:14</p> <p>people's [4] - 36:19, 102:10, 104:4, 105:20</p> <p>per [5] - 5:19, 13:3, 24:19, 116:11, 126:4</p> <p>percent [3] - 34:29, 36:26, 37:25</p> <p>percentage [2] - 76:20, 127:29</p> <p>performance [2] - 6:2, 6:19</p> <p>period [8] - 4:29, 68:18, 71:6, 71:20, 99:3,</p>	<p>109:20, 133:21, 133:26</p> <p>periods [1] - 106:22</p> <p>periphery [1] - 75:18</p> <p>permeates [1] - 107:21</p> <p>permission [9] - 31:15, 42:2, 42:4, 42:6, 42:15, 72:15, 84:29, 85:4, 97:26</p> <p>person [10] - 21:6, 23:10, 25:20, 27:15, 28:14, 35:16, 42:14, 42:17, 73:16</p> <p>person's [1] - 118:19</p> <p>personally [3] - 44:6, 88:8, 88:15</p> <p>persons' [1] - 28:19</p> <p>perspective [5] - 14:20, 88:23, 89:29, 102:18</p> <p>petty [1] - 56:29</p> <p>Phase [16] - 24:22, 50:25, 50:26, 50:27, 51:2, 51:3, 51:5, 51:12, 51:16, 51:17, 51:28, 52:5, 52:6</p> <p>phased [1] - 53:18</p> <p>phases [2] - 35:1, 53:19</p> <p>phasing [2] - 115:1, 115:5</p> <p>Phelan [1] - 122:1</p> <p>Philip [1] - 30:14</p> <p>photograph [1] - 48:24</p> <p>physical [2] - 8:29, 10:20</p> <p>pick [2] - 44:24, 61:28</p> <p>picked [2] - 87:11, 87:13</p> <p>pictures [1] - 25:2</p> <p>piece [10] - 60:25, 61:17, 99:8, 100:19, 100:23, 100:24, 103:7, 104:6,</p>	<p>112:12, 113:1</p> <p>piecemeal [1] - 81:21</p> <p>pieces [2] - 100:15, 103:17</p> <p>pillars [1] - 67:17</p> <p>pity [1] - 55:23</p> <p>place [29] - 5:8, 7:26, 9:28, 11:28, 13:2, 14:11, 16:3, 17:17, 20:6, 20:11, 30:12, 31:21, 34:25, 43:24, 45:16, 47:3, 49:6, 51:4, 69:6, 72:10, 76:15, 80:26, 81:29, 86:29, 106:4, 121:7, 135:17, 138:5</p> <p>placement [1] - 75:2</p> <p>places [10] - 45:13, 65:16, 67:15, 69:7, 76:11, 81:26, 90:12, 91:1, 132:18</p> <p>Plan [25] - 13:13, 13:14, 63:25, 65:22, 65:27, 68:2, 68:6, 68:13, 70:16, 71:11, 71:22, 74:4, 75:11, 76:10, 77:4, 82:14, 90:21, 95:21, 95:23, 108:27, 110:2, 115:11, 116:14, 116:24</p> <p>plan [36] - 13:15, 26:13, 37:13, 42:10, 65:9, 66:7, 68:10, 68:12, 75:5, 75:6, 76:27, 81:1, 81:7, 82:25, 82:27, 83:8, 83:21, 84:10, 84:14, 84:24, 84:27, 85:9, 85:11, 88:6, 98:7, 99:28, 102:4, 103:20, 104:2, 105:7, 106:25, 109:19, 114:11, 114:12, 116:10</p> <p>planned [1] - 83:6</p> <p>Planner [2] -</p>	<p>58:18, 61:18</p> <p>Planning [28] - 22:16, 55:15, 59:29, 60:28, 61:3, 61:29, 62:1, 63:13, 63:24, 64:5, 65:21, 66:1, 67:24, 68:14, 74:6, 74:10, 79:9, 79:11, 80:8, 97:29, 98:6, 103:2, 103:6, 105:16, 106:18, 106:21, 115:28, 116:23</p> <p>planning [42] - 25:25, 31:15, 38:10, 42:6, 42:9, 42:15, 45:6, 45:16, 49:8, 49:9, 49:10, 58:27, 59:10, 59:26, 60:22, 60:25, 60:26, 61:5, 61:11, 61:17, 62:9, 62:17, 63:5, 63:29, 64:23, 64:26, 66:17, 70:12, 70:16, 72:6, 72:12, 72:14, 80:28, 84:21, 84:29, 85:1, 97:25, 100:23, 108:27, 109:4, 129:2</p> <p>Plans [6] - 65:6, 105:14, 105:17, 106:28, 107:8, 107:9</p> <p>plans [9] - 26:4, 43:14, 65:7, 77:4, 88:14, 89:25, 94:5, 107:2, 107:7</p> <p>plant [1] - 94:15</p> <p>plaque [1] - 85:2</p> <p>play [2] - 26:15, 56:26</p> <p>playing [1] - 41:29</p> <p>Pleanála [1] - 85:3</p> <p>pleasure [4] - 13:29, 34:14, 34:15, 55:27</p> <p>plenary [1] - 67:3</p> <p>plucked [1] - 135:23</p> <p>plumbing [1] -</p>	<p>27:10</p> <p>plus [3] - 53:6, 123:16, 123:19</p> <p>point [27] - 4:8, 21:10, 31:12, 41:18, 41:27, 41:28, 43:2, 43:21, 43:29, 44:24, 45:25, 49:5, 52:17, 54:24, 55:5, 76:4, 87:1, 88:13, 97:7, 103:16, 103:27, 119:20, 119:24, 124:2, 134:13, 134:18, 136:13</p> <p>pointed [1] - 38:18</p> <p>points [4] - 20:10, 43:6, 44:18, 95:18</p> <p>policies [2] - 70:12, 101:4</p> <p>policy [16] - 10:29, 38:6, 63:15, 65:7, 65:22, 67:5, 69:20, 69:22, 69:23, 70:15, 70:21, 78:19, 94:7, 100:4, 106:17, 122:12</p> <p>Policy [2] - 35:18, 139:18</p> <p>political [4] - 49:27, 60:12, 82:24, 102:17</p> <p>politically [1] - 81:22</p> <p>politicians [1] - 88:5</p> <p>politics [1] - 47:27</p> <p>popped [1] - 39:28</p> <p>population [48] - 62:13, 64:12, 64:18, 66:5, 70:25, 71:5, 71:14, 71:19, 72:16, 75:22, 76:6, 77:6, 77:11, 77:13, 77:24, 79:4, 79:25, 80:15, 80:29, 81:18, 81:20, 83:1, 83:5, 83:17, 83:18, 84:24, 86:10, 93:29, 95:11, 102:23,</p>	<p>104:26, 107:12, 108:5, 110:1, 123:4, 124:7, 124:13, 124:17, 124:23, 124:27, 125:17, 125:20, 126:2, 134:17, 136:24, 137:10, 137:12</p> <p>populations [5] - 70:29, 71:12, 71:16, 121:16, 134:19</p> <p>portal [1] - 69:28</p> <p>pose [1] - 108:11</p> <p>position [1] - 108:8</p> <p>positive [1] - 36:3</p> <p>possibility [1] - 91:19</p> <p>possible [13] - 33:22, 33:23, 34:5, 38:29, 39:1, 44:15, 54:25, 59:5, 100:18, 117:26, 129:26, 138:16, 138:17</p> <p>possibly [4] - 43:13, 78:8, 81:15, 125:11</p> <p>post [5] - 13:1, 19:8, 78:10, 95:1, 106:28</p> <p>potential [1] - 96:11</p> <p>Poulaphouca [1] - 58:21</p> <p>power [1] - 129:3</p> <p>powers [2] - 97:14, 122:24</p> <p>Powerscourt [4] - 120:9, 120:11, 125:8, 137:5</p> <p>practicable [1] - 125:28</p> <p>practical [1] - 48:8</p> <p>practice [2] - 6:1, 10:4</p> <p>practices [5] - 6:6, 14:19, 14:22, 15:1, 16:17</p> <p>praise [1] - 35:13</p> <p>pre [3] - 52:10, 53:7, 67:29</p> <p>pre-draft [1] -</p>
--	---	---	---	--	--

<p>67:29</p> <p>pre-existing [2] - 52:10, 53:7</p> <p>predominantly [1] - 24:27</p> <p>premature [1] - 133:19</p> <p>preparation [3] - 63:12, 65:7, 122:8</p> <p>prepare [3] - 65:27, 68:4, 68:8</p> <p>prepared [4] - 12:22, 20:15, 65:23, 68:22</p> <p>preparing [1] - 66:27</p> <p>presence [1] - 99:23</p> <p>present [9] - 55:13, 58:5, 58:15, 68:3, 69:16, 111:29, 113:15, 116:18, 133:19</p> <p>presentation [24] - 14:26, 16:28, 17:4, 22:20, 22:21, 44:25, 55:20, 58:15, 59:28, 70:5, 71:24, 73:10, 73:21, 77:9, 78:1, 79:8, 79:10, 80:12, 87:18, 90:11, 95:18, 97:11, 99:4, 134:14</p> <p>presented [1] - 103:10</p> <p>press [1] - 4:26</p> <p>pressed [2] - 56:14, 56:16</p> <p>pressure [4] - 43:15, 78:11, 98:8, 138:26</p> <p>presuppose [1] - 52:7</p> <p>pretend [1] - 104:9</p> <p>pretty [1] - 93:29</p> <p>prevalent [1] - 107:15</p> <p>preventing [1] - 9:3</p> <p>previous [9] - 22:10, 30:13, 35:21, 36:21, 46:26, 70:9, 82:27, 110:2,</p>	<p>132:10</p> <p>previously [10] - 46:21, 109:21, 111:2, 112:6, 112:15, 113:19, 113:27, 114:15, 114:25, 