

WICKLOW COUNTY COUNCIL



Wicklow County Council
COMHAIRLE CHONTAE CHILL MHANTAIN

Transcript of the County Council Meeting Held on 2 November 2015 In the County Council Chamber, Wicklow



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



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

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

6
7 Monday 2nd November 2015, Wicklow County Council meeting:

8
9 CATHAOIRLEACH: Okay, good afternoon members, apologies for the slight delay. The CPG
10 ran over and that delayed us slightly. So, first and foremost, we start with sympathies, I think
11 everybody has their sympathies and has expressed them over the last number of weeks about the
12 tragedy that happened in Carrickmines and our thoughts and prayers go out to all those who lost
13 their lives in that. You have a number of other sympathies.

14 MS GALLAGHER: Yes, Frank O'Brien, former County Manager of Wicklow County Council,
15 for Martin Breheny, husband of Ailbhe Breheny, corporate affairs. Brigid Murphy,
16 mother-in-law to Tom Culkin, who is general services in the Tinahely area as well as
17 grandmother to Emma Culkin. Kathleen Moore, mother of our colleague Pauline Moore.
18 Maureen Brennan, sister of Tom Gregan, and Elizabeth Murphy, sister of Mary McCarthy,
19 Tinahely library.

20 CATHAOIRLEACH: Cllr Brady, is it a sympathy?

21 Cllr BRADY: Yes, it is, just in relation to the tragic events in Carrickmines, of which five of the
22 unfortunate victims were from this county, from Bray, Cathaoirleach, just on behalf of Sinn
23 Fein, can we offer our condolences to the families, friends and the wider traveller community. It
24 was a tragic, tragic event, something that I don't think certainly this county hasn't seen anything
25 like it in our history, nor indeed has the State. I know in Bray, the Bray Municipal District, we
26 had a meeting there last week as you are aware Cathaoirleach, and I, as a public representative,
27 obviously whilst passing my condolences, I think lessons need to be learned from it, and I
28 propose that a motion at the meeting in Bray there last week, and just with your indulgence, I
29 would like to propose because I think...

30 CATHAOIRLEACH: To be fair, this is sympathies right now.

31 Cllr BRADY: Can we come back to this?

32 CATHAOIRLEACH: If we have time we will come back to it.

33 Cllr BRADY: Immediately after sympathies Cathaoirleach, I think it's important that it just isn't
34 talked about that action is taken as well. I would like to...

1 CATHAOIRLEACH: It won't be directly after sympathies.

2 Cllr BRADY: I propose this motion here now Cathaoirleach, I don't want to be kicked to touch,
3 can I propose the following motion then Cathaoirleach that Wicklow County Council express...

4 CATHAOIRLEACH: This is sympathies, please, this isn't - you are not going to mix it up with
5 proposals.

6 Cllr BRADY: Can I come back immediately after sympathies. I am going to propose this then
7 which is my entitlement.

8 CATHAOIRLEACH: We will stand for sympathies now please.

9

10 (A minute's silence was held)

11

12 CATHAOIRLEACH: Okay, item number one is just - Cllr Snell.

13 Cllr SNELL: Thanks Cathaoirleach, and I'll be brief. As is the normal members get an
14 opportunity at such times to congratulate sporting organisations, and if I could, since our last full
15 Council meeting, the blue ribbon event in Gaelic football in Wicklow took place between the
16 parish neighbours of St Patrick's Wicklow Town, and my own home club of Rathnew. I just
17 want to put on record first and foremost to St Patrick's, I said it last year and I'll say it again, that
18 they will be back, an extraordinary club doing great, great work around the county town. But I
19 supposed to I must congratulate my own club, Rathnew, for not only rewriting the history books
20 in an historic three in a row, but also for last Sunday week Cathaoirleach, whilst wearing the
21 county colours and the county jersey, they represented Co Wicklow in O'Connor Park in Offaly
22 and beat Edenderry, the Offaly champions. And again next Sunday, they'll be flying the flag for
23 Wicklow, along with Bray Emmets, when they take on the champions of Westmeath, St Loman's
24 in the quarter final of the Leinster senior championship. Thanks Cathaoirleach.

25 CATHAOIRLEACH: Cllr Fox.

26 Cllr FOX: Thank you Chairman, I would also like to congratulate Rathnew on winning the
27 senior championship, a fantastic double they done this year, intermediate and senior from
28 fantastic club, and it was great to see them. In typical Rathnew fashion, winning by a point at
29 the death against Edenderry down in Offaly. But I also would like to congratulate my own club
30 Kilmacanogue, on winning the junior championship. I haven't been able to say that here since I
31 came into the Council, so I am not going to miss the opportunity. There was great celebrations
32 enjoyed in the village, the whole community got behind the team, and I think there was that
33 much celebrations that there was lads proposing to their girlfriends, there was other lads coming
34 out, there was all sorts of -- lads were losing the run of themselves all together. Maybe the same

1 happened in Lacken, Gerry last week, but there was one particular person who was there, Shane
2 Vickers, who was on the team last year that was beat in the final. A week after that, he got
3 knocked down and suffered severe head injuries. And he was able to attend the match and I
4 know the captain allowed him to partake in the celebrations which was absolutely fantastic. And
5 it is great to see him back, I know he was a fantastic sportsman, and I just would like to mention
6 also that the GAA, the Leinster Council, made a very generous donation on the day to the Shane
7 Vickers trust of 15,000 euro, and Shane is a tenant of ours, the Local Authority here, and Joe
8 Lane has been working with the Shane Vickers Trust in adapting Shane's house in
9 Kilmacanogue, and the trust has been funding that and for the GAA to make a donation of
10 15,000 was a fantastic gesture and it just capped off a fantastic day. So thanks.

11 CATHAOIRLEACH: Cllr Fitzgerald.

12 Cllr FITZGERALD: I just want to congratulate my own club, Arklow Geraldine's in winning
13 the county championship premier football. It's the first time in 43 years we won the
14 championship and these young people have been together since the age of eight and I have no
15 doubt we will be dealing with Rathnew in future years and Wicklow Town. We previously won
16 the championship in '72. I was on a championship team myself just a few years before that. And
17 it gave me great pride that day to see these young people, they gave a display of football that I
18 think has been unequalled in a minor championship final for many, many years. I also want to
19 congratulate Arklow Rock Parnells on winning the county under 16 hurling championship B and
20 it's great to see them coming back into the fray. They have been the most successful team for
21 many years and gone through lean times. So to both teams, I wish them well into the future and
22 I have no doubt both will be back on the senior, in Aughrim, competing in the senior football
23 championship in the years to come.

24 CATHAOIRLEACH: Thank you. Cllr Walsh.

25 Cllr WALSH: I would like to extend best wishes to the Rathnew footballers and the Bray
26 Emmets hurlers as they represent Wicklow in Aughrim next Sunday and a big congratulations to
27 Kilmacanogue. If any club deserves a championship win, it's Kilmacanogue. They suffered
28 three final defeats in a four-year period. It goes to show, if you keep plugging away, success
29 will eventually come your way and well done.

30 CATHAOIRLEACH: Cllr Timmins.

31 Cllr TIMMINS: Speaking of county final day in Aughrim, I think anyone who stayed around
32 late would have seen the best football played that day was the under 14A final, when Baltinglass
33 defeated St Nicholas. I think most of you probably went home to see the rugby, but very good
34 match, Baltinglass won by a point. Secondly congratulations to the Baltinglass Junior B team

1 who won the county championship on Saturday beating Newtown.

2 CATHAOIRLEACH: Cllr Blake.

3 Cllr BLAKE: Tinahely did win the under 14 hurling, which is a bit unusual for Tinahely, but
4 they also won the under 16 football, so can I just add that.

5 CATHAOIRLEACH: Okay great. Cllr Brady, is it...

6 Cllr BRADY: Well I want to propose a suspension of standing orders on the issue I was trying
7 to deal with there a few moments ago, Cathaoirleach, just to deal with the whole issue of
8 travellers, travellers' rights and the unfortunate bereavement of ten members of the travelling
9 community. I would like to put forward the motion, which unfortunately was - didn't see fit last
10 week at our Municipal District meeting, and I would like to put it forward here today. Can I
11 propose we have a suspension of standing orders now to deal with that Cathaoirleach.

12 CATHAOIRLEACH: Okay, have you got a seconder for that proposal?

13 Cllr LAWLESS: I'll second it.

14 CATHAOIRLEACH: And it's up to the members. Okay, so, Cllr Casey? Sorry, Cllr Vance.

15 Cllr VANCE: The meeting here is convened at 11 o'clock for the County Development Plan.
16 And I just feel that that's what we are all here for today. And we should be discussing this. Now
17 if there is time left over later on in the afternoon, I don't have any problem at all with discussing
18 this. But I think we should go right into the Development Plan meeting now and let's see how
19 we get on in regard to that. If there is time available later on, we could avail of this, but to look
20 for it now, I think it's wrong, because most people have made a special effort to be here at this
21 particular time in the morning and I think for this reason, and I think for my own point of view, I
22 think it would be better if we just went into the Development Plan and trying to get that out of
23 the way before we discuss this.

24 CATHAOIRLEACH: Okay. So...

25 Cllr BRADY: Cathaoirleach, can I just say, people were here at 11 o'clock, this meeting didn't
26 start until a quarter past eleven. In fairness, the Development Plan is item number eight on the
27 agenda, so I am proposing to spend five minutes, if even to discuss this issue, an important issue,
28 so I am proposing we go ahead, spend five minutes, if even, to take this motion I am putting
29 forward, that I think is hugely important and I understand other members trying to kick into
30 touch, they may not see the importance or the significance of it, discussing such an important
31 issue, but I would propose that we deal with it now Cathaoirleach.

32 CATHAOIRLEACH: Cllr Behan.

33 Cllr BEHAN: I want to propose an amendment to that proposal that it be taken at a quarter to
34 five this evening for ten minutes.

1 CATHAOIRLEACH: Have we got a seconder for that? Okay, would you agree with that. So
2 we don't have to have a vote.

3 Cllr BRADY: If we are guaranteed to deal with it at ten to five, I'll agree with that.

4 CATHAOIRLEACH: Okay. Great. Okay, so item number one, to confirm and sign -- sorry
5 Gerry.

6 Cllr O'NEILL: The Notice of Motions here, I would be looking for a suspension of standing
7 orders, if we could even allocate a half an hour to go through some of the Notices of Motions.
8 Some of these are out and about now for the last 12 months. So every -- at every Council
9 meeting there is extra Notice of Motions being put on the floor and we are not getting to any of
10 them, so if we could even allocate half an hour to go through some them today, that's what I am
11 proposing.