121:15</p> <p>primarily [4] - 44:24, 58:27, 60:4, 61:20</p> <p>primary [2] - 59:27, 77:14</p> <p>priorities [1] - 53:16</p> <p>Priority [3] - 118:21, 118:25, 119:4</p> <p>private [4] - 31:18, 47:8, 50:12, 78:25</p> <p>Private [1] - 32:9</p> <p>privilege [1] - 49:28</p> <p>proactive [1] - 21:8</p> <p>problem [10] - 27:12, 33:19, 53:8, 76:1, 85:6, 89:4, 91:3, 94:14, 94:17, 138:4</p> <p>problems [2] - 72:24, 79:28</p> <p>procedure [1] - 56:15</p> <p>procedures [7] - 6:6, 10:12, 11:27, 11:29, 13:6, 14:23, 20:11</p> <p>proceed [21] - 37:17, 110:14, 110:22, 111:1, 111:11, 111:23, 112:6, 112:7, 112:10, 112:15, 112:16, 113:10, 113:11, 113:18, 113:27, 114:14, 114:15, 114:17, 115:29, 116:1, 116:4</p> <p>proceeding [2] - 115:13, 115:20</p> <p>proceeds [1] - 116:3</p> <p>process [30] - 7:5, 10:24, 10:26, 12:2, 13:23, 38:10, 51:19, 51:20, 60:11, 63:3, 66:19,</p>	<p>67:22, 67:27, 68:1, 68:2, 68:6, 68:13, 68:28, 69:14, 69:15, 69:19, 95:20, 99:6, 99:17, 99:22, 99:29, 101:8, 108:2, 108:12</p> <p>Process [1] - 10:22</p> <p>processes [5] - 5:25, 13:6, 13:19, 59:2, 101:1</p> <p>procurement [4] - 14:17, 14:18, 14:22, 15:1</p> <p>Procurement [2] - 11:12, 14:25</p> <p>produced [2] - 41:2, 74:5</p> <p>Prof [1] - 121:2</p> <p>professional [2] - 7:4, 10:13</p> <p>profiling [1] - 10:29</p> <p>profit [2] - 92:15</p> <p>programme [6] - 5:23, 13:26, 14:15, 53:14, 73:1, 86:1</p> <p>Programme [1] - 59:17</p> <p>Programmes [1] - 59:16</p> <p>progress [2] - 13:21, 14:28</p> <p>progressing [1] - 88:7</p> <p>project [12] - 12:9, 13:2, 19:8, 29:18, 29:25, 35:13, 36:14, 36:15, 36:17, 42:7, 57:13, 87:2</p> <p>projects [4] - 11:18, 49:26, 57:6, 74:19</p> <p>prominence [1] - 75:11</p> <p>prominent [1] - 45:8</p> <p>promote [2] - 6:18, 73:4</p> <p>promoting [1] - 16:16</p> <p>prompt [1] - 69:17</p> <p>promptly [1] - 8:17</p>	<p>proofed [1] - 75:4</p> <p>proper [7] - 41:24, 42:12, 43:17, 81:7, 81:29, 129:3, 129:21</p> <p>properly [1] - 80:25</p> <p>properties [1] - 89:10</p> <p>property [2] - 21:17, 115:12</p> <p>proposal [14] - 3:20, 32:24, 44:11, 44:18, 56:12, 78:13, 111:23, 116:10, 117:19, 117:26, 120:19, 120:22, 135:5, 137:15</p> <p>proposals [3] - 3:11, 44:21, 79:15</p> <p>propose [32] - 3:14, 34:15, 55:19, 55:28, 56:2, 56:4, 56:9, 56:19, 56:23, 57:2, 74:4, 110:3, 110:24, 111:13, 111:15, 112:19, 113:20, 113:28, 114:6, 114:17, 114:19, 114:26, 115:14, 116:1, 116:15, 116:29, 117:20, 135:8, 136:2, 139:15, 139:20</p> <p>proposed [19] - 13:14, 22:18, 49:14, 55:11, 55:16, 70:11, 89:26, 110:6, 110:15, 111:3, 112:9, 112:26, 113:12, 115:7, 115:22, 115:27, 117:2, 129:17, 135:13</p> <p>proposer [6] - 4:20, 29:8, 55:10, 57:29, 139:14, 139:19</p> <p>proposers [1] - 110:4</p> <p>proposing [9] - 33:6, 33:19, 33:21, 34:7,</p>	<p>54:13, 71:15, 112:7, 112:16, 130:26</p> <p>Protocol [3] - 82:13, 121:2, 139:12</p> <p>protocols [1] - 10:9</p> <p>proved [1] - 68:27</p> <p>proven [1] - 101:1</p> <p>provide [7] - 10:14, 18:15, 36:23, 76:28, 84:26, 122:29, 124:4</p> <p>provided [5] - 20:7, 24:15, 45:27, 100:2, 123:26</p> <p>provider [2] - 13:25, 17:17</p> <p>provides [8] - 12:15, 13:10, 123:22, 124:15, 124:24, 125:13, 125:25, 126:9</p> <p>providing [3] - 25:7, 25:9, 77:20</p> <p>provision [2] - 23:9, 28:25</p> <p>provisional [1] - 137:18</p> <p>PSC [1] - 11:15</p> <p>public [13] - 10:18, 13:8, 23:14, 24:4, 67:29, 69:26, 76:23, 127:20, 129:14, 130:7, 130:8, 134:5, 138:28</p> <p>Public [9] - 11:10, 11:14, 11:17, 11:26, 12:11, 13:3, 13:11, 15:12, 62:1</p> <p>published [2] - 63:17, 100:11</p> <p>pumping [1] - 95:4</p> <p>pupils [1] - 117:25</p> <p>purchase [1] - 32:11</p> <p>pure [1] - 21:24</p> <p>purely [2] - 73:28, 119:3</p>	<p>purpose [4] - 8:8, 9:1, 9:21, 123:3</p> <p>purposes [2] - 59:19, 87:13</p> <p>pursue [1] - 21:4</p> <p>pursuing [1] - 21:5</p> <p>push [3] - 46:22, 88:11, 89:16</p> <p>pushing [1] - 77:16</p> <p>put [36] - 20:11, 30:27, 37:21, 38:27, 38:28, 39:8, 41:23, 41:27, 43:24, 44:27, 45:3, 50:17, 67:12, 68:5, 72:9, 76:13, 81:29, 83:25, 85:6, 87:23, 87:29, 88:2, 90:22, 98:8, 114:13, 114:24, 115:3, 116:9, 117:22, 119:26, 120:24, 127:9, 131:16, 134:28, 137:28, 138:25</p> <p>puts [2] - 47:9, 109:24</p> <p>putting [13] - 26:11, 33:14, 46:15, 71:15, 82:3, 88:10, 94:15, 119:29, 129:22, 132:19, 132:27, 133:1, 133:4</p>
Q					
					<p>qualification [1] - 70:13</p> <p>Quality [1] - 11:10</p> <p>quality [4] - 11:13, 45:7, 45:19, 107:24</p> <p>quarter [3] - 62:12, 88:29</p> <p>Quay [1] - 138:12</p> <p>queries [1] - 54:7</p> <p>questions [10] - 29:18, 59:4, 59:6, 61:20, 61:23, 69:4, 69:16, 70:6,</p>

<p>105:25, 118:12 quick [7] - 25:5, 49:1, 70:28, 87:17, 109:8, 136:6, 139:2 quicker [1] - 137:24 quickly [4] - 102:1, 105:9, 138:15, 138:17 Quirke [2] - 138:1, 138:9 quite [18] - 25:15, 27:14, 27:26, 32:5, 34:5, 36:5, 39:10, 59:15, 59:18, 61:9, 63:17, 66:4, 68:27, 75:25, 75:26, 104:14, 106:18, 110:13 quo [5] - 126:21, 134:20, 134:22, 135:16, 137:22</p>	<p>rapidly [1] - 75:21 RAS [1] - 32:8 rate [4] - 21:16, 21:19, 21:29, 22:3 rates [2] - 20:16, 86:16 Rathdown [2] - 136:17, 136:25 rather [2] - 102:3, 129:21 rating [4] - 8:15, 9:12, 10:6, 11:3 Rating [1] - 7:9 ratings [1] - 7:11 rationale [2] - 22:26, 131:13 Ravenswell [1] - 3:16 RE [1] - 115:18 re [1] - 31:14 read [7] - 46:12, 88:3, 118:11, 132:6, 132:20, 132:25, 132:28 reading [2] - 98:18, 118:15 real [3] - 7:29, 76:1, 108:23 realise [1] - 31:1 realistic [1] - 87:28 reality [2] - 47:5, 128:11 really [49] - 17:22, 18:1, 21:6, 29:22, 38:8, 38:21, 38:22, 38:23, 42:23, 43:17, 43:27, 44:25, 45:27, 47:5, 47:24, 50:6, 65:15, 70:11, 70:26, 70:27, 71:17, 71:25, 71:28, 80:13, 80:14, 80:16, 81:26, 82:15, 85:19, 85:25, 86:8, 88:2, 88:22, 90:2, 90:12, 110:13, 120:26, 125:21, 126:5, 129:14, 129:15, 129:26, 133:11, 134:20, 135:21, 135:29, 136:25 reappraise [1] - 88:25</p>	<p>reason [11] - 33:2, 43:13, 52:27, 56:4, 67:12, 87:10, 92:13, 92:14, 100:22, 102:3, 129:20 reasonable [4] - 13:2, 33:29, 44:1, 46:14 reasoning [1] - 92:18 reasons [1] - 4:15 rebalancing [1] - 62:19 receipts [2] - 9:29, 12:1 receive [2] - 4:13, 119:4 received [5] - 15:24, 30:13, 30:16, 