12 CATHAOIRLEACH: I do recognise that there are Notice of Motions there sitting for too long,
13 but unfortunately obviously if people keep talking at meetings about other things, we never
14 actually manage to get to them, so whether or not we have a meeting dealing with just the Notice
15 of Motions.

16 Cllr O'NEILL: In fairness, there are plenty of these that are straightforward.

17 CATHAOIRLEACH: Today is the day we have to get through the Development Plan, but I
18 suppose if there is a seconder for your motion, we can open it to the floor, if the members think
19 we should give a half an hour to Notice of Motions, that's up to the members. Is there a seconder
20 for that proposal?

21 Cllr O'BRIEN: Seconded.

22 Cllr VANCE: Chairman, it's up to the members to decide, if they get to through the agenda here,
23 then there is no problem with this. It's up to the members to decide how quickly we get through
24 the agenda, that will indicate that will allow for the motions to -- and this is the problem as you
25 are well saying, is that some members are so long-winded here, it's unbelievable, and then
26 they're talking - not Cllr O'Neill to be fair to them, they talk about Notice of Motion not being
27 met. It's the Councillors as a body that's causing this particular problem. Let's get into the
28 agenda and let's -- if we can get through it as quickly as we possibly can, then it would leave
29 time to do exactly what the Councillors are asking for, it would leave plenty of time for that. It's
30 up to ourselves to decide this.

31 CATHAOIRLEACH: Absolutely it is, I am just asking members to do here, I need a little bit of
32 direction? There is a proposal and it's been seconded.

33 Cllr BRADY: I propose that we take Notice of Motions at 4.30 and deal with them at that stage.

34 Cllr VANCE: What if we are not through the Development Plan at that stage? Which is more

1 important?

2 CATHAOIRLEACH: So I mean personally, I would like to get the Development Plan done, I
3 think a huge amount of work has gone into it. That takes priority today, that's my personal
4 opinion. I propose we just go on with the agenda and obviously we have agreed to have the 4.50
5 notice, or the suspension from Cllr Brady, that would be my proposal if there is a seconder for
6 that? Okay, seconded. Do we need to have an actual vote?

7 Cllr BRADY: What was the proposal?

8 CATHAOIRLEACH: That we just proceed with the meeting as is and we have your suspension
9 at the 4.50? So if that's not agreed, we will actually have a vote on it then? It is agreed, okay,
10 thank you for that.

11 Cllr LAWLESS: At protocol today, that is down on our agenda to discuss about what we can
12 put in place to deal with motions was something I brought up. We will deal with that at protocol
13 today and bring it back to the county meeting the next time around.

14 CATHAOIRLEACH: Okay, that's fine, thank you Nicola. Great, okay, so to confirm and sign
15 the minutes of the Special Meeting of Wicklow County Council held on Monday the 28th of
16 September. Do I have a proposer for that? Proposed John Snell and seconded by Sylvester
17 Burke. Item number two, to confirm and sign the minutes of the meeting held on Monday 5th of
18 October. Proposer for that, Cllr Lawless, and a seconder for that, Cllr Vance. Item number three
19 to consider the disposal in Kindlestown - do we have a proposer for that. Proposed by Cllr
20 Lawless and seconded by Cllr O'Neill. Gerry, Gerry Walsh sorry. Okay, is that agreed? Item
21 number four, to consider the disposal of the freehold interest in 20 Liam Mellows Avenue,
22 Arklow, Co Wicklow. Do I have a proposer for that? Proposed by Pat Fitzgerald and seconded
23 by Cllr Annesley. Is that agreed? Number five consider the disposal of freehold interest in the
24 property known as 31 Liam Mellows Avenue. Proposed by Cllr Fitzgerald and seconded by Cllr
25 Bourke. 6, to consider the report in accordance with Part 8 of the planning and development
26 regulations for Knockroe bend re-alignment, Cllr Timmins?

27 Cllr TIMMINS: Thank you Chairman, this item has been brought to our local area meeting, our
28 Municipal District meeting a number of times over the last few months, and it's what I would
29 call long overdue. It's removing a very, very dangerous bend, almost 90 degree dangerous bend,
30 it has a history of accidents, removing it from the N81 about half a mile South of Hollywood
31 Cross and hopefully it's the start of future major improvement works on the N81 including
32 hopefully someday soon a totally new N81 from Hollywood Cross to Tallaght. I would be
33 happy to propose this.

34 CATHAOIRLEACH: Cllr Ruttle.

1 Cllr RUTTLE: As Cllr Timmins said, this has been discussed at our local area meeting, on the
2 agenda for an awful long time, one of the most dangerous bends imaginable on the N81, there
3 were issues of concern there by a number of landowners and I have spoken to landowners in the
4 area, and I think they're all appreciative of the overall need and the good of the area to go
5 forward. And provided that certain housekeeping matters are adhered to at the development
6 stage regarding entrances on various pieces of land, it will run with them all right. There were a
7 couple of items we thought we could have done different, regarding the stop/go system and
8 diversion, but in the particular situation we found at those bends, it doesn't work, so we are going
9 to have to go with the temporary road surface in the field and restoration of the field as long as
10 that's done to a standard, it's prime agricultural land, that I have no problem in seconding the
11 proposal as well to go forward with that.

12 CATHAOIRLEACH: Can I call in the Director of Services, Sean.

13 DIRECTOR QUIRKE: Just to give a little further background, the Manager's Report has been
14 considered by the members at their Municipal District meeting on the 19th of October. The
15 submissions have been teased out. We have got answers from the Kildare regional design office,
16 and the members at that meeting unanimously agreed to recommend to the full Council that the
17 Part 8 be adopted.

18 SPEAKER: That's great. Let's have a vote on that.

19
20 (A vote was taken)

21
22 MS GALLAGHER: 28 for, and four not present.

23 CATHAOIRLEACH: Great, thank you. On to item number seven to propose the temporary
24 overdraft accommodation of 20 million for the financial year ending 31st of December 2016.
25 Proposed by Cllr Bourke. And seconded by Cllr Vance. Is that agreed? Agreed, okay. So item
26 number eight, is the reason why we are mainly here today, the draft County Development Plan
27 and I suppose firstly could I actually congratulate the staff of the Planning Section who are
28 responsible for this. I think as the members have seen, there is a huge amount of work gone into
29 the development of this proposed draft and I would like to thank the Director of Services, Des,
30 Sorcha, Steven, Ashling and Leнора for all the work and time and effort they've put into this. I
31 would also like if I could just to thank the members for -- I know the first meeting I had of this
32 Council back in 2004, the previous members had actually left the final decisions for the
33 Development Plan that year over to the first meeting of the Council, so I think if you can
34 imagine what it was like coming in here on the first day, the meeting actually finished at 2

1 o'clock in the morning, and there were bits of pieces of paper being thrown around the place with
2 people sort of saying we should put this in and rezone a couple of acres of land here, there and
3 everywhere. It was chaos, so I know the protocol put in a -- everybody agreed that we would
4 have our proposals in by Wednesday, so that the officials would have time to actually do a full
5 review and they'd provide us with the document, as they have done on Friday afternoon with a
6 response to all those proposals. I do know that one or two Councillors have mentioned to me
7 that they had actually proposals in before Wednesday, but for whatever reason they didn't get a
8 response to those, so I am happy to just let those Councillors put those forward now. And Cllr
9 Fox, you just want to talk - you are circulating one there now.

10 Cllr FOX: Just to get some clarification Chairman, you mentioned that everybody agreed to put
11 their proposals in before last Wednesday. That's not my understanding. My understanding is
12 today is the day that we officially make proposals. That it was an informal arrangement to allow
13 the planning staff an opportunity to look at our proposals. But I certainly didn't agree to exclude
14 anybody who wishes to make a proposal today, that they should be allowed do so. What we are
15 doing today is actually putting it out on public display. We are not agreeing the County
16 Development Plan today. We are agreeing to put it out on public display and - so I think the
17 sooner people make their proposals and that's why I am in favour of anybody that has proposals,
18 that they are made today. It gives the public an opportunity, rather than coming back early next
19 year, and bringing forward new proposals; but I certainly did not agree to putting in proposals
20 last week. My understanding is proposals can be made today. Now maybe the rest of the --

21 CATHAOIRLEACH: Cllr Fox, I am just wondering what did you think the Wednesday
22 deadline was for?

23 Cllr FOX: Well I put in what I was thinking, my train of thought to get opinion from Sorcha and
24 the team but that's not making a formal proposal last Wednesday. That's what the meaning the
25 meeting is for today.

26 CATHAOIRLEACH: Okay. Cllr Winters.

27 Cllr WINTERS: Thanks Cathaoirleach. I would actually like to agree with Cllr Fox. I also
28 thought that the Wednesday deadline - and I don't have a proposal I want to put in today, but I do
29 believe that the outline of the County Development Plan is that up to today proposals can be
30 made, and I don't see if there is somebody here who wants to make one, why they can't do it. I
31 think the deadline that was put in was to facilitate an orderly way of doing it, but it's not to
32 exclude something that's of importance today and I would like to support him in that.

33 CATHAOIRLEACH: Okay, Councillor Nolan.

34 Cllr NOLAN: I would like to thank Cllr Fox and Cllr Winters, I actually do have a proposal to

1 put in today. It arrived to me at the last minute, otherwise I would have had it in far earlier and I
2 believe it's of great benefit and as I said all that has to be done is that it be put out on public
3 display, this isn't set in stone or anything, I know it has to be analysed and so on, but had I
4 known I wouldn't be able to put it in, obviously as soon as I got it, but it did arrive to me at the
5 last minute, and I would like to just agree with Cllr Fox and Cllr Winters. They definitely - I
6 believe it should be allowed to be accepted today.