31:13, 31:26 receiver [1] - 115:12 recent [3] - 9:17, 107:2, 107:3 recently [7] - 55:21, 59:18, 60:27, 61:9, 79:12, 84:27 recognised [2] - 18:4, 59:18 recommend [2] - 114:14, 114:15 recommendati on [4] - 110:13, 111:16, 112:20, 133:15 recommendati ons [12] - 6:22, 8:10, 8:16, 9:13, 9:14, 9:24, 11:4, 11:5, 18:26, 18:27, 67:6, 122:16 recommended [4] - 113:26, 114:25, 123:28, 126:12 recommending [6] - 110:22, 111:1, 111:11, 112:6, 112:15, 131:10 recommends [6] - 113:18, 113:27, 114:5, 115:6, 115:13, 115:20</p>	<p>reconciliations [1] - 10:12 record [10] - 7:3, 8:8, 9:21, 16:3, 41:23, 41:27, 56:20, 113:2, 138:26 recorded [3] - 31:7, 31:12, 132:29 recording [1] - 8:12 recoupment [1] - 12:2 recovery [1] - 9:10 red [1] - 23:29 redesignating [1] - 98:22 redesigning [1] - 74:10 redirect [1] - 76:10 reduce [3] - 122:12, 125:1, 125:5 reduced [1] - 127:24 reduces [1] - 54:19 reducing [1] - 79:4 reduction [4] - 90:12, 90:17, 90:20, 90:25 reference [8] - 67:21, 74:26, 122:28, 124:4, 125:6, 127:10, 128:2, 136:18 referred [3] - 18:7, 31:8, 105:29 referring [2] - 21:11, 46:4 reflect [2] - 10:20, 22:24 reflects [4] - 13:18, 24:24, 59:12, 104:5 Reform [1] - 121:29 reform [2] - 128:25, 129:28 refuse [1] - 34:4 refused [3] - 31:15, 84:28, 85:3 regard [25] - 14:12, 14:20,</p>	<p>39:9, 73:29, 82:13, 82:23, 82:25, 83:17, 84:4, 84:9, 84:18, 84:21, 85:7, 85:9, 85:10, 94:19, 123:4, 129:17, 129:18, 129:28, 130:1, 130:3, 133:27, 137:3, 137:8 regarding [10] - 3:16, 17:7, 21:12, 28:18, 51:9, 51:11, 51:20, 52:28, 53:2, 54:6 regards [23] - 19:25, 19:29, 20:15, 21:8, 31:13, 35:1, 35:9, 35:12, 36:1, 36:4, 36:16, 55:22, 57:5, 81:18, 85:28, 120:19, 122:10, 127:25, 127:26, 128:1, 132:22, 138:24, 138:26 regeneration [1] - 66:11 regime [1] - 131:17 Region [2] - 76:1, 79:14 region [23] - 58:29, 60:17, 62:20, 62:24, 63:23, 64:1, 64:11, 64:15, 64:16, 64:18, 65:1, 65:3, 65:14, 66:5, 66:8, 66:22, 68:24, 69:2, 96:8, 96:10, 97:5, 107:1, 107:7 Region's [1] - 60:16 Regional [20] - 58:9, 58:16, 59:1, 59:12, 59:16, 59:17, 59:28, 60:11, 61:4, 63:20, 65:25, 66:1, 75:15, 82:12, 82:16, 84:15, 85:24, 105:17, 106:19 regional [14] - 59:23, 62:17, 63:11, 64:22,</p>	<p>64:23, 64:25, 65:1, 65:8, 65:12, 66:11, 74:11, 74:20, 100:13, 100:25 regions [5] - 59:19, 59:27, 60:3, 62:21, 76:17 Regions [2] - 60:8, 60:9 regions' [1] - 76:14 regularity [1] - 8:12 regularly [2] - 5:7, 61:8 Regulation [1] - 15:7 Regulations [2] - 15:8, 22:17 reject [1] - 129:27 related [1] - 8:11 relates [1] - 4:6 relation [15] - 4:3, 5:23, 6:9, 17:2, 18:23, 19:13, 20:13, 79:18, 108:23, 120:7, 121:25, 134:19, 135:24, 136:13, 139:12 relations [3] - 119:23, 119:26, 121:3 relationship [3] - 29:16, 121:9, 134:5 relationships [2] - 15:16, 61:8 relevant [3] - 63:5, 65:20, 126:16 relied [1] - 106:8 reluctant [1] - 39:25 remain [2] - 125:7, 126:22 remainder [1] - 122:6 remains [1] - 126:29 remember [2] - 53:13, 82:29 reminded [2] - 4:3, 119:12 remit [1] - 117:24 render [1] -</p>
R					
<p>Radio [1] - 72:22 radio [1] - 79:12 raibh [9] - 4:1, 4:10, 16:25, 20:20, 20:29, 21:9, 86:21, 119:9, 121:11 rail [3] - 75:28, 75:29, 76:28 rails [2] - 70:27, 71:21 railway [1] - 112:13 rain [1] - 112:23 raise [4] - 46:22, 50:10, 100:1, 138:24 raised [9] - 19:16, 19:26, 20:10, 35:17, 39:5, 44:24, 99:11, 127:19, 127:28 raising [2] - 38:19, 129:2 Raithín [1] - 3:16 ramped [1] - 27:18 ran [1] - 42:16 range [4] - 64:1, 98:28, 123:16, 123:19</p>					

25:27 Rent [1] - 32:8 rent [2] - 20:16, 90:14 Rental [2] - 11:22, 11:23 Renting [1] - 32:9 repeat [2] - 37:5, 80:4 replaced [1] - 17:10 replacement [3] - 17:7, 17:14, 27:25 Report [10] - 4:6, 4:13, 11:11, 14:4, 14:7, 14:10, 20:14, 21:12, 22:12, 118:10 report [27] - 6:9, 6:12, 8:17, 9:14, 10:1, 10:23, 11:9, 11:13, 11:19, 18:29, 20:24, 22:15, 30:12, 40:11, 43:10, 55:14, 57:20, 57:24, 68:8, 109:23, 109:26, 122:2, 122:21, 138:3, 138:29 report's [1] - 14:13 reported [2] - 13:22, 15:10 reporting [2] - 5:25, 6:5 Reports [1] - 12:21 reports [5] - 17:27, 18:8, 19:4, 19:5, 54:3 represent [3] - 83:14, 84:12, 100:26 representation [3] - 101:14, 123:16, 129:21 representation [4] - 35:12, 78:22, 99:5, 102:18 representative [1] - 35:25 representative [6] - 30:3, 30:15, 31:24, 41:20, 127:21, 132:16 represented [5]	- 101:14, 101:16, 101:18, 104:14, 104:17 representing [3] - 83:9, 103:5, 134:3 represents [2] - 35:26, 99:26 reps [1] - 129:14 Republic [1] - 97:2 request [4] - 30:5, 30:24, 43:28, 68:19 requested [2] - 30:7, 31:25 required [3] - 9:18, 75:21, 91:20 requirement [3] - 13:3, 62:14, 96:26 requirements [3] - 13:7, 24:14, 77:22 requires [2] - 11:17, 15:8 rescue [1] - 25:29 rescued [1] - 26:2 Research [1] - 68:22 reservations [1] - 80:8 reserved [1] - 66:29 resident [1] - 31:24 residential [5] - 110:11, 110:20, 110:29, 111:8, 112:2 Residents [1] - 119:28 residents [20] - 29:16, 29:24, 30:3, 30:5, 31:26, 33:1, 38:11, 38:14, 38:15, 38:19, 39:6, 40:4, 40:9, 40:16, 40:25, 40:26, 41:18, 43:18, 44:19, 46:13 Residents' [1] - 30:15 residual [1] - 7:21 resistance [1] -	84:4 resolve [1] - 41:8 resolved [1] - 54:26 resourced [1] - 8:27 resources [8] - 9:16, 17:23, 17:25, 18:1, 18:2, 18:17, 47:22 respect [6] - 6:19, 9:28, 22:17, 55:16, 124:7, 124:27 response [5] - 6:11, 6:24, 21:10, 49:16, 109:29 responses [1] - 14:13 responsibilities [2] - 8:25, 10:28 responsibility [2] - 15:15, 47:16 rest [7] - 23:8, 48:25, 66:22, 90:4, 96:27, 112:14, 128:8 restrict [2] - 71:15, 71:19 restricted [2] - 71:1, 87:14 restricting [1] - 70:29 restriction [3] - 71:9, 78:14, 80:2 restrictions [2] - 71:16, 85:18 restrictive [2] - 70:16, 80:1 result [2] - 92:29, 109:19 resulting [1] - 75:27 results [2] - 110:2, 122:10 retail [1] - 64:2 retain [3] - 46:2, 129:20, 137:21 retained [2] - 128:5, 134:22 retired [1] - 16:11 returning [2] - 32:10, 126:8 reversed [1] - 78:15 revert [1] - 4:11 review [27] - 6:5, 6:8, 6:15, 6:22,	7:11, 8:7, 8:8, 8:11, 8:16, 8:22, 9:13, 9:21, 10:7, 10:23, 11:4, 11:23, 13:2, 13:8, 18:24, 19:8, 19:25, 121:12, 121:26, 122:1, 122:8, 123:3, 136:15 reviewed [3] - 11:18, 15:9, 73:13 reviewing [1] - 5:7 revised [1] - 125:4 revision [1] - 122:22 rewritten [1] - 102:5 ridiculous [2] - 81:9, 129:11 rigorous [1] - 19:27 rigours [1] - 68:14 Ring [3] - 87:18, 87:22, 132:4 risk [16] - 5:25, 6:16, 7:15, 7:20, 7:21, 7:25, 7:28, 8:1, 10:24, 10:26, 10:27, 10:29, 15:18 Risk [2] - 10:22, 68:15 risks [1] - 8:11 River [2] - 12:7, 12:8 Road [24] - 23:2, 23:3, 24:10, 28:10, 31:15, 32:25, 32:26, 33:12, 33:15, 33:17, 37:7, 37:10, 37:16, 37:20, 43:4, 43:7, 44:8, 44:14, 48:6, 48:17, 49:7, 53:29, 115:19 road [13] - 26:28, 31:23, 32:29, 36:2, 40:7, 40:25, 49:4, 76:3, 81:24, 86:11, 90:6, 90:8, 130:18 roads [5] - 18:11, 90:18,	104:11, 113:16, 113:24 Roadstone [2] - 113:18, 113:25 Robert [2] - 2:13, 2:23 robust [3] - 7:15, 9:3, 10:2 role [5] - 5:23, 44:26, 61:21, 64:28, 66:19 roles [1] - 8:25 Ronan [1] - 3:3 Ronnie [2] - 24:8, 36:17 roof [1] - 26:2 room [1] - 86:4 roughly [1] - 51:23 roundabout [2] - 48:9, 48:11 rounded [2] - 124:9, 124:18 Roundwood [1] - 71:8 route [1] - 87:7 routes [1] - 134:6 RSES [4] - 66:15, 79:8, 82:14, 108:13 RTÉ [1] - 87:19 rubbish [1] - 89:22 Rule [1] - 96:18 ruled [1] - 43:8 rules [2] - 31:17, 42:21 rumour [2] - 73:23 rumours [1] - 58:20 run [2] - 70:1, 122:28 runner [1] - 37:16 running [3] - 20:17, 37:13, 38:25 rural [51] - 62:26, 64:12, 70:12, 70:16, 70:29, 72:7, 72:9, 72:11, 72:16, 72:19, 73:25, 73:29, 77:11, 77:22, 77:28, 78:6, 78:10, 79:2, 83:9, 83:13, 83:14, 83:26,	84:12, 85:20, 85:22, 87:20, 87:25, 88:1, 88:5, 88:17, 89:13, 89:15, 94:21, 94:23, 95:2, 95:8, 95:10, 95:13, 97:19, 97:21, 97:22, 97:24, 98:1, 98:2, 98:9, 99:8, 103:27, 104:1, 104:14 rural/urban [1] - 92:7 Ryan [1] - 4:21
S					
<p>sac [2] - 23:12, 42:12 safety [1] - 31:16 sample [1] - 25:5 Satisfactory [1] - 7:19 Satisfactory" [1] - 10:7 satisfy [1] - 13:7 Saturday [1] - 33:24 SAVAGE [1] - 18:29 Savage [1] - 5:12 saw [3] - 53:17, 91:28, 113:1 scale [4] - 5:3, 50:1, 63:11, 100:25 scandalous [1] - 130:6 scene [1] - 131:7 schedule [1] - 115:2 Scheme [9] - 8:7, 11:22, 11:24, 12:7, 12:8, 18:24, 19:7, 19:26, 19:28 scheme [15] - 8:13, 11:27, 12:10, 12:13, 12:17, 12:18, 12:25, 12:27, 13:1, 13:4, 13:6, 13:9, 24:6, 29:6, 118:19</p>					

<p>scheme's [1] - 12:20</p> <p>schemes [4] - 29:7, 31:18, 45:7, 53:16</p> <p>school [4] - 32:26, 77:14, 77:25, 130:23</p> <p>schools [10] - 3:17, 77:15, 77:17, 77:20, 77:24, 78:5, 78:7, 95:1, 108:27, 117:25</p> <p>scope [1] - 10:23</p> <p>scrapped [1] - 78:15</p> <p>scratch [1] - 87:29</p> <p>screen [1] - 58:21</p> <p>script [1] - 118:15</p> <p>sea [1] - 97:17</p> <p>SEA [2] - 68:14, 111:18</p> <p>seabank [1] - 111:8</p> <p>seamless [1] - 38:29</p> <p>Sean [2] - 61:12, 138:21</p> <p>seat [5] - 96:7, 96:12, 96:22, 123:27, 126:12</p> <p>seater [2] - 126:20, 127:25</p> <p>seaters [4] - 126:21, 128:7, 129:19, 134:27</p> <p>seats [2] - 128:3, 129:20</p> <p>second [27] - 2:21, 34:18, 41:27, 45:9, 55:29, 56:23, 57:2, 60:20, 72:13, 111:14, 112:8, 112:18, 113:21, 113:29, 114:7, 114:18, 114:19, 114:27, 115:15, 116:2, 116:16, 117:3, 117:27, 118:1, 135:10, 139:16, 139:21</p> <p>secondary [1] - 77:15</p>	<p>seconded [14] - 4:20, 55:12, 110:6, 110:8, 110:16, 110:25, 111:4, 112:10, 112:26, 113:12, 114:20, 115:8, 115:23, 117:4</p> <p>seconded [9] - 34:17, 57:29, 111:22, 111:23, 111:24, 117:28, 135:9, 139:14, 139:19</p> <p>seconders [1] - 110:5</p> <p>secondly [1] - 95:25</p> <p>seconds [1] - 116:4</p> <p>secretariat [1] - 60:8</p> <p>Secretary [1] - 121:24</p> <p>secretary [1] - 60:9</p> <p>Section [3] - 11:13, 54:29, 55:20</p> <p>section [2] - 28:7, 36:1</p> <p>sections [1] - 8:26</p> <p>sector [2] - 78:25, 105:27</p> <p>sectors [2] - 106:1, 106:2</p> <p>sectors' [1] - 101:18</p> <p>secure [1] - 10:14</p> <p>security [5] - 9:3, 9:28, 10:19, 10:20, 19:14</p> <p>see [55] - 17:1, 18:7, 19:27, 19:29, 23:8, 23:11, 23:12, 25:8, 25:22, 25:27, 26:7, 26:17, 26:28, 27:6, 27:29, 29:4, 40:11, 43:5, 43:10, 43:12, 44:6, 44:13, 44:14, 45:17, 49:3, 52:27, 53:7, 55:7, 56:27, 57:6, 58:20, 64:17, 65:11, 68:24,</p>	<p>69:1, 69:5, 75:10, 76:24, 78:1, 80:23, 86:5, 92:3, 99:28, 100:8, 100:16, 101:5, 103:19, 108:10, 121:3, 127:23, 128:1, 128:20, 133:21, 133:26, 135:23</p> <p>seek [2] - 51:8, 57:7</p> <p>seeking [1] - 126:21</p> <p>seem [3] - 88:27, 92:13, 124:29</p> <p>sees [2] - 18:13, 19:2</p> <p>selected [1] - 11:18</p> <p>selection [1] - 19:9</p> <p>sell [1] - 103:6</p> <p>send [1] - 136:2</p> <p>sending [1] - 139:6</p> <p>Senior [4] - 58:18, 61:18, 67:7, 106:3</p> <p>sense [7] - 49:20, 83:5, 83:8, 129:9, 131:3, 131:23, 134:29</p> <p>separate [5] - 44:25, 51:4, 80:26, 80:27, 125:9</p> <p>September [1] - 139:6</p> <p>septic [2] - 92:9</p> <p>serious [3] - 39:7, 72:7, 121:9</p> <p>serves [1] - 5:6</p> <p>service [5] - 13:24, 17:17, 75:29, 76:29, 130:6</p> <p>Service [1] - 96:23</p> <p>Service/Heads [1] - 13:17</p> <p>services [5] - 10:13, 46:2, 69:7, 130:20, 130:24</p> <p>Services [3] - 1:19, 6:28, 17:5</p> <p>set [15] - 11:7, 13:7, 21:20, 21:28, 22:3, 22:5,</p>	<p>24:12, 30:20, 63:22, 63:28, 76:17, 96:17, 103:18, 128:2, 131:27</p> <p>set-up [1] - 96:17</p> <p>setback [1] - 26:6</p> <p>sets [1] - 13:14</p> <p>settings [1] - 77:29</p> <p>settlements [4] - 64:15, 64:16, 64:17, 66:9</p> <p>seven [10] - 55:13, 66:4, 86:14, 86:15, 123:26, 125:5, 125:6, 127:25, 128:3, 130:9</p> <p>several [1] - 35:19</p> <p>sewage [1] - 37:13</p> <p>sewerage [4] - 55:24, 90:18, 94:15, 94:22</p> <p>shall [7] - 80:7, 123:25, 124:6, 124:19, 124:26, 125:15, 125:27</p> <p>share [1] - 77:9</p> <p>shelf [5] - 86:25, 86:28, 101:23, 105:7</p> <p>shelf-type [1] - 105:7</p> <p>Shelly [2] - 28:29, 34:21</p> <p>Shelton [1] - 112:12</p> <p>shelved [1] - 86:27</p> <p>shop [1] - 138:13</p> <p>short [3] - 24:12, 124:22, 127:13</p> <p>shortage [1] - 77:14</p> <p>shortly [1] - 17:17</p> <p>shot [2] - 26:21, 33:1</p> <p>shouting [2] - 41:1, 41:2</p> <p>show [1] - 47:12</p> <p>showed [1] - 28:22</p> <p>shower [1] -</p>	<p>26:24</p> <p>showing [3] - 28:8, 107:16, 119:26</p> <p>shown [2] - 34:23, 107:14</p> <p>shows [1] - 23:4</p> <p>side [14] - 28:7, 33:7, 33:8, 43:8, 50:13, 57:22, 61:14, 67:6, 76:9, 87:5, 91:4, 112:13, 