7 CATHAOIRLEACH: Cllr Behan.

8 Cllr BEHAN: Well Chairman, I would support what Cllr Fox has said here. And I would do so
9 because like this document is going to govern everything that happens in planning in this county
10 for the next five to six years. And if Councillors have suggestions that they didn't maybe have
11 worked out last Wednesday, but they have thought about it since or Cllr Nolan has said
12 something he has become aware of since then, I think it's vitally important that their voices are
13 heard here today. But not only that, when the draft plan goes on display, at the end of the day,
14 it's the people's Development Plan. And I would just like to make absolutely clear, my intention
15 of keeping a very open mind on whatever the people respond to the draft plan. People may be
16 affected by decisions that are put into this draft plan, they may agree, they may disagree, they
17 may have other suggestions. So we are at the very beginning of this whole process, but I
18 wouldn't mind clarification that I am correct that when the draft plan does eventually go on
19 display, if anybody puts in a submission about anything, we are entitled to consider it and we are
20 entitled to amend the plan if we so wish. That would be my understanding but I think it's time to
21 get that nailed down today too.

22 CATHAOIRLEACH: Okay, I'll ask the Manager to come in at the end of this just to clarify the
23 process. Cllr Ruttle.

24 Cllr RUTTLE: Yes Cathaoirleach, I would support Cllr Fox's view on this that it was not
25 something that was a legal document that was issued that it had to be done on the Wednesday. It
26 is open to people to bring forward motions on the day. Also, it is only at a stage of display. It's
27 an opportunity to give the public an opportunity to comment on what might come forward. I
28 don't think there will be an avalanche of anything arriving today, but I certainly think we must
29 keep it as inclusive as possible and give the opportunity to the public - the public an opportunity
30 to see as much as they can and what's coming forward. I would certainly support the idea that
31 proposals can be made today or at a later stage as well in the County Development Plan process.
32 That's the way I have always seen it and I am here since the 80s, so thank you Chairman.

33 CATHAOIRLEACH: Cllr Vance.

34 Cllr VANCE: Thank you Chairman. First of all, like yourself, could I compliment the planning

1 staff on the production of this document. It's absolutely first class. Certainly better than I have
2 ever seen it happening here and I have gone through a few of these over the years, and I think
3 they've done an absolutely tremendous job on this and I think we should appreciate the type of
4 time and effort and work that's gone into it, even the fact that even last Wednesday when people
5 had put in proposals that in most cases they were dealt with by Friday as well. A lot of work has
6 gone into this. But I would agree with various other speakers in regard to this: That this is a
7 plan just to go out on public display and I think as much information as we possibly can, we
8 should be putting out to the public for dissemination from the members of the public in regard to
9 this, and any information I think is much better that it comes from this meeting than the next
10 meeting, so from my point of view, I don't have any proposals to go through today or anything
11 like that, but I don't think there is going to be a huge amount from other members either, but let's
12 deal with it as they go along today, but my attitude is similar to Cllr Behan's there, let's get any
13 proposals that are there, let's get them examined and out to the public and the final decision will
14 be made when the plan goes out after that. This is not the final choice in regard to that. I feel
15 that the information should go out there to the public and now is the time to do it. Thank you.

16 CATHAOIRLEACH: Cllr Fortune.

17 Cllr FORTUNE: Thanks Cathaoirleach. Again I would like to thank the staff for all the work
18 they've put in to date in getting us to where we are with the various reports. I would - I am
19 interested in what Cllr Behan raised because I have asked that question of the planners that when
20 we put the draft out today for review by the public, the follow-ups then, what happens there
21 after, the input thereafter I think is vital. Also I put in a couple of submissions that are in the
22 amendments we have today, but I put in a lot of other stuff as well because while I fully
23 acknowledge that the County Development Plan is a Development Plan, I just think that, and
24 maybe it's a discussion what I am going to say now for another day, I think it's too narrow. For
25 me it ignores, depends how you define development, there is lots of issues in regards to housing
26 and various investments in infrastructure and different things that are vital. I think some of the
27 public, I would say, are a bit confused about what the Development Plan is as well. I don't think
28 people realise it's so narrow at the end of the day, and I know I'll be told well there is various
29 committees and various things for looking at some of the stuff I raised, but I believe the County
30 Development Plan should be the Bible and I think it should be a bit broader, but maybe that's for
31 a different discussion and maybe it needs to be changed somewhere else, maybe it should be part
32 of proper Local Government reform or whatever, I don't know. I think it doesn't cover
33 everything that should be covered. It doesn't deal with issues that are real out there for people.
34 My main point is that I would like clear clarification about how we proceed from here, and the

1 input we have when the public feed it back in and how we can tweak or make changes. I think
2 that's very, very important going forward.

3 CATHAOIRLEACH: Okay, Cllr Bourke.

4 Cllr BOURKE: Cathaoirleach, it's my recollection from the previous County Development Plan
5 when we were at this stage, it was left up to the Chairman's discretion whether he accepted late
6 amendments or late proposals or not. I recall that a re-zoning proposal came in late, but it was
7 rejected by the Chairman at that time. In my opinion, if it's not dealing with re-zoning issues and
8 the issues are fairly innocuous, there is no reason why you shouldn't accept a late submission.

9 CATHAOIRLEACH: Okay. Cllr Matthews.

10 Cllr MATTHEWS: Thanks Chairman, I don't have any problem with somebody making an
11 amendment today or submitting a new amendment but I would ask we take the time and it's
12 submitted in a similar format, that the reason for the proposal is given and that it's clear what part
13 of the draft plan is being amended so we have time to discuss it. Thank you Chairman.

14 CATHAOIRLEACH: Okay, Director of Services, do you want to come in there. And maybe if
15 you could outline the process so everybody is clear...

16 DIRECTOR O'BRIEN: I'll let Sorcha outline the process, she is bound to make less mistakes
17 than I.

18 CATHAOIRLEACH: And Cllr Behan's request, maybe you will also cover that.

19 MS WALSH: Cllr Behan and Fox are right, this is a draft plan going on display and the next
20 stage now is for the public to make submissions, they can make submission on anything in the
21 plan or anything they feel is missing from the plan. They can address any matter at all in their
22 submission, and the Chief Executive will prepare a report on all of those submissions, analysing
23 them, breaking them down, looking at where they might slot into the plan or doing full analysis
24 of them and making a recommendation to you then which will be around next February or
25 March and submitting a report to you all setting out his opinion on all of the submissions that
26 have been received. The Chief Executive at that stage can recommend amendments if he feels
27 any of those submissions lead to the need to make changes to the plan, and at the meeting that
28 you will come back to probably around April next year, you can decide to accept or reject or not
29 take any of those recommendations of the Chief Executive and you can propose your own
30 amendments as well if you wish. Any amendments that are made at that meeting in April or
31 May, whether they come from the Chief Executive or from yourselves, if any of them are
32 material, so if there are significant changes to the draft plan, then they have to go on public
33 display, so material change for example would be the zoning of additional land. So there will be
34 a second display period, if you choose to make any material amendments which will be over the

1 summer next year and your final decision will be in September next year, whether to accept
2 those amendments or not. There is potentially two more stages of public input.

3 DIRECTOR O'BRIEN: Okay, Cathaoirleach, I just want to comment on the idea of bringing
4 things before the meeting. You might recall two plans ago, it was very unseemly, I think it
5 brought the county into disrepute. We had people in the public gallery passing notes to
6 Councillors, who were actually making amendments including re-zoning there and then at the
7 meeting. Where the other members had no chance to see what was happening, they had no
8 chance to get advice from the executive to it. So coming up to the last plan, the Chairman, in
9 fact the SPC discussed this and the Chairman of the SPC and myself thought this was a way to
10 do it, an orderly way of putting stuff in in advance, getting the advice of the planners and I
11 would have thought now in the last eight years, we have done an awful lot of town plans, local
12 area plans, County Plans and the whole thing has been -- I don't want to use the word
13 collaboration, but it has been a collaborative effort between the planners and the members. And
14 the planners have always been available to write up whatever the members want, and we have
15 been quite happy to write up things we don't agree with ourselves to get it out there. The whole
16 idea was to make the whole process as orderly as possible. It's not to take away members' rights
17 to put things - to make amendments, and that being the logic of it. An orderly progression that
18 we can work together. I would hope and if we are not working together, someone let me know,
19 or someone tell me, but I would have thought the planning staff are there to work with members
20 on anything they want put forward. We might try and talk you out of it, but at the end of the
21 day, if the members want to do it, we will draft it, do the maps, so we don't want these sort of
22 things - because it wasn't very seemly behaviour and I think it did bring the county into
23 disrepute. I wasn't in planning at the time but I remember watching aghast. That's the
24 background of that and we certainly don't want to stifle any amendments from members. In fact
25 quite the opposite, I like the members to be completely involved in the plan.

26
27 Then just to comment, I suppose my own rant on this, to Cllr Fortune, the plan is too narrow. To
28 a certain extent the plan is too narrow because you feel it's such a statutory based plan, such a
29 big document and generally well presented, it's a pity that you can't have all council policies into
30 it. Having said that, and this is my rant, the first plan we had was about this thing and was on
31 that old paper that Cllr Behan would remember well from producing stuff in classrooms, like
32 blotting paper and it was about this thick. Anyone could read it properly in an hour or two. The
33 plans have got bigger and bigger, we have got more and more statutory stuff to do, and I don't
34 know if any of you got through appendix 3, I know one member certainly went through appendix

1 3 very, very deeply, even found mistakes and thank you very much for that. But it's almost
2 impossible for members to get through the plan as it is. I mean at this stage, it must be about six
3 inches thick and the paper is much thinner. To actually broaden the plan out Councillor, I think
4 would just make it completely and utterly bloated. I see your . but I think at the end of the day, it
5 is under the Planning Act, it is for fiscal planning and for development and it's not everything
6 you would like to see happening in a town. We can do that in town plans because it's very, very
7 local to the area, but unfortunately in County Plans we can't do it. I think that's most of what I
8 want to say. I think I have answered I think anyone had asked.

9 CATHAOIRLEACH: Okay, great, so let's start with the proposals, so amendment number one is
10 Christopher Fox. Do you want to propose it and then a seconder, because I don't think there is
11 one there showing.