136:26</p> <p>sides [1] - 41:3</p> <p>signed [2] - 7:9, 48:5</p> <p>significance [1] - 7:12</p> <p>significant [3] - 14:27, 108:26, 111:19</p> <p>significantly [2] - 7:21, 39:10</p> <p>silence [1] - 3:6</p> <p>SILENCE [1] - 3:9</p> <p>siloed [1] - 103:17</p> <p>similar [5] - 29:27, 48:9, 68:1, 68:12, 71:9</p> <p>simple [4] - 38:18, 42:15, 46:28, 129:20</p> <p>single [5] - 24:27, 24:29, 28:6, 28:13, 75:5</p> <p>single-storey [3] - 24:27, 24:29, 28:6</p> <p>Sinn [1] - 98:16</p> <p>sister [1] - 2:12</p> <p>sit [3] - 29:21, 61:6, 71:27</p> <p>site [18] - 23:1, 23:3, 23:4, 23:8, 23:20, 23:22, 24:16, 31:16, 33:10, 37:10, 42:29, 43:26, 48:16, 48:19, 68:26, 112:14, 113:4</p> <p>sites [2] - 26:11, 66:7</p> <p>sits [2] - 73:12, 105:5</p> <p>sitting [4] - 49:22, 73:16, 106:3, 132:14</p>	<p>situation [15] - 3:16, 17:7, 29:27, 41:12, 44:4, 46:11, 46:26, 57:20, 71:9, 72:23, 80:17, 81:3, 85:3, 91:16, 117:19</p> <p>six [14] - 5:19, 23:21, 27:24, 30:22, 35:11, 41:11, 41:19, 50:2, 88:10, 97:1, 122:2, 126:20, 127:20, 139:13</p> <p>six-seater [1] - 126:20</p> <p>Sixties [1] - 92:7</p> <p>size [5] - 23:3, 122:12, 123:29, 126:13, 130:5</p> <p>skills [1] - 101:11</p> <p>sky [1] - 112:24</p> <p>slides [1] - 23:18</p> <p>slight [2] - 32:17, 53:2</p> <p>slightly [2] - 34:6, 87:5</p> <p>slipped [1] - 87:3</p> <p>slow [2] - 29:23, 56:5</p> <p>small [18] - 22:20, 22:21, 25:6, 27:26, 27:28, 72:10, 79:2, 87:12, 94:9, 94:10, 94:12, 94:24, 94:28, 95:5, 105:25, 126:3, 127:29, 137:4</p> <p>smart [1] - 45:28</p> <p>smoother [1] - 38:15</p> <p>Snell [7] - 34:19, 37:24, 55:8, 56:29, 131:11, 138:19, 139:17</p> <p>SNELL [5] - 34:20, 57:1, 127:16, 138:20, 139:15</p> <p>social [31] - 24:26, 31:18, 31:28, 32:6, 32:15, 32:21, 35:9, 36:23, 38:5, 38:7, 38:12,</p>
--	---	---	--	---	--

<p>38:16, 38:23, 38:24, 40:18, 44:5, 50:11, 55:7, 57:23, 57:26, 70:14, 70:21, 78:21, 78:26, 89:26, 89:27, 90:2, 91:26, 94:6, 98:3</p> <p>society [2] - 69:4, 92:24</p> <p>socioeconomic c [1] - 68:23</p> <p>soil [1] - 27:9</p> <p>soldiered [1] - 32:14</p> <p>solely [1] - 73:24</p> <p>solution [4] - 40:5, 54:8, 138:4, 138:5</p> <p>solutions [2] - 30:27, 52:14</p> <p>someone [5] - 33:29, 88:24, 89:20, 90:3, 119:12</p> <p>sometime [1] - 87:8</p> <p>sometimes [2] - 93:17, 101:6</p> <p>somewhat [2] - 106:16, 127:10</p> <p>somewhere [6] - 18:14, 46:24, 86:11, 98:23, 102:14, 135:26</p> <p>soon [3] - 60:1, 63:17, 117:26</p> <p>Sorcha [2] - 61:11, 116:23</p> <p>sorry [6] - 39:27, 87:16, 105:22, 113:25, 130:11, 136:6</p> <p>sort [9] - 23:13, 24:7, 48:27, 74:19, 77:11, 80:6, 91:15, 114:12, 114:13</p> <p>sorted [1] - 54:9</p> <p>sorts [1] - 37:12</p> <p>sound [2] - 27:11, 72:1</p> <p>sounds [1] - 127:8</p> <p>South [2] - 134:28, 138:12</p> <p>south [3] - 48:10, 91:4, 100:6</p>	<p>Southern [1] - 136:27</p> <p>SPA [2] - 67:4, 68:24</p> <p>space [7] - 23:13, 23:15, 24:5, 24:15, 26:12, 46:23, 50:18</p> <p>Spacial [1] - 65:26</p> <p>SPAs [2] - 100:27, 105:3</p> <p>Spatial [5] - 59:1, 59:28, 61:4, 63:20, 106:19</p> <p>spatial [5] - 64:9, 64:10, 64:28, 66:16, 132:3</p> <p>speaker [2] - 35:25, 130:9</p> <p>speakers [5] - 35:21, 36:21, 36:22, 132:10, 134:25</p> <p>speaking [1] - 136:27</p> <p>special [6] - 6:9, 24:27, 25:17, 28:5, 55:22, 55:26</p> <p>Special [1] - 58:10</p> <p>specific [7] - 21:17, 52:12, 65:6, 72:23, 120:16, 120:18, 120:20</p> <p>specifically [1] - 106:3</p> <p>specified [1] - 36:7</p> <p>specifies [1] - 136:17</p> <p>spend [2] - 45:3, 74:23</p> <p>Spending [7] - 11:10, 11:15, 11:17, 11:26, 12:11, 13:3, 13:11</p> <p>spent [4] - 35:23, 90:20, 94:14, 120:19</p> <p>split [2] - 126:20, 128:4</p> <p>splitting [1] - 134:26</p> <p>spoken [3] -</p>	<p>36:20, 46:5, 54:28</p> <p>sports [1] - 32:28</p> <p>spotted [1] - 20:24</p> <p>sprawl [1] - 107:19</p> <p>square [1] - 90:16</p> <p>squeeze [1] - 137:26</p> <p>staff [19] - 2:26, 6:29, 9:15, 10:16, 18:23, 19:14, 34:13, 40:1, 40:16, 41:15, 45:26, 46:3, 57:13, 61:15, 89:8, 89:9, 130:4, 138:21</p> <p>stage [11] - 19:2, 19:21, 48:15, 53:5, 68:29, 69:19, 69:21, 69:23, 74:3, 105:29, 109:19</p> <p>stages [2] - 63:2, 63:10</p> <p>stairs [1] - 27:26</p> <p>stakeholder [1] - 66:19</p> <p>stakeholders [1] - 107:23</p> <p>stamped [1] - 23:6</p> <p>stand [2] - 70:11, 90:1</p> <p>stand-out [1] - 70:11</p> <p>standard [2] - 26:24, 50:1</p> <p>Standing [7] - 3:12, 3:15, 3:24, 4:2, 117:8, 117:10, 119:12</p> <p>standing [3] - 28:1, 72:25, 103:19</p> <p>stands [3] - 93:15, 99:17, 123:18</p> <p>stark [2] - 34:26, 104:28</p> <p>start [13] - 2:5, 29:16, 31:1, 34:3, 37:14, 38:9, 51:16, 52:11, 77:16, 87:29, 93:11, 122:29,</p>	<p>135:28</p> <p>started [8] - 30:27, 42:3, 50:25, 51:21, 73:22, 82:28, 97:14</p> <p>starting [1] - 105:2</p> <p>starved [1] - 47:22</p> <p>State [2] - 67:10, 109:22</p> <p>state [3] - 28:17, 96:28, 132:2</p> <p>Statement [1] - 12:14</p> <p>statement [4] - 6:12, 30:8, 86:26, 86:28</p> <p>statements [1] - 6:8</p> <p>states [1] - 121:28</p> <p>stationary [1] - 10:1</p> <p>stats [2] - 21:12, 133:10</p> <p>status [6] - 57:25, 126:21, 134:20, 134:21, 135:16, 137:22</p> <p>Statutory [3] - 14:4, 14:7, 14:10</p> <p>statutory [13] - 51:5, 51:19, 65:6, 74:5, 84:25, 85:10, 104:6, 105:29, 106:20, 106:22, 106:23, 122:24</p> <p>stay [3] - 78:11, 78:12, 131:23</p> <p>stays [1] - 131:11</p> <p>stenographer [1] - 132:29</p> <p>stenographic [1] - 1:21</p> <p>Stenography [1] - 1:19</p> <p>STENOGRAPH Y [1] - 1:26</p> <p>step [1] - 94:7</p> <p>stepping [1] - 39:18</p> <p>steps [3] - 27:24, 28:8, 72:10</p> <p>still [11] - 21:29, 43:3, 45:17, 76:3,</p>	<p>81:26, 85:2, 85:3, 117:8, 128:5, 128:7</p> <p>stock [1] - 10:10</p> <p>stocks [1] - 9:28</p> <p>stone [1] - 39:19</p> <p>stop [4] - 54:21, 72:25, 78:20, 137:2</p> <p>store [2] - 32:28, 138:14</p> <p>stored [1] - 9:6</p> <p>storey [4] - 24:27, 24:29, 28:6</p> <p>story [1] - 29:22</p> <p>straight [1] - 56:20</p> <p>strategic [12] - 10:26, 13:21, 59:10, 59:26, 63:5, 63:22, 66:10, 67:8, 68:25, 85:1, 90:23, 100:22</p> <p>Strategic [3] - 35:18, 65:22, 67:24</p> <p>Strategies [2] - 59:29, 61:5</p> <p>strategies [3] - 73:10, 101:20, 107:1</p> <p>Strategy [8] - 24:25, 53:14, 58:10, 59:2, 63:20, 65:26, 66:21, 106:19</p> <p>strategy [46] - 10:29, 63:28, 64:2, 64:7, 64:8, 64:9, 64:21, 64:27, 64:28, 64:29, 65:12, 65:19, 66:16, 66:17, 66:20, 66:23, 66:25, 67:1, 67:2, 67:14, 67:18, 68:4, 69:2, 73:13, 73:15, 74:11, 74:16, 74:20, 79:19, 93:8, 100:14, 101:22, 101:24, 102:2, 102:3, 103:9, 103:18, 104:5, 104:19, 105:5, 105:7, 106:10, 107:4, 107:22, 107:26,</p>	<p>132:3</p> <p>street [2] - 25:17, 27:1</p> <p>Street [1] - 96:19</p> <p>strength [1] - 49:21</p> <p>strengths [1] - 65:12</p> <p>stress [2] - 103:6, 120:26</p> <p>strict [1] - 10:9</p> <p>strikes [1] - 78:13</p> <p>stringent [1] - 19:28</p> <p>strong [6] - 10:8, 14:21, 49:20, 54:18, 54:22, 119:25</p> <p>stronger [1] - 64:28</p> <p>strongly [2] - 90:7, 131:10</p> <p>struck [1] - 87:26</p> <p>structure [2] - 66:27, 126:29</p> <p>struggling [2] - 78:6, 78:12</p> <p>study [1] - 65:16</p> <p>stuff [13] - 18:11, 19:10, 46:15, 48:21, 88:20, 89:20, 92:13, 93:1, 93:13, 102:1, 129:24, 131:20, 131:24</p> <p>subdivided [1] - 59:9</p> <p>subject [5] - 52:20, 57:19, 58:25, 68:13, 77:22</p> <p>subjects [1] - 77:18</p> <p>submission [20] - 63:8, 82:4, 108:21, 111:10, 115:4, 126:27, 126:28, 127:3, 128:21, 128:22, 132:19, 133:6, 133:27, 133:28, 135:12, 135:14, 136:3, 137:3, 137:14, 137:21</p> <p>submissions [13] - 68:8, 69:26, 69:29, 107:29,</p>
---	---	--	---	--	--

<p>109:21, 110:12, 110:20, 112:2, 121:20, 122:25, 128:12, 133:2, 133:5 submit [1] - 139:9 submitted [2] - 11:19, 139:8 substantial [3] - 7:15, 8:1, 13:10 substantially [3] - 12:1, 24:5, 32:2 success [1] - 16:24 successful [3] - 69:6, 74:9 suddenly [1] - 86:26 suffers [1] - 92:24 sugar [1] - 92:16 suggest [5] - 98:24, 102:3, 120:22, 120:23, 135:7 suggested [5] - 82:17, 98:16, 114:12, 133:3, 136:3 suggesting [2] - 97:6, 132:22 suggestion [2] - 95:19, 95:26 suggests [1] - 111:18 suit [1] - 40:5 suitable [1] - 13:24 suited [1] - 53:21 suits [2] - 46:18, 46:19 summarise [1] - 18:28 summary [1] - 28:28 summer [3] - 7:2, 106:15, 106:16 superb [1] - 17:20 supervision [1] - 11:1 supply [1] - 138:27 support [16] - 6:29, 15:22, 16:4, 18:1, 36:3, 42:28, 45:24, 46:5,</p>	<p>56:10, 57:2, 63:24, 93:24, 94:2, 118:3, 120:2, 120:4 supported [2] - 5:16, 40:23 supporting [7] - 34:28, 36:26, 37:3, 39:21, 44:18, 64:13, 85:11 supportive [2] - 27:22, 50:23 suppose [22] - 21:2, 58:19, 59:16, 61:1, 61:19, 62:29, 63:2, 63:19, 66:6, 69:4, 72:11, 76:26, 79:24, 87:22, 90:11, 98:27, 98:29, 100:14, 102:8, 108:7 supposed [1] - 20:9 surround [1] - 38:12 surrounding [2] - 27:7, 29:3 surveillance [2] - 25:16, 27:1 survive [2] - 78:6, 78:10 suspect [1] - 43:13 suspended [1] - 86:3 suspending [1] - 86:20 Suspension [7] - 3:12, 3:15, 3:24, 4:2, 117:7, 117:10, 119:12 suspensions [1] - 109:9 sustain [5] - 94:29, 95:14, 125:22, 126:3, 126:5 sustainable [4] - 59:26, 64:4, 82:7, 100:19 sustainably [1] - 69:10 switching [1] - 128:27 Sylvester [1] - 2:10 sympathy [2] -</p>	<p>2:6, 2:19 synopsis [1] - 109:24 system [8] - 7:15, 7:20, 7:25, 7:28, 8:1, 10:9, 133:19, 135:21 systemless [1] - 8:9 systems [5] - 6:15, 8:29, 9:4, 9:6, 9:22</p>	<p>technically [1] - 88:19 technologically [1] - 88:20 Technology/ Business [1] - 8:20 techy [1] - 88:20 temporary [5] - 43:22, 43:26, 48:17, 52:14, 54:8 ten [6] - 23:18, 25:24, 26:9, 37:25, 49:28, 58:5 tenants [2] - 27:11, 118:20 tendency [1] - 46:21 tender [3] - 13:23, 17:14, 17:15 tends [1] - 104:26 tenets [2] - 11:26, 12:11 tenure [1] - 16:1 terms [32] - 18:10, 19:6, 19:13, 60:14, 60:25, 61:5, 61:21, 94:7, 94:11, 94:14, 101:13, 101:19, 101:28, 102:8, 102:10, 102:23, 103:1, 103:20, 103:24, 104:4, 104:29, 108:16, 108:26, 108:27, 122:28, 124:4, 125:6, 127:10, 128:2, 133:19, 135:1, 136:18 terrace [1] - 27:18 terraced [3] - 23:24, 25:14 terraces [2] - 24:12, 28:8 territorially [1] - 122:13 test [3] - 111:20, 112:21, 116:6 THE [19] - 2:1, 58:2, 91:21, 110:18, 110:27, 111:6, 112:11, 113:23, 114:2,</p>	<p>114:9, 114:22, 114:29, 115:10, 115:17, 115:25, 116:8, 117:6, 118:7, 139:24 thematic [1] - 67:13 themes [3] - 15:13, 67:18, 103:16 themselves [1] - 26:23 THEN [1] - 139:24 there'll [1] - 90:28 therefore [1] - 43:11 they've [2] - 42:8, 71:2 thinking [4] - 81:27, 94:17, 96:21, 129:13 thinks [2] - 88:15, 131:20 third [4] - 52:17, 52:20, 72:14, 110:19 thirds [2] - 62:14, 62:25 thirteen [1] - 9:13 Thornhill [3] - 3:29, 20:19, 119:7 THORNHILL [7] - 4:1, 4:9, 20:20, 21:9, 119:9, 120:21, 121:11 thoughts [2] - 130:14, 132:12 thousand [4] - 39:13, 46:17, 124:9, 124:18 thousand-fold [1] - 46:17 thousands [1] - 95:4 three [35] - 10:16, 23:9, 23:21, 23:25, 23:26, 23:27, 23:29, 26:5, 26:23, 28:24, 32:28, 37:26, 53:7, 53:19, 55:22, 59:9, 59:10, 59:18, 60:19, 67:2, 78:5, 78:6, 86:6, 117:8,</p>	<p>117:13, 123:27, 126:11, 126:21, 128:7, 133:18, 133:24, 134:27, 135:17, 137:4 three-bedroom [9] - 23:9, 23:21, 23:25, 23:26, 23:27, 23:29, 26:5, 26:23, 55:22 three-seaters [3] - 126:21, 128:7, 134:27 thrilled [1] - 50:5 thrive [1] - 83:27 throughout [7] - 11:6, 36:11, 51:4, 63:3, 63:10, 100:9, 107:7 tied [3] - 19:9, 74:23, 74:28 tier [1] - 99:22 tight [2] - 58:19, 127:6 TII [5] - 85:6, 85:28, 86:19, 86:24, 112:3 timeframe [2] - 13:3, 127:6 timelines [2] - 11:6, 59:2 timing [2] - 50:28, 52:1 Timmons [1] - 5:13 today [29] - 2:29, 4:27, 24:21, 25:6, 31:10, 33:19, 37:8, 39:14, 39:20, 40:27, 43:22, 47:8, 50:2, 51:6, 52:11, 53:29, 58:15, 59:28, 63:16, 63:19, 82:17, 90:5, 93:21, 94:18, 95:28, 97:12, 99:18, 128:12, 138:29 today's [1] - 51:15 together [14] - 22:29, 23:25, 25:15, 46:15, 51:28, 51:29, 52:2, 53:19, 58:19, 101:6, 107:22, 109:26, 128:17, 132:23</p>
--	--	---	--	--	---