12 Cllr FOX: Thank you Chairman. I just feel that Bray, the Bray town Development Plan is
13 probably going to start after this County Development Plan process. It will certainly face
14 challenges to identify lands that are suitable for development, given that it's projected to grow by
15 so much. But also within the Municipal District, we have the urban areas, or the settlements of
16 Kilmacanogue and Enniskerry, which I suppose have their own challenges and need protection.
17 I think one thing I would feel strongly about is that Bray, Enniskerry and Kilmacanogue
18 wouldn't coalesce or join up. I think Enniskerry and Kilmacanogue have their own unique
19 character, and I wouldn't like to see them become part of a greater urban area. So I think the best
20 way of doing this is to perhaps prepare a Bray Municipal area plan where if you are looking at
21 the big picture, you can offer more protection to Kilmacanogue and Enniskerry, while
22 identifying future areas for the town of Bray. So I would like to propose -- then an objective
23 would be put in that a Bray Municipal area, Local Area Plan shall be provided to replace the
24 existing Bray Town Development Plan and Bray Environs Local Area Plan which shall
25 encompass all settlements in the Municipal District, including Kilmacanogue and Enniskerry

26 CATHAOIRLEACH: Do you have a seconder? Seconded by Cllr Vance. The CE has no
27 objection with that, so is that just agreed? Agreed, great. Amendment number two, Cllr Ruttle.
28 Do you just want to put on your light there.

29 Cllr RUTTLE: This is based on what we introduced before called the rural clusters, where it was
30 defined that -- thought that certain smallish settlements, a crossroads, etcetera and various areas
31 of Wicklow would be suitable for some development for housing development for rural people
32 in those areas. Now the reality on the ground is that we would find that some of these clusters
33 are nearer to some of the larger villages, and there are people we would come across in our work
34 who would actually have property or land within the cluster area, but would be in the larger

1 villages themselves or children. And this would have blocked them from actually moving from
2 the larger villages to that, and to maximise the possibility of rural applicants, and to take up the
3 option there for the planning permission in that area and also to reflect the reality on the ground
4 of the people who live in various large villages but yet because of the proximity of rural cluster
5 would actually have access to land there, but might not have access at all in the larger villages, to
6 do that. I see here the initial response does not support the reintroduction in the plan, has not
7 been successful. I would contend because something has not universally worked does not mean
8 we should abolish it. It should always be there to retain the maximum potential for people who
9 live in rural areas of Wicklow to have go at planning permission. Also people feel if they're
10 living in large villages and a hamlet or a cluster or whatever you want to call it, it might be only
11 a mile and a half or two or three miles away from them, that they can be categorised in large
12 villages as urbanised people, whereas they view themselves as part of the general rural
13 community. On that basis and on the personal knowledge I would have of these villages and the
14 clusters in the catchment area, I am proposing we retain the clusters. People say they haven't
15 worked. That might be the case in some cases, it might not in others, but it's not a legitimate
16 reason to abolish them and also there is people from the level 7 areas move into those clusters
17 and build there, as presumably with the original intention is a more desirable thing than living in
18 the open countryside, if they could live in the cluster as well. That's my proposal.

19 CATHAOIRLEACH: Do you have a seconder?

20 Cllr RUTTLE: I think Cllr Timmins.

21 Cllr TIMMINS: Just briefly, for anyone who follows rural planning, like I have done and Cllr
22 Ruttle over the last long number of years, people in large villages are probably the hardest done
23 by in terms of the restrictions of the County Development Plan offers. A lot of people in large
24 villages have rural connections, but because they're simply residents of large village and the
25 large village can be fairly small now, some fairly small large villages if you look at the number
26 of houses in them, in a lot of ways they have a lot of rural characteristics. I would support the
27 amendment on that basis that people in large villages are very, very restricted at the moment,
28 except the success and the take up of rural clusters has been very, very limited. But just because
29 it's limited I don't think it is reason enough to abolish it, if it even facilitates one or two people,
30 it's worth retaining.

31 CATHAOIRLEACH: Cllr Blake.

32 Cllr BLAKE: A number of the Councillors here have expressed their thanks to the staff for the
33 wonderful work they've done over the last, best part of a year now in regards to the County
34 Development Plan. And there was a huge amount of work went into it, we had at the outset

1 when they went around the to various different locations around the county and engaged with the
2 general public, equally so we had a number of workshops and these are one of the issues that
3 came up in the workshop, was the clusters. There was some occasions where it worked in a
4 small number of areas, but one of the big issues down through the years is that the people seen
5 this land was now zoned and suddenly where a site probably was never considered for a house,
6 all of a sudden we had a raft of people looking to charge exorbitant prices for sites in rural areas
7 that was never designed for it. We did have workshops in regard to it and my understanding it
8 was unanimously agreed that we would exclude the clusters from the County Development Plan.
9 That's my understanding of it and I think there was a lot of discussion went into it on that
10 particular day in question, but not all members were at the workshops, but I just have to say in
11 regards to it, that as one of the people who was looking for these workshops to take place, in
12 order to give the members of the Council an opportunity to put forward our views on these
13 issues, this is one thing that did get a lot of airing at this particular point and time and my
14 understanding it was agreed at that meeting but nevertheless, as has been said here, it's up to the
15 members to decide one way or the other what they want to do.

16 CATHAOIRLEACH: Des do you want to come in on this?

17 DIRECTOR O'BRIEN: I suppose that's one of the problems. A lot of these nothing whatsoever
18 has happened in the vast majority of them. In fact all the ones in Cllr Ruttle's old area, I don't
19 think there has been any houses built on any of them Councillor. I know in say Cllr Blake's old
20 area, that's probably the most successful part has been three or four of them where they've had it.
21 He is right, there is at least one or two that I know of where there has been houses outside the
22 boundaries of the cluster, because from what I have been told the landowner says the land inside
23 that's zoned is too valuable to sell and they're selling lands outside the cluster. They're a mixed
24 blessing. They came in the 90s to tackle what was seen as a huge refusal rate for one-off houses
25 and there was a committee done. A couple of people went around the county in a few days and
26 nominated these ones based on their experience, as well as Councillors suggesting places where
27 they should be done. It wasn't a huge scientific exercise done on picking these in the first place,
28 or the boundaries of them, but I still feel they've been that successful and it's not something I am
29 going to talk against for too long, but I would have thought it's as useful out of the plan as in the
30 plan.

31 CATHAOIRLEACH: Okay, so the proposal is put forward, it's seconded, is it agreed? Agreed,
32 okay. Amendment number three. Okay, sure, three, six and 12 are all pretty similar on the same
33 item, so if we can take them all together, so Cllr Timmins, do you want to...

34 Cllr TIMMINS: I'll speak on number three first. I think the planners are pretty much in

1 agreement here. I am a little bit nervous when I see permanent native resident for somebody
2 trying to buy a house in a large rural town, so I think the definition of permanent native resident
3 what, the planners meant was three years and they've clarified that in the wording, so I am happy
4 to agree with the wording proposed by the planners that defines it as three years. Normally when
5 I think of permanent native resident, I think of ten years, but three years has been spelt out in the
6 planner's definition, so that's okay.

7 CATHAOIRLEACH: Okay, that one is seconded by Cllr Cullen, isn't it, so do you want to
8 move on Des and...

9 DIRECTOR O'BRIEN: Do you want to take that one now?

10 CATHAOIRLEACH: Do you want to take six now? So that's formerly proposed and seconded,
11 is it agreed? Agreed, okay, fine. So on to number six.

12 DIRECTOR O'BRIEN: It's a similar sort of thing on the large villages.

13 CATHAOIRLEACH: Can you just hit your button there.

14 DIRECTOR O'BRIEN: That's an either or thing, this is more the qualifications of who can...

15 CATHAOIRLEACH: We will come back to it.

16 DIRECTOR O'BRIEN: If the members prefer we go through the list, I thought these were
17 similar.

18 Cllr TIMMINS: I think it makes sense if I deal with villages rather than going in and out of it,
19 let me deal with the ones, three, five, six and I think it's 12.

20 CATHAOIRLEACH: Okay, yeah, if you want to do it that way, it's okay. Number five then, do
21 you want to hit your button please.

22 Cllr TIMMINS: Number five, this basically is to retain Grangecon as a small village, as it stands
23 in the moment in the County Development Plan. As I pointed out that in the last whatever six
24 years if anything the village has contracted, to me it doesn't make sense to upgrade it to a large
25 village. One of the points in the planners' response is it's considered a 20 houses target to the
26 village would give a significant boost to the village. Under the old plan, there was a target of 15
27 extra houses and between 2006 and 2011, there was no houses built. So saying making it a large
28 village and giving it 20 houses as opposed to a small village of 20 houses isn't going to help it
29 one iota. It didn't get one extra house. Also, Grangecon has no sewage or water apart from a
30 limited area of Council housing where there is water and an old sewage plant, but the village
31 itself, which is a total of approximately between 40 and 50 houses, doesn't have water or sewage,
32 so to me it makes no sense to upgrade it to a large village given that, if anything, the character of
33 the village is actually declined a little bit in the last number of years, and to say that upgrading it
34 to a large village will increase its likelihood of expanding, I am all for villages expanding, but

1 changing that grade to a large village is not going to help it expand and I propose, based on the
2 character of the village and the way it has been, and in the existing plan it is a small village, it's
3 the only one that's been upgraded and it mystifies me as to why it was. I propose it stays as a
4 small village.

5 CATHAOIRLEACH: That's officially seconded by Cllr Blake? Yeah. Do you want to speak
6 into that?

7 DIRECTOR O'BRIEN: I'll just say the reason that we put it there is it's the assets that the village
8 has are the same as other large villages. It doesn't mean an awful lot at the end of the day. It
9 would loosen up the number of people who could apply to build in Grangecon. But at the end of
10 the day, it's not a huge matter of one way or the other, but it would loosen it up more for more
11 people to live there. That's all.

12 CATHAOIRLEACH: Cllr Behan.

13 Cllr BEHAN: Chairman this is one of the very few occasions that I can ever remember where a
14 suggestion to loosen up the possibility of people living in the smaller, I suppose, rural areas is
15 being promoted by the officials and objected to by Councillors. Now I actually think that's a
16 very good proposal, as in the Development Plan. And I certainly wouldn't agree with what Cllr
17 Timmins is saying. Apart from anything else, it could have detrimental effects, his comments
18 really are saying if there isn't sufficient housing there at the moment, well, whatever he said,
19 some services have closed, therefore we kind of forget about it then and just kind of agree that
20 that's the status it's going to remain. Whereas I feel we should be allowing for future
21 development in places like that and Barndarrig and Coolboy. So I wouldn't be convinced now
22 by what Cllr Timmins has said and I certainly wouldn't agree with him.

23 Cllr TIMMINS: Cllr Behan, I would like to point out that the -- I have proposals in here to
24 loosen the possibility who can buy in large villages and small villages, and I brought this
25 proposal to the Development Plan in our initial meetings back in March and I was told that the
26 planners would look at loosening up the qualifications of who could buy in small and large
27 villages. What's come out of the Development Plan is they're not actually being loosened up, as
28 you will see from my next couple of amendments. I am all for allowing people to buy houses in
29 large and small villages. I live in that small village myself. My neighbours either side are from
30 Dublin. Under the existing plan, they couldn't buy their houses. I am trying to get it that
31 someone from even in Co Wicklow could buy a house there. I am trying to loosen it up that
32 small villages develop. I am very, very conscious of the fact that small villages in West
33 Wicklow have not developed. Like the other side of the old N9 towns and villages in Kildare,
34 like Calverstown, Carrowmore, which would be of similar character to Grangecon, now have a

1 couple of hundred houses, they went too much the other way. I am all for promoting small
2 villages to expand in every way possible and I have amendments in there to do that. I have
3 spoken many times on the fact that we have far too many restrictions on who can buy a house. I
4 am from Baltinglass, under the old plan, I couldn't buy a house in Grangecon if a builder sells it.
5 To me that's daft. Baltinglass is a level five town, someone from a level five can't buy in a small
6 village. I am trying to allow people buy houses in those villages. Grangecon whether it's small
7 or large doesn't make any difference because I am asking who can buy in a small village gets
8 opened up as well.

9 CATHAOIRLEACH: Cllr Behan, is that a proposal that we accept the...

10 Cllr BEHAN: I would propose we accept what the planners have said.

11 CATHAOIRLEACH: Do I have a seconder for that proposal? So Pat Doran is seconding that.

12 Any other proposals on this item? No. Then we go for a vote on it.

13 Cllr BEHAN: Which are we voting on?

14 CATHAOIRLEACH: Yeah, we would be voting on the amendment. Cllr Timmins'
15 amendment.

16
17 (A vote was taken)

18
19 MS GALLAGHER: That's 15 for, 14 against and three not present.

20 CATHAOIRLEACH: Okay, moving on to number six. Cllr Timmins again.

21 Cllr TIMMINS: This is about -- in the current plan, there is no proposal for housing occupancy
22 for a multi-house development. So if you see on page 40, there is just a paragraph down at the
23 bottom of page 40 stating what the control is. And it doesn't refer to multi-house development.
24 Now I think the planners have recognised this in their response. The only -- I am happy to agree
25 with the planners' response, the only thing I take issue with is the planners are putting in an extra
26 restriction, and this is my whole point, over and above what's in the current County Development
27 Plan. The planners are saying you must be a resident of three years duration or employment
28 within 15 kilometres of the large village for the 50% county growth. Now at the moment you
29 can be from outside 15 kilometres. I think you can be from different levels of the hierarchy
30 within Co Wicklow. I am happy to go with the planners' proposal, but I would take out within
31 15 kilometres of the -- in the second part, 50% applicant purchases must be within 15 kilometres.

32 CATHAOIRLEACH: Okay, that's seconded by ... yeah, Shay Cullen. Would you like to speak
33 into that. Nobody else showing.

34 DIRECTOR O'BRIEN: Cathaoirleach, there is a long history of the restrictions in living in rural

1 Co Wicklow, including the rural towns and villages. And this was again part of the workshop
2 that was held at the time. And I suppose there was a fear that people in the villages wouldn't be
3 able to compete for housing there, and that's why this figure of 15 kilometres was chosen. I
4 think Cllr Timmins was right, under the old scheme there was a quota for regional growth and
5 we were trying to loosen it up and that was probably a mistake in retrospect, so we have no
6 problem going with a 50% regional growth. We think probably as a transition at least you
7 should protect the other 50% should be from someone within the localities, 10 miles or make it
8 25 kilometres, but rather than having all of the village open season for everywhere in the county,
9 we think it would be worthwhile having some sort of radius. At the workshop, that was agreed
10 on, 15 kilometres, but it's - I don't think we have to be dogmatic about that. But it might be
11 worthwhile in protecting locals, to give them a chance to compete in the market by having a
12 certain amount restricted.

13 Cllr TIMMINS: I would point out that at the moment it's only 25% there is a restriction on. You
14 have 50% county growth and the old definition of county growth allows anyone from outside
15 level one to four. That includes most of the county could buy. Your restriction of putting 15
16 kilometres for 50% is making it more restrictive. I thought when I brought this up in March that
17 we were going to loosen the restrictions. I don't know, maybe other members might have some
18 comment to make, 15 kilometres is certainly way too narrow for a large village, who can buy a
19 house in a large village. Whether we go with open market, county, just within Co Wicklow, or
20 we go back to the below level 4, level five to nine, or we extend it to 25 kilometres, I am willing
21 to listen if other members have any comments.

22 CATHAOIRLEACH: Nobody else is showing.

23 Cllr TIMMINS: Yeah, no, that's fine, then I'll stay with my original proposal to remove the 15
24 kilometres.

25 CATHAOIRLEACH: Okay, and that's seconded then by Cllr Cullen, okay. So is that agreed?

26 DIRECTOR O'BRIEN: Hang on, can I suggest for clarity now, you are leaving a single house as
27 is proposed there by the Chief Executive.

28 Cllr TIMMINS: Single removed to -- remove to 15 -- remove the 15 kilometres in single houses
29 as well, in both the proposals.

30 CATHAOIRLEACH: Is that agreed?

31 Cllr MATTHEWS: What is the Director's recommendation?

32 DIRECTOR O'BRIEN: I don't have a vote. What I can say was, I'll just repeat, we had a
33 workshop on this and this is what came out of the workshop, so we repeated it here, we don't
34 have strong feelings one way or the other, I am just repeating what was spoken at the workshop.

1 People in the immediate vicinity.

2 Cllr VANCE: Chairman, could I just propose that we go to 30 kilometres, at least that gives -
3 that's a reasonable amount of distance from the particular area and it does give an indication
4 rather than the whole county, you know, I think 30 kilometres as a compromise, I think that
5 would be acceptable to most members.

6 CATHAOIRLEACH: Do you have a seconder for that? Seconded by Pat Fitzgerald. Cllr
7 Timmins you accept that, okay. Is that agreed then, that proposal of going to 30? Agreed.
8 Okay. Let's go then to number 12 please Councillor Timmins you are on again.

9 Cllr TIMMINS: This is similar except we are applying it to the large villages. And I suppose
10 what I was saying was currently the restriction is that you - it's level 6 to 10 who can buy a house
11 in a small village, whereas I was proposing that go to level 5 to 10. Now, again, following on
12 what we have just done, and maybe in the interests of some kind of consistency, I could go that
13 we change that 15 kilometres to 30 kilometres, just like we have done for the large villages?

14 CATHAOIRLEACH: Okay, do you have a seconder, it's seconded by Shay Cullen.

15 DIRECTOR O'BRIEN: The other thing we changed on this is you are now taking away the
16 opportunity for anyone living in level 1 to 4, so that's - that would be from Bray down to
17 Blessington, isn't that right? Now aren't allowed to build in small villages. The proposal we had
18 was to allow basically anyone who was in a large town, who was within a certain radius of the
19 village would be allowed to build there as well. So it wasn't - I think again in the workshop, the
20 intention was that we weren't going to actually exclude people because they lived in a big town.
21 It was basically more a radius from where the town was. So I am not sure is that your -- was that
22 a conscious decision of yours, or -- because obviously it's a matter for members to decide these
23 things, but do you consciously want to make sure that people who lived in these settlements
24 wouldn't be allowed to build a house in a small village?

25 Cllr TIMMINS: No, I mean all I was trying to do, at the moment levels 1 to 5 can't build a
26 house in a small village.

27 DIRECTOR O'BRIEN: But in the proposed draft plan, it allowed anyone from any settlement,
28 provided they were within that radius of the village.

29 Cllr TIMMINS: 15 kilometres strikes me as being too small to someone, for someone...

30 DIRECTOR O'BRIEN: Take Ballycoogue, what you would be saying is you are excluding
31 anyone from Arklow living in Ballycoogue.

32 Cllr TIMMINS: I am not proposing that, no.

33 DIRECTOR O'BRIEN: That's what you are proposing. I am only trying to question, was this...

34 Cllr TIMMINS: I don't want to do that, because at the moment someone from Arklow and

1 someone at a lower level, down to level 5 is excluded.

2 DIRECTOR O'BRIEN: I am just saying what was on the proposed draft plan that you have had
3 was loosening it up to people from every settlement in Wicklow provided they were from...

4 Cllr TIMMINS: I agree, someone from Arklow should be allowed buy a house in Ballycoogue.

5 DIRECTOR O'BRIEN: You don't intend the one to four to be excluded then.

6 Cllr TIMMINS: Maybe the radius would allow someone from Arklow buy in Ballycoogue.

7 DIRECTOR O'BRIEN: That was in our proposal.

8 Cllr TIMMINS: The 15 kilometres though for me is too short.

9 DIRECTOR O'BRIEN: It was ten kilometres what we proposed and again that came from the
10 workshop.

11 Cllr TIMMINS: The proposal here that the planners have recommended is 15 kilometres for
12 multi-house development.

13 DIRECTOR O'BRIEN: That was a typo. It was a - what was agreed in the workshop at the time
14 was 15 kilometres for people living in the county for three years and the small villages people
15 living in the county for ten years, ten kilometres.

16 Cllr TIMMINS: Are you saying on the multi-house development that that's a typo within 15
17 kilometres, that you take out the 15 -- take out the 15 kilometres on the multi house
18 development?

19 DIRECTOR O'BRIEN: Sorry, let Sorcha, I am getting mixed up. It was - 50% was living in the
20 county three years and 15 kilometres and 50%, ten kilometres in ten years. This was an effort to
21 loosen it up at the time, we were going from a position of being very, very restricted. It was
22 done on a workshop. It's really a matter for the members to decide.

23 Cllr TIMMINS: That's not loosening it up, that's making it more restrictive. For the single
24 house development at the moment, if you are level six to nine, six to eight, you can buy a single
25 house development in the small village, the restriction is you are allowed to build six to ten. But
26 you are saying there you have to be within ten kilometres and a permanent native resident, that's
27 more restrictive than what's there at the moment.

28 DIRECTOR O'BRIEN: Ultimately it's a matter for the members. When I came into this
29 Councillor was to question did you actually intend to exclude from levels one to four? Which,
30 and you agreed you didn't intend to exclude them. That's all I was asking you. Whatever the
31 members decide on a radius or whatever, it's a matter for the members. We did loosen it up.

32 Cllr TIMMINS: I am making the point that you didn't loosen up, it's obvious on single house
33 development.

34 MS WALSH: If I could just come in there, in the small villages at the moment, you have to be a

1 first time owner, that's one restriction that was suggested be omitted completely and that came
2 from the workshops as well. In order to counter-balance the fact that you wouldn't need to be a
3 first time homeowner, there would be a bigger market, this was agreed there would still be
4 restrictions. At the moment the restrictions as you say relate to where you are from in the
5 hierarchy, if you are from level six down to ten, you would be eligible in the small village. The
6 alternative discussed at the workshop was maybe that was complex, maybe people weren't happy
7 with that, so let's try an alternative and the alternative was it wouldn't matter what level you were
8 from, as long as you were within from a certain radius. The idea being you are from the area,
9 you have some kind of connection to the area, not just where you just happened to grow up. The
10 good example is Ballycoogue. At the moment people from Arklow aren't eligible to build there.
11 Under the proposal put to you in the draft plan, they would be eligible, so that's a very good
12 example because they're within the radius and they no longer have to be first time homeowners.
13 There will be replicated across say people from Baltinglass moving to smaller villages in the
14 area and so on. We looked carefully at where all the bigger towns were, not just the major
15 growth towns, but even the medium sized towns and looked at the villages surrounding them and
16 the type of issues brought to us over the last five years and a number of members came to us
17 saying it's very unfair people from Arklow can't move to Ballycoogue, so this proposal was to --
18 it opens it up because it removes the first time homeowner requirement and also opens up to
19 people from the big towns who at the moment are excluded. It's just another version of a control
20 and there are lots of different types of controls you could use. The ones we have at the moment,
21 the six to ten and so on, have been in the plan for a number years, haven't really -- I would
22 suggest they haven't worked that well, because a lot of these towns haven't seen any growth.
23 This is an alternative that was discussed, a number of alternatives were put to the members at the
24 workshops and this is the one the members felt could perhaps give a little boost to these villages.
25 There are probably lots of alternatives that might work and this was settled on at the workshop
26 and that we have proposed to you. You may see it as tightening, but there may be a slight
27 tightening at one end and a loosening at the other end. We are trying to counter-balance. The
28 most important thing is firstly that our villages don't become overrun with new houses as they
29 don't have the capacity to do so, we have seen that in other counties, we don't want to see that
30 happening. And secondly, I have forgotten what my second point is, that people have the chance
31 to move to these smaller villages if they are from the locality and can contribute to the
32 community in that area.

33 CATHAOIRLEACH: Cllr Fox.

34 Cllr FOX: I am supportive of the thrust what of Cllr Timmins is saying, but I think it needs a

1 little more teasing out, because I mean part of your argument is that levels one to four can move
2 to a small village within what, ten kilometres? But if you take it, level one Bray hasn't got any
3 small village within ten kilometres, has it. Greystones, I am not sure Greystones has any small
4 village. Newcastle, is that not a large village. On the face of it, it looks like you are allowing
5 people from the higher levels to move, but actually in reality there is no small village within that
6 distance of a lot of those towns. But at the same time, I think it needs further teasing out,
7 because I am not sure all the permutations have been fully thought through. I would be
8 supportive of the thrust of what Ed is saying, but I think it needs further teasing.

9 CATHAOIRLEACH: Cllr Blake.

10 Cllr BLAKE: Briefly, at the workshop we had a lengthy discussion on this particular item and
11 Ballycoogue South of Arklow kept coming up as one area that hadn't developed over the years
12 and people in Arklow, because of the restrictions on the previous plan weren't allowed to go out
13 there. So Ballycoogue and Arklow kept coming up as the one area that we kept harping on as an
14 opportunity where we could allow people to develop or to move from Arklow to Ballycoogue.
15 And that's been probably the ten kilometres came into it as well, we didn't want somebody
16 coming from Dublin down to Ballycoogue, and competing with the people of Arklow to
17 purchase a house in Ballycoogue as such. That was part and parcel of what was discussed at the
18 workshops and to allow Ballycoogue and people in Arklow to move to Ballycoogue, but not to
19 allow people coming from Dublin. That's where the figure of ten kilometres came into it, that it
20 did actually include not alone Arklow but I think Aughrim as well, that people from Aughrim
21 could move to Ballycoogue as well. That's the reason we brought in the ten kilometres.

22 Christopher has brought in another element in terms of where do people in Bray move to, but the
23 whole length of the discussion was primarily around Arklow and the opportunity for people in
24 Arklow to be able to move outside of Arklow, and that's why it was mentioned in that regard.

25 Cllr BLAKE: You say that was a typo within 15 kilometres for the multi-house development?

26 MS WALSH: As you know this was all done very last minute with the amendments coming in,
27 on Wednesday and Thursday, we have done our best to try and distil everything down, but
28 mistakes will happen.

29 DIRECTOR O'BRIEN: This is only to prove she is human.

30 MS WALSH: This is very complex, I think what we were recommending was that the proposal
31 that had been put forward was to make 50% of houses open market, so regional growth and we
32 felt that was much too open for these very, very small places, the majority of which have no
33 services whatsoever, no water and sewage, no schools, anything like that. Our recommendation
34 was that 50% of the multi-house be reserved for people within 15 kilometres, three years

1 duration, living in the county and the other 50% be the ten-ten. It's not a typo, we just haven't
2 filled in the other 50%. We have suggested 50% have a three -- and we should have put the
3 other 50%, what we were suggesting was ten-ten. Rather than going to regional, go to the wider
4 county definition for 50% of them and the more narrow definition for the other 50%.

5 Cllr TIMMINS: Any house in a small village can only be purchased by someone within 15
6 kilometres living and working -- I think it's too restrictive.

7 MS WALSH: The discussion I have already had about the large villages, and you agreed you
8 would change the 15 kilometres to 30. What you could consider here for 50% of the small
9 villages, you could use the same criteria and the other 50% have the tighter criteria. So you are
10 being consistent using a three year, 30 kilometres for just 50% of the multi. So we are not
11 having multiple definitions of what we mean.

12 Cllr TIMMINS: That's what I said at the very beginning if you remember, make rural and large
13 villages and change the 15...

14 CATHAOIRLEACH: Okay, Councillor Tommy Cullen.

15 Cllr Tommy CULLEN: Chairman, many villages in West Wicklow are bordering Kildare or
16 Carlow. And for instance, 15 kilometres would take in perhaps the town of Tullow, people of
17 the town - is this restrictive to county boundaries, is this 15 kilometres or whatever, is it
18 restrictive to county boundaries or does it mean somebody for instance from Tullow in Carlow
19 could look for planning permission say for instance in Kiltegan or somebody say for instance in
20 Castledermot could look for planning permission in Grangecon Stratford?

21 MS WALSH: It's clear enough, it's from the county.

22 Cllr Tommy CULLEN: Can you clarify that please, it is from county boundaries?

23 DIRECTOR O'BRIEN: Inside the county.

24 Cllr Tommy CULLEN: Fair enough.

25 CATHAOIRLEACH: Cllr Matthews.

26 Cllr MATTHEWS: Chairman, it's complex, the rural housing policies that we have, and there is
27 an attempt to try and simplify it here, but we have gone from a restrictive policy and I would just
28 be concerned that we go to too open a policy. Remember the last plan over the last five years,
29 we have had a very strange housing market so we haven't seen a lot of the pressures that may
30 come on during the lifetime of this policy. I would ask the Councillors to just consider now, and
31 the idea behind this is to protect the rural areas and to protect the people that live in those rural
32 areas, and just be cautious that we are entering a different kind of housing market now and
33 pressures we might have seen ten years ago may start to come back in the lifetime of this plan.
34 Thank you Chairman.

1 CATHAOIRLEACH: Okay, so where are we?

2 Cllr TIMMINS: Try and move it on, again this isn't...

3 DIRECTOR O'BRIEN: Could we maybe put this off until after lunch and we might have a chat
4 during lunch. Just get some wording.

5 Cllr TIMMINS: Okay.

6 CATHAOIRLEACH: Could I just go back now to proposal four, please, and we will probably
7 take four and nine, ten and eleven, because they're all from the Arklow MD, aren't they?

8 CATHAOIRLEACH: Who is proposing it?

9 Cllr BOURKE: Arklow is unique in that unlike other towns in the -- currently, unlike other
10 towns around the county, we don't have any capacity for future growth because we don't have a
11 sewage treatment facility and there is an embargo on development of housing, but we have a
12 housing crisis, a very serious housing crisis that other towns are not experiencing to the same
13 extent that we are, and we feel that if we can't build within our town, that we should be allowed
14 to increase the development outside - in the villages and small towns that can accommodate it
15 insofar as they possibly can, because we need to provide for housing for our residents, and for
16 the future generations that are coming along. So on that basis, we felt justified in proposing an
17 increase in the number of houses for Barndarrig, Ballinaclash and Redcross, large villages within
18 our catchment. We are proposing in Barndarrig, an increase of 30 houses be allowed in the life
19 of the plan, bringing the target growth to 50. Bringing the target growth for Ballinaclash to 30
20 and Redcross for 30. We don't feel that's unreasonable. We have to do what we can as local
21 representatives to make sure there is adequate housing for our residents into the future. So I am
22 asking for support on that basis.