<p>toilets ^[1] - 26:20</p> <p>Tom ^[15] - 2:27, 4:22, 5:14, 5:18, 16:28, 17:4, 71:29, 127:12, 127:16, 130:12, 132:19, 133:7, 133:11, 134:14, 136:3</p> <p>Tommy ^[2] - 19:23, 55:12</p> <p>TOMMY ^[2] - 2:17, 19:24</p> <p>Tommy's ^[1] - 39:28</p> <p>tomorrow ^[1] - 126:25</p> <p>tones ^[1] - 61:25</p> <p>took ^[4] - 14:11, 30:12, 31:21, 49:21</p> <p>tool ^[1] - 18:15</p> <p>top ^[6] - 4:16, 47:9, 53:17, 66:28, 78:14, 93:7</p> <p>top-down ^[1] - 78:14</p> <p>topnotch ^[1] - 37:28</p> <p>torn ^[2] - 95:24, 105:14</p> <p>total ^[6] - 21:29, 62:25, 123:7, 123:11, 129:8, 129:28</p> <p>totally ^[3] - 33:14, 93:10, 131:27</p> <p>touch ^[2] - 61:29, 99:10</p> <p>touched ^[1] - 106:7</p> <p>touching ^[1] - 61:19</p> <p>tourism ^[4] - 73:4, 73:5, 110:20, 115:26</p> <p>tourists ^[1] - 92:2</p> <p>towards ^[4] - 13:20, 76:16, 100:21, 120:9</p> <p>town ^[24] - 57:22, 71:6, 76:22, 81:5, 87:11, 87:14, 90:19, 90:22, 91:6, 96:9, 124:7,</p>	<p>124:22, 124:27, 125:1, 125:16, 125:20, 125:24, 125:29, 126:2, 130:4, 130:5, 136:24, 136:28, 138:11</p> <p>TOWN ^[1] - 1:7</p> <p>Town ^[15] - 12:9, 22:23, 42:4, 42:16, 75:26, 79:3, 79:4, 87:12, 90:13, 90:15, 98:22, 110:29, 138:10</p> <p>town/small ^[1] - 96:10</p> <p>towns ^[31] - 45:12, 45:15, 45:16, 45:20, 64:11, 70:26, 70:29, 71:1, 71:9, 71:18, 73:7, 79:3, 81:28, 82:1, 82:29, 83:2, 83:3, 83:4, 83:25, 89:14, 94:9, 94:10, 94:24, 108:6, 108:25, 122:15, 124:12, 124:17, 129:29</p> <p>tracked ^[1] - 138:17</p> <p>traditional ^[2] - 25:14, 64:25</p> <p>traffic ^[20] - 30:8, 33:3, 33:4, 33:25, 37:18, 40:10, 43:25, 51:12, 52:15, 52:17, 52:20, 52:29, 54:6, 54:7, 54:19, 54:21, 79:27, 79:28, 86:5, 91:5</p> <p>trail ^[1] - 19:29</p> <p>train ^[1] - 72:28</p> <p>Training ^[1] - 15:6</p> <p>training ^[2] - 15:8, 15:11</p> <p>tram ^[1] - 86:12</p> <p>transactions ^[1] - 10:11</p> <p>transcript ^[1] - 1:20</p> <p>transfer ^[3] - 10:14, 26:19, 125:10</p> <p>transferred ^[1] -</p>	<p>36:5</p> <p>transit ^[1] - 10:13</p> <p>transition ^[1] - 38:15</p> <p>transparency ^[2] - 5:5, 14:19</p> <p>transport ^[20] - 64:3, 66:15, 66:18, 66:23, 72:6, 72:20, 72:23, 72:28, 73:3, 74:16, 74:17, 74:20, 76:7, 76:13, 76:24, 77:5, 79:19, 96:26, 102:9, 134:5</p> <p>Transport ^[1] - 66:18</p> <p>transportation ^[1] - 102:26</p> <p>trap ^[1] - 87:22</p> <p>travel ^[2] - 69:10, 132:17</p> <p>travelling ^[1] - 91:11</p> <p>treatment ^[1] - 37:13</p> <p>trend ^[2] - 62:9, 107:16</p> <p>trends ^[1] - 100:5</p> <p>tribute ^[4] - 24:8, 41:11, 41:13, 41:14</p> <p>tried ^[6] - 40:15, 41:8, 51:4, 56:2, 90:22, 91:10</p> <p>trouble ^[2] - 53:8, 54:16</p> <p>trucks ^[3] - 34:3, 34:4, 49:3</p> <p>true ^[1] - 1:20</p> <p>truly ^[2] - 47:5, 129:15</p> <p>truth ^[1] - 86:27</p> <p>try ^[17] - 44:28, 45:6, 46:22, 57:9, 59:5, 63:6, 63:11, 68:24, 68:28, 69:17, 77:28, 94:18, 99:9, 100:20, 100:23, 107:21, 107:22</p> <p>trying ^[15] - 40:5, 52:2, 53:18, 69:1, 69:3, 86:7, 87:25, 89:16, 91:9, 102:8,</p>	<p>102:11, 117:12, 119:20, 119:24, 128:16</p> <p>turn ^[3] - 24:25, 29:28, 131:13</p> <p>turned ^[1] - 42:18</p> <p>turning ^[3] - 53:3, 53:9, 54:16</p> <p>twenty ^[1] - 129:11</p> <p>twinned ^[1] - 119:21</p> <p>two ^[63] - 23:21, 23:26, 23:28, 24:1, 24:27, 25:10, 25:22, 26:5, 26:7, 26:18, 28:11, 28:13, 28:20, 30:7, 30:12, 35:1, 35:6, 35:23, 36:7, 40:3, 51:4, 51:27, 51:29, 52:8, 53:23, 62:14, 62:21, 62:25, 63:10, 65:14, 70:10, 70:11, 72:5, 72:25, 72:26, 85:23, 86:6, 86:24, 86:29, 87:17, 88:24, 93:11, 94:22, 95:18, 95:22, 97:11, 106:27, 113:15, 122:1, 122:26, 122:29, 126:5, 126:20, 128:5, 128:6, 128:12, 129:19, 130:18, 134:26, 136:13, 138:12</p> <p>two-bedroom ^[6] - 23:26, 23:28, 25:10, 26:5, 53:23</p> <p>two-bedrooms ^[1] - 26:18</p> <p>two-storey ^[1] - 24:27</p> <p>two-thirds ^[2] - 62:14, 62:25</p> <p>type ^[10] - 25:17, 28:20, 74:18, 78:27, 82:15, 83:22, 105:7, 129:13, 129:24, 130:6</p> <p>types ^[2] -</p>	<p>24:24, 37:12</p> <p style="text-align: center;">U</p> <p>UCD ^[1] - 91:12</p> <p>ultimately ^[1] - 38:26</p> <p>unacceptable ^[2] - 7:28, 43:12</p> <p>unanimous ^[1] - 135:3</p> <p>unauthorised ^[1] - 9:4</p> <p>unchanged ^[1] - 126:29</p> <p>under ^[16] - 4:4, 7:11, 7:12, 8:13, 52:17, 52:18, 53:25, 67:28, 68:14, 78:11, 105:6, 107:24, 117:24, 118:24, 122:23, 125:6</p> <p>underground ^[1] - 74:18</p> <p>underpinned ^[1] - 93:16</p> <p>understood ^[1] - 11:1</p> <p>undertaken ^[2] - 8:4, 122:8</p> <p>underway ^[1] - 13:23</p> <p>unfair ^[1] - 97:27</p> <p>unfortunate ^[1] - 56:9</p> <p>unfortunately ^[8] - 38:20, 40:6, 91:27, 92:21, 93:9, 101:11, 127:17, 128:14</p> <p>unhappy ^[1] - 83:14</p> <p>unholy ^[1] - 128:25</p> <p>unified ^[1] - 96:28</p> <p>unique ^[2] - 25:18, 79:24</p> <p>Unit ^[2] - 7:1, 16:4</p> <p>unit ^[5] - 25:24, 27:23, 55:17, 56:8, 57:15</p> <p>units ^[23] - 22:18, 22:27, 22:28, 23:7, 23:20, 23:22, 23:24, 24:19,</p>	<p>24:21, 24:22, 25:10, 25:22, 27:3, 27:28, 35:1, 36:9, 38:16, 53:3, 57:8, 137:9</p> <p>unless ^[1] - 118:12</p> <p>unrealistic ^[2] - 71:11, 108:5</p> <p>unsatisfactory ^[1] - 23:14</p> <p>unsustainable ^[1] - 33:14</p> <p>unused ^[1] - 23:13</p> <p>unusual ^[1] - 134:10</p> <p>up ^[92] - 4:4, 4:7, 4:9, 4:29, 9:7, 14:13, 20:9, 21:19, 21:21, 21:26, 22:8, 22:9, 23:17, 24:9, 27:18, 27:25, 32:3, 33:23, 33:28, 34:4, 35:19, 37:13, 38:25, 40:13, 44:20, 44:24, 46:21, 48:21, 48:23, 48:28, 50:19, 54:21, 56:14, 57:24, 57:25, 59:4, 60:17, 61:1, 61:28, 63:6, 67:4, 67:9, 67:12, 71:27, 72:15, 72:26, 78:16, 79:20, 80:20, 81:7, 81:10, 81:27, 82:12, 84:1, 84:3, 84:5, 84:15, 84:22, 85:20, 86:5, 87:16, 88:11, 88:27, 89:16, 89:17, 92:7, 94:17, 95:24, 96:2, 96:17, 99:16, 101:23, 103:3, 103:13, 105:14, 107:5, 107:21, 108:6, 118:20, 119:2, 119:11, 119:13, 120:10, 120:24, 128:2, 131:21, 131:27, 132:15, 133:20, 135:28,</p>
--	--	--	---	--	--

<p>137:10 up-to-date [4] - 21:21, 22:8, 22:9, 57:25 update [3] - 17:5, 20:3, 57:20 updated [1] - 110:1 upset [1] - 43:19 upsets [1] - 73:11 upstairs [6] - 26:24, 27:11, 27:23, 28:24, 34:22, 138:22 urban [13] - 73:25, 73:29, 77:12, 83:11, 98:7, 98:8, 99:8, 122:14, 124:6, 124:26, 125:15, 134:16, 136:23 urban-focused [6] - 122:14, 124:6, 124:26, 125:15, 134:16, 136:23 urbanised [2] - 77:20, 77:29 urge [1] - 17:28 urgency [1] - 17:11 urgently [1] - 76:27 usual [2] - 62:9, 62:18 utterly [1] - 42:28</p>	<p>3:2, 82:10, 98:24, 128:24, 137:7, 137:17, 137:20, 137:23, 139:16, 139:20 variance [2] - 71:22, 123:15 various [1] - 109:23 vehicles [5] - 9:29, 33:10, 34:1, 43:23, 48:16 vernacular [1] - 25:1 versed [1] - 103:23 versus [1] - 89:6 via [1] - 43:26 viability [1] - 79:21 Vice [1] - 5:12 Vice-Chairman [1] - 5:12 view [10] - 13:24, 19:2, 24:18, 26:28, 43:29, 48:1, 118:29, 133:17, 134:22, 135:3 viewed [1] - 134:15 views [13] - 42:13, 98:29, 99:1, 99:7, 99:8, 99:27, 100:26, 101:19, 103:5, 104:4, 104:5, 118:28 VIII [11] - 22:16, 22:23, 24:4, 27:5, 29:6, 33:20, 37:3, 50:26, 54:1, 55:15, 58:1 village [1] - 87:12 villagers [1] - 92:11 villages [7] - 72:19, 79:2, 81:28, 89:14, 93:5, 94:9, 94:10 vision [4] - 34:23, 36:16, 40:20, 63:22 visit [1] - 65:16 visited [1] - 25:20 visits [1] - 9:27 Voluntary [1] - 32:9</p>	<p>vote [13] - 2:18, 2:21, 32:5, 40:22, 44:4, 54:11, 55:10, 58:3, 111:17, 111:25, 111:26, 113:9, 116:17 VOTE [5] - 55:12, 58:4, 111:27, 113:13, 116:17 votes [1] - 2:5 voting [3] - 29:17, 40:27, 41:4</p>	<p>68:21, 69:27, 69:28 wedge [1] - 73:25 Wednesday [1] - 30:20 week [7] - 2:24, 2:25, 35:24, 35:29, 61:12, 72:21, 111:21 weeks [10] - 30:13, 31:22, 55:1, 61:11, 81:9, 86:24, 86:29, 99:20, 122:26, 128:12 weeks' [1] - 117:15 welcome [17] - 2:5, 4:23, 14:27, 37:2, 37:24, 38:4, 39:14, 39:20, 45:26, 57:18, 58:8, 58:10, 69:28, 82:10, 105:28, 106:1, 107:29 west [5] - 33:8, 66:3, 79:29, 80:6, 100:6 West [8] - 50:22, 57:14, 85:25, 86:2, 86:8, 86:13, 128:5, 134:27 western [1] - 74:8 Wexford [10] - 23:2, 24:10, 28:10, 33:17, 43:7, 44:8, 44:14, 48:6, 53:29, 133:17 whatsoever [5] - 84:9, 85:25, 86:1, 131:3, 132:16 wheelchair [1] - 26:19 whip [1] - 42:25 Whitmore [2] - 3:21, 38:2 WHITMORE [4] - 3:22, 38:3, 109:9, 109:14 whole [21] - 31:23, 38:22, 46:10, 47:27, 62:2, 85:16, 95:29, 96:1, 100:18, 101:13, 102:23, 103:25,</p>	<p>104:17, 106:10, 107:20, 127:1, 127:23, 128:2, 129:27, 131:20 WICKLOW [3] - 1:5, 1:7 Wicklow [91] - 2:14, 2:29, 4:13, 4:28, 5:10, 6:29, 11:14, 11:24, 15:21, 18:9, 18:13, 18:16, 22:19, 24:24, 29:24, 30:4, 30:23, 34:13, 35:28, 36:13, 42:17, 44:26, 45:1, 45:7, 45:9, 45:13, 45:21, 48:5, 48:19, 48:20, 50:22, 57:14, 59:10, 60:19, 70:17, 70:27, 72:7, 75:18, 75:21, 75:26, 76:5, 76:15, 76:18, 76:29, 77:16, 78:21, 78:26, 79:3, 79:4, 79:23, 79:24, 80:18, 80:29, 82:5, 84:5, 84:12, 85:26, 86:2, 86:13, 87:11, 90:13, 90:14, 90:15, 91:8, 91:15, 95:22, 95:29, 98:22, 108:6, 108:25, 109:1, 118:19, 122:16, 123:10, 123:11, 123:18, 124:12, 125:11, 125:24, 126:2, 127:20, 128:5, 129:10, 129:23, 130:26, 134:27, 134:28, 135:27, 136:16, 138:10 Wicklowl/Rathnew [1] - 90:21 wide [5] - 10:27, 64:1, 92:8, 107:24 wider [1] - 127:22 wife [2] - 2:24, 2:25</p>	<p>wildlife [1] - 92:2 wind [1] - 46:24 windows [3] - 25:28, 25:29, 26:13 winters [1] - 77:7 WINTERS [2] - 77:8, 79:5 wise [1] - 71:20 wish [10] - 14:12, 16:11, 16:21, 37:25, 47:19, 70:7, 118:18, 126:19, 127:2 wishes [1] - 7:3 withdrawal [1] - 7:2 Wolohan [2] - 2:8, 2:9 won [1] - 45:14 wonder [5] - 80:20, 98:17, 98:21, 130:13, 132:1 wonderful [1] - 34:13 wondering [1] - 132:14 word [7] - 40:8, 54:3, 73:11, 98:3, 101:23, 137:29 wording [2] - 98:1, 116:10 words [4] - 29:13, 71:23, 74:12, 118:16 worked [1] - 113:7 works [5] - 86:20, 104:20, 119:5, 131:5, 133:26 workshop [2] - 127:1, 128:9 workshops [1] - 135:11 world [5] - 49:27, 72:20, 81:18, 88:13, 88:19 worried [1] - 74:13 worrying [2] - 90:29, 91:16 worse [2] - 129:5, 129:9 worst [1] - 75:29</p>
V		W			
<p>vacancies [1] - 22:4 vacancy [1] - 21:22 vacant [1] - 21:16 valid [1] - 33:2 valuable [1] - 17:9 value [3] - 6:18, 13:19, 16:16 Vance [10] - 3:1, 60:19, 67:23, 82:9, 91:23, 103:23, 128:23, 131:24, 139:18, 139:22 VANCE [10] -</p>		<p>wages [2] - 89:9, 113:8 wait [1] - 26:2 waiting [9] - 4:18, 34:26, 48:22, 58:12, 72:25, 74:17, 81:25, 90:23, 117:25 walk [1] - 75:7 walking [1] - 66:12 wall [2] - 40:5, 72:13 WALSH [5] - 16:28, 17:18, 79:7, 134:12, 139:21 Walsh [6] - 5:13, 16:27, 17:13, 79:6, 134:11, 139:22 wants [4] - 46:27, 56:22, 135:12, 138:2 WAS [1] - 3:9 watching [1] - 91:17 Water [2] - 55:25, 139:4 water [6] - 25:7, 85:8, 90:18, 94:16, 94:22, 139:5 Waterford [1] - 65:24 waving [1] - 89:19 ways [1] - 120:27 website [3] -</p>	<p>107:20, 127:1, 127:23, 128:2, 129:27, 131:20 WICKLOW [3] - 1:5, 1:7 Wicklowl/Rathnew [1] - 90:21 wide [5] - 10:27, 64:1, 92:8, 107:24 wider [1] - 127:22 wife [2] - 2:24, 2:25</p>	<p>wildlife [1] - 92:2 wind [1] - 46:24 windows [3] - 25:28, 25:29, 26:13 winters [1] - 77:7 WINTERS [2] - 77:8, 79:5 wise [1] - 71:20 wish [10] - 14:12, 16:11, 16:21, 37:25, 47:19, 70:7, 118:18, 126:19, 127:2 wishes [1] - 7:3 withdrawal [1] - 7:2 Wolohan [2] - 2:8, 2:9 won [1] - 45:14 wonder [5] - 80:20, 98:17, 98:21, 130:13, 132:1 wonderful [1] - 34:13 wondering [1] - 132:14 word [7] - 40:8, 54:3, 73:11, 98:3, 101:23, 137:29 wording [2] - 98:1, 116:10 words [4] - 29:13, 71:23, 74:12, 118:16 worked [1] - 113:7 works [5] - 86:20, 104:20, 119:5, 131:5, 133:26 workshop [2] - 127:1, 128:9 workshops [1] - 135:11 world [5] - 49:27, 72:20, 81:18, 88:13, 88:19 worried [1] - 74:13 worrying [2] - 90:29, 91:16 worse [2] - 129:5, 129:9 worst [1] - 75:29</p>	

<p>worth ^[1] - 131:22</p> <p>write ^[5] - 21:22, 21:23, 21:25, 49:21, 117:20</p> <p>write-offs ^[3] - 21:22, 21:23, 21:25</p> <p>writing ^[3] - 13:24, 69:27, 86:19</p> <p>written ^[2] - 76:28, 108:28</p>	<p>72:17, 97:28</p> <p>yourself ^[2] - 41:1, 85:17</p> <p>yourselves ^[6] - 59:6, 61:22, 63:6, 69:29, 100:25, 107:29</p>
Y	Z
	<p>zone ^[1] - 111:8</p> <p>zoning ^[2] - 110:12, 114:12</p>
	€
	<p>€100 ^[1] - 90:19</p>
	É
	<p>Éire ^[1] - 98:17</p>
	Ó
<p>ye ^[1] - 90:7</p> <p>Year ^[4] - 4:6, 30:18, 119:15, 119:16</p> <p>year ^[19] - 5:19, 13:15, 14:15, 16:25, 16:29, 17:7, 17:16, 19:26, 21:20, 21:23, 21:25, 33:28, 61:14, 62:4, 63:2, 63:11, 93:12, 106:14, 119:16</p> <p>yearly ^[1] - 94:29</p> <p>years ^[40] - 2:20, 22:10, 26:9, 32:1, 32:3, 32:14, 34:25, 40:21, 42:3, 42:7, 42:8, 42:10, 44:27, 45:18, 48:25, 49:6, 49:28, 53:22, 63:23, 69:5, 78:20, 79:15, 82:27, 83:19, 84:7, 88:4, 88:22, 89:1, 91:10, 93:23, 95:22, 96:3, 97:14, 101:27, 102:21, 112:23, 133:18, 133:24, 135:17</p> <p>years' ^[1] - 25:24</p> <p>Yellow ^[1] - 110:28</p> <p>yesterday ^[5] - 2:18, 33:23, 79:12, 79:21, 86:17</p> <p>young ^[3] - 56:9,</p>	<p>Ó ^[2] - 87:19, 132:4</p>