23 CATHAOIRLEACH: Cllr Fitzgerald.

24 Cllr FITZGERALD: Just over many years there people from rural areas purchased houses in
25 Arklow. They found it easier, and rather than settle in the town, which is great, but them options
26 are not available to people from rural areas now because we have no houses available. Very few
27 in fact. And that's partly why we are proposing - the housing stock in Barndarrig was 91 and
28 there is a planning in place there for 21, so 91 and 21, so effectively the housing growth target
29 there has already been met by a planning application. What is being proposed here, that if we
30 replace the housing growth target with indicative housing growth target, that's fine in itself, but
31 the fact is that the numbers in them categories in the large villages, if we have to depend on other
32 areas not taking their allocation. So we could be waiting maybe until 2022 for an indication that
33 we can go over the figure of 111. So that doesn't give solace to people, particularly people in
34 rural areas, that there is going to be no opportunity there, particularly in Barndarrig, there is

1 going to be very little opportunity there, we are talking about moving the distance to 30
2 kilometres, Arklow would probably fall within the 15 and Barndarrig, I think the proposal there
3 is that the infrastructural capacity - that the settlement has the form and infrastructural capacity
4 to accommodate the additional development proposed and the total housing target for the large
5 villages of the group should not be exceeded. That is fine to put that on paper, but if the other,
6 if, and it possibly won't, the other large villages meet their targets, we will have no extra housing
7 in Barndarrig other than the 21 that have planning permission. So that's the reason why we
8 wanted an increase of 30 there. There are zoned lands there, there are unzoned lands there which
9 could cater for a lot of the increase because they're in the parameters of Barndarrig, so really if
10 this is voted against, effectively, what we have in situ there with planning, there is no more
11 proposals can be entertained until it's established that the numbers in large villages don't meet the
12 demand, so that's where we are at. But I mean we have no sewage plant. We know that in
13 Arklow. So we have no opportunity until 2021, to get building again. 2020 or 2021 and that's
14 maybe being optimistic with present circumstances. So there will be a bigger demand from
15 people who are qualified to live in rural areas, particularly in Barndarrig and Ballinaclash and in
16 the lower ones, so I think we should have some movement on that figure.

17 CATHAOIRLEACH: Okay Cllr Matthews.

18 Cllr MATTHEWS: Thanks Chairman, I have a problem with diverting growth from the main
19 growth centre such as Arklow, because there isn't a service available, and like the planning
20 principles are that we should be having the growth in those areas that are served by roads, served
21 by rail links, that have that population, that have the jobs present in them. So I don't know if this
22 proposal, there is an increase of 50 houses there around that area, is that to take houses, growth
23 away from Arklow and divert it into those villages? I can't agree with that. And pressure needs
24 to be put on Irish Water. Arklow needs to grow as a town and this restriction, we have been
25 listening to this for too long about Irish Water not providing a sewage treatment plant. That
26 needs to go in place and that needs to happen. But it just -- looking at the wording here that
27 the -- if the total housing growth for large villages is not exceeded, then this could be allowed to
28 happen. So what you are saying is if Barndarrig was to increase by this much, some other
29 villages are not going to get any increase at all. Otherwise we are increasing the overall numbers
30 and the core strategy. That's a carefully balanced equation that's been worked out there. So I
31 would have to question that.

32 CATHAOIRLEACH: Cllr Casey.

33 Cllr CASEY: Yeah, just briefly, I think my understanding of this is that it's proposed to take that
34 50 houses from the potential population growth of Arklow figure. Because as you say, we can't

1 change our population figure that has been sent down to us. What they're proposing is that
2 reduce the population of Arklow, or equivalent of Arklow by 50 houses and spread it across the
3 rural area. It still leaves a huge amount of growth potential in Arklow, we are only taking 50
4 houses over a six-year period out of Arklow and moving it to rural areas trying to make them
5 small and large villages more viable into the future in all fairness, Cllr Fitzgerald is right, the
6 likelihood of having a waste water treatment plant up and running in Arklow and having the full
7 population growth in six years, and use the full population growth that Arklow has been
8 assigned, is highly unlikely. So they're literally only taking 50 houses of the total population
9 growth of Arklow out and spreading it across the rural villages. I have no problem with it.

10 CATHAOIRLEACH: Cllr Behan.

11 Cllr BEHAN: Chairman, I mean, I have to say now I feel the Arklow Councillors are in a really
12 dreadful position and have been for the last number of years. Their hands have been completely
13 tied behind their backs with regards to trying to establish or develop their own town and I think
14 we should take it very seriously when they come together as a group to make proposals like the
15 one that they've done. And I would certainly be supporting it. But I hate to say it, but I also said
16 when the core strategy was being decided here and the population figures were being agreed, I
17 was looking for a higher population ceiling, because of this exact reason, that when it actually
18 filters down to the smaller villages and towns, you find that suddenly there is no room for the
19 development that might have been possible. And that decision has been made by the majority of
20 the members here at the time, and I remember I pushed very hard that we allow ourselves the
21 option of being able to accommodate these other villages without kind of suddenly being
22 constrained. However, that wasn't agreed on the day and we were left with what we have now. I
23 would certainly support what the Arklow Councillors are proposing Chairman.

24 CATHAOIRLEACH: Cllr Fitzgerald, is that...

25 Cllr FITZGERALD: There is a deficit on the plan there up to 2027. We need 1,767 houses in
26 Arklow. So effectively, we won't be building any until about 2021 or 22. I take on board what
27 Cllr Matthews was saying, but the figures, the population figures for Arklow are way off to be
28 quite honest about it. We are not going to reach a figure - so to take 50 out of it is not going to
29 rock the boat anywhere. I think it makes sense to some extent. Look it, it mightn't happen, but I
30 am just trying to find the population growth figures here for Arklow, we have a deficit, shortfall
31 in units of 1,726 in the plan up to 2022, 2025. So there is no way we are going to get 1,726
32 houses built. It will mean there will be a lot of people who want to live in Arklow won't be
33 living in it, our population is due to go to 21,247. It's pie in the sky figures.

1 And you were right, maybe whoever asked us, when that plan came up, we should have reduced
2 the figures but that's the way it is. It's just to give some solace to people that would have come to
3 Arklow to buy houses, we have one start of 39 houses in the next three months. We have no
4 more planned. Except for maybe the one-off house. So we are in dire straits, and I take on
5 board what Cllr Behan has said. We have people homeless, last week two people living on the
6 river bank. We need to give comfort to some people that we at least have a prospect of some
7 houses being available in rural areas.

8 CATHAOIRLEACH: Okay.

9 DIRECTOR O'BRIEN: Just to -- a few inaccuracies there, members didn't decide the total
10 population, that's actually handed down.

11 Cllr BEHAN: I was talking about the core strategy and we had options.

12 DIRECTOR O'BRIEN: No, just the total population was actually handed down from the
13 regional authority.

14 Cllr BEHAN: We had options here, we made a decision here.

15 DIRECTOR O'BRIEN: You could have made Bray smaller and Arklow bigger, but the total
16 population you had no discretion in.

17 Cllr BEHAN: We had options and the option was taken to make it most restrictive, am I right or
18 not?

19 DIRECTOR O'BRIEN: No, the population since the 2010 Act is actually what's given down to
20 you. The other one Cllr Fitzgerald, the -- you have a deficit of zoning in Arklow, not a deficit of
21 housing, but that's neither here nor there. Can I say that what's being suggested by the Chief
22 Executive is that -- will make this an indicative number rather than a target number, and it then
23 means that the population within either the small villages, which is 170 houses or the large
24 villages, 280 houses can be allocated to the villages that are growing. In Barndarrig in any case,
25 there is no water available to extend it, and the sewage is basically at capacity. So nothing is
26 actually going to happen in any case. Having said that, if it does become available, we wouldn't
27 have a problem about allowing an increase of 30 over the 20, provided the other villages don't go
28 ahead. And we all know there is infrastructure deficits all over the place, and some places can't
29 grow and others can. So what has been suggested by the chief executive's recommendation will
30 allow all the villages to grow. I can guarantee you on that. If something does happen in say
31 three years, Cllr Blake has a motion to look at village boundaries, at the interim review of the
32 plan, which is a statutory review and we can look at populations at that stage. But I just don't see
33 the point to have to go back, revisit the core strategy, and change it all when we actually have the
34 mechanism there as it is by just a change of words.

1 CATHAOIRLEACH: So your suggestion then is to change that to indicative?

2 DIRECTOR O'BRIEN: Instead of target population, it's indicative population and then we
3 would be able to compensate if one village isn't growing, we can give more of a population to
4 another village within the planning period. That's what that sentence allows us to do.

5 Cllr FITZGERALD: Can I ask at what stage are we doing that in the plan, will we leave it until
6 the last year?

7 DIRECTOR O'BRIEN: For a review now? There is meant to be a review two years after the
8 plan is adopted, is what a statutory review is and Cllr Blake has an amendment in to look at
9 village boundaries and the Chief Executive has no objections to that, so we can add in there to
10 review boundaries and populations, if you think it's an issue at that stage but I can't see it being
11 an issue.

12 CATHAOIRLEACH: Cllr Bourke.

13 Cllr BOURKE: Okay, can we take a vote on this?

14 CATHAOIRLEACH: Unless it's agreed, if what you put forward is agreed, we will have to get a
15 vote.

16 Cllr FITZGERALD: Could we just leave that until the afternoon after we speak to the
17 Municipal District members.

18 DIRECTOR O'BRIEN: So we will take in nine, ten and eleven, that's basically the same on the
19 small villages, is that all right? Cllr Fitzgerald?

20 Cllr FITZGERALD: Yeah.

21 CATHAOIRLEACH: Cllr Bourke, is that okay yeah. We will take the four, nine, ten and
22 eleven? Okay. So then we will go for number seven.

23 Cllr BOURKE: I am proposing this Cathaoirleach, because basically this was a proposal that
24 came in at the previous County Development Plan review, and it was lodged a few hours too
25 late, we were all asked to have proposals in, this came in from Cllr Casey the last time and it was
26 ruled out of order by the then chairperson, I think it was Cllr Vance, because it was only a few
27 hours too late, but it was a bit unfair, I felt to the applicant who was looking for this, because we
28 did a number of other boundary changes on that day, and this one was excluded merely because
29 it was lodged a few - a day late probably. And I am bringing it back to the members for
30 inclusion this time to have the boundary amended to include the blue area there, it's a four acres
31 of a boundary change to Barndarrig. And it will facilitate the future growth of the village. The
32 Director of Housing said there was a water deficit, but I am reliably informed that there is
33 actually a proposal for a very, very good water supply for the village which will more than cater
34 for up to 250 houses and I believe that report has been corroborated within the County Council

1 as well, that it was agreed with, I am told, with a senior water services engineer here, that there is
2 a good source there which is as yet untapped, ready to be exploited. So, now, that's my reliable
3 information. I am proposing this Cathaoirleach.

4 CATHAOIRLEACH: Okay, and do you have a seconder? Cllr Annesley? Okay, so what's...

5 DIRECTOR O'BRIEN: I think what we have written there, this is unnecessary zoning, more
6 than half of it has been turned down for planning previously in other cases, for other reasons
7 such as traffic and sightlines which I don't think are redeemable, it's a pointless amendment I
8 think.

9 CATHAOIRLEACH: Okay, is that agreed? As in Cllr Bourke's...

10 Cllr BOURKE: Sorry Director, it's not a zoning change, it's a boundary change, there is no
11 zoned land in Barndarrig! Which actually Cathaoirleach if I can just add -- I just want to clarify
12 another point and I raised this point with Sorcha Walsh at our workshop last week, it's a pity you
13 haven't got zoned land in the large and small villages because apparently now we cannot extract
14 social housing from any of the large or small villages under the new rules I am told by Sorcha
15 Walsh, that the Council can no longer apply a demand for - 10% social housing going forward,
16 so we are actually coding ourselves out of social housing by not having our small and large
17 villages zoned, properly, perhaps it would be a good idea for the members to consider a motion
18 calling for them to be zoned and to have zoning plans done for them. I am only just throwing it
19 out there, there is potentially 30 or 40 Council houses, social houses could be acquired, the
20 totality of this County Development Plan, if we actually had our small and large villages zoned.
21 I rest my case.

22 CATHAOIRLEACH: Am I taking it we don't have agreement on this and we have to go for a
23 vote.

24 Cllr VANCE: Can we just leave this until the afternoon?

25 DIRECTOR O'BRIEN: I hope you have good dinners!

26 CATHAOIRLEACH: Okay, we have one more to go before lunch.

27 Cllr BOURKE: Is that agreed then?

28 CATHAOIRLEACH: No, it's agreed to come back to it after lunch.

29 Cllr SNELL: I think Cllr Bourke had a slip of the tongue while he was on a bit of a roll there, he
30 mentioned that the Director of Housing mentioned that there was a lack of supply of water, the
31 Director of Housing in the Chambers was actually the Director of Planning, so...

32 Cllr BOURKE: Apologies.

33 Cllr SNELL: Just to clarify that because this goes out in the public domain, it's not the...

34 DIRECTOR O'BRIEN: I am very hurt to be compared to Joe Lane as well.

1 Cllr SNELL: We can understand Joe!

2 CATHAOIRLEACH: Let's go for number eight before lunch, this is from Cllr Blake. Do you
3 want to hit your button there please. It's included in because of the fact that we have talked a lot
4 here about the number of houses, or indicative number of houses we are looking to put into some
5 of the small villages and I am conscious of the fact that somebody, the land is not, or the
6 boundary of some of the small villages is not sufficient to take any houses, I put that in there in
7 order to just have a review during the lifetime of the plan. Do you have a seconder for that
8 motion. Secunder Pat Doran, is that agreed? Agreed. Fantastic, okay, I think at this stage, just
9 before going to lunch, as we did have somebody officially retire from their job, I forgot to
10 mention it, but congratulations I think is due to Cllr Behan and may he have a long and fruitful
11 retirement! And I suppose just I should have said it at the start, but obviously if anybody has an
12 interest in any of the decisions that we are making today, obviously that they need to step out of
13 the meeting for that, or to declare that interest. Lunch is in the canteen at one o'clock and we
14 will return at -- how long do you need? An hour. One hour, back here at 2 o'clock.

15

16 Luncheon adjournment

17

18 CATHAOIRLEACH: Can I propose that we are going to actually just continue until we finish,
19 is that okay, agreed, that we are going to continue until we finish? Yeah, whatever hour. Okay,
20 so will we go for - I was going to say number 13.

21 Cllr WINTERS: I would like a tea break at six, okay.

22 CATHAOIRLEACH: Cllr O'Neill isn't here. Number 14.

23 Cllr FORTUNE: Give them another few minutes to come in.

24 CATHAOIRLEACH: The only thing is, if I am actually criticised for starting the meeting late, I
25 can't -- you can't have it every way, we said 2 o'clock, so Cllr Casey, number 14 is yours.

26 Cllr CASEY: Okay, just basically, this is in relation to the qualification for - number 14. This
27 amendment is in relation to the qualification for people to get a one-off rural house in the
28 countryside. Back in 2004, there was a lot of work done on that qualification process, and we
29 came up with SS9. The last -- the current County Development Plan is RH14 and had a similar
30 criteria, that was in 2009. And we see a slightly different presentation of it today in HD21. I
31 believe that most of the rural Councillors who work with this on a daily basis have a preference
32 that's presented in similar to the original format that was an SS9 or RH14. That's basically
33 what's before the members today. And that's what I would be proposing.

34 CATHAOIRLEACH: Okay and it's seconded by Christopher Fox, yeah?

1 Cllr FOX: Thank you Chairman. Yeah, I would agree with Cllr Casey, not that I have anything
2 against what Sorcha had proposed in the draft, but I just think a lot of people come to us looking
3 for advice of whether they qualify or not for rural planning, and the old RH14 is renamed now
4 under this, but the old RH14, people could clearly see if they slotted into one of the categories or
5 not. The only thing -- I would make a slight amendment to point number 12, we have always
6 made allowance for a couple who legally separated, or went through divorce, so I would propose
7 that if somebody was repossessed, their house was repossessed, that they would qualify under
8 the same heading, and also that if they could demonstrate a social or economic need, again Point
9 12, is something that I would propose to amend, so can I read out...

10 MS GALLAGHER: Is it this one that was circulated?

11 Cllr FOX: Yeah, that's been circulated, has it? Not the housing need one, Point 12.

12 CATHAOIRLEACH: It's going around now.

13 Cllr FOX: I also -- Sorcha did put in a category there on housing need which I think should be
14 included. These are generally defining who has a need, so you have the first - so at the top of
15 page 52, chapter 4, you have housing need is defined as first time homeowners, someone that
16 previously owned a home. So that housing need, one that I did circulate, I would like to add two
17 points to that housing need and include it, so the two points are someone who previously owned
18 a home but is no longer in possession of that home due to a sale or repossession by a financial
19 institution. And the other one is someone who previously owned a home but can prove a social
20 or economic need to live in a rural area. So I'll circulate point 12. Thank you Chairman.

21 CATHAOIRLEACH: Okay. Cllr Matthews.

22 Cllr MATTHEWS: Thank you Chairman. I don't have any problem with the designation of who
23 should qualify there, the Councillors from those areas know that better than most, so no problem
24 with that. There are three paragraphs in that amendment number 14 with regards to landscape
25 and the third last one there is, there is a line at the end says "not to the exclusion of social and
26 economic matters", just get a definition of what they mean by that. And "the protection and
27 conservation of views and prospects should not give rise to the prohibition of development." I
28 would question that now because we have certain policies here within the Council where we
29 look...

30 CATHAOIRLEACH: Could you just clarify where you are quoting from?

31 Cllr MATTHEWS: Page 23, the three last -- they're not numbered, it ends at number 16 and
32 then there is four more paragraphs there that don't have a number on them. There at the top of
33 page 23. Okay?

34 CATHAOIRLEACH: Just say that again.

1 Cllr MATTHEWS: The third last paragraph there, it says -- basically it's about development and
2 its impact on landscape, and there would be "general regard to amenity matters but not to the
3 exclusion of social and economic matters". So I am just looking for what is defined by social
4 and economic matters there, or what the kind of jist of that is? And "the protection and
5 conservation of views and prospects should not give rise to the prohibition of the development",
6 I think that wording is far too strong there, and "a person who qualifies under HD21, their needs
7 shall be supreme." I think that's far too -- in fact I don't think it's in line with our objectives
8 under the landscape policy. So I would like a bit of a relaxation on that, to not put landscape and
9 amenity secondary to building at all costs.

10 CATHAOIRLEACH: Cllr Timmins.

11 Cllr TIMMINS: Just on that point that Cllr Matthews raises, at the moment the Development
12 Plan allows that social and economic matters reign supreme over views and prospects and we
13 have been through this over the last few Development Plans and that was the wording that we
14 came up with. And I would certainly like to see that retained because any views or prospects,
15 anywhere in Wicklow, could be used to stop someone getting planning and it has been and
16 continues to be. This was just a way of trying to dilute that a little bit. Secondly I would just
17 like to say I support Cllr Casey's proposal. It's pretty much on the line of what's already there. A
18 few minor amendments to it. I have gone through it in detail, as I know a number of other
19 Councillors have as well, and I would certainly support it.

20 CATHAOIRLEACH: Councillor Gerry Walsh.

21 Cllr WALSH: On a point of clarity with Cllr Fox's proposed amendment there on repossession, I
22 would presume that would include couples who would still be in possession of their home, but
23 be forced to sell by a financial institution. The house may not be repossessed but they may be
24 forced by a financial institution to sell it. It's the same thing I suppose but it's just a technical
25 amendment.

26 CATHAOIRLEACH: Councillor Tommy Cullen.

27 Cllr Tommy CULLEN: Just in regard to section 13 of Cllr Casey's, and Cllr Fox' proposal, I
28 propose that permanent native residents of moderate and small growth towns -- 50 kilometre
29 speed limit.

30 CATHAOIRLEACH: Can you speak into the mic, I can't hear you.

31 Cllr Tommy CULLEN: Section 13, permanent native residents of moderate and small growth
32 towns seeking to build a house in their native town or village within a 50 kilometre speed limit
33 on the non-national radial roads for their own use and not as speculation, I would propose that be
34 increased to 60 kilometres speed limit.

1 CATHAOIRLEACH: You are saying that it be within 60 kilometres zone.

2 Cllr Tommy CULLEN: Yes.

3 CATHAOIRLEACH: Do you have a seconder for that proposal? Cllr Casey, okay. And I
4 should have asked Christopher, do you have a seconder for your proposal? Yeah, okay, Shay
5 Cullen. Councillor Gerry O'Neill, I'll come back to you then Sorcha.

6 Cllr O'NEILL: I would support Cllr Casey's motion here, anything at all that can make things
7 that bit easier in the county's planning is welcomed. But again, I would briefly say that within
8 the county of Wicklow, we still have the An Taisces, we still have the Dublin Mountain
9 Conservation Group, we still have Irish Water or Dublin City Council out our way, so our backs
10 are very much to the wall no matter what we do here, but we would be supporting Cllr Casey's
11 motion.

12 CATHAOIRLEACH: Okay.

13 MS WALSH: I just wanted to clarify, there is a few different amendments knocking around
14 about this. Cllr Casey's amendment that's in the booklet you all got last Friday, you all have in
15 front of you. In light of Cllr Fox's handwritten amendment that you all would have received this
16 morning, Cllr Casey has suggested an amendment to his amendment, and we are just getting it
17 written up now that would cover both of Cllr Fox's requirements. So it would be built into Cllr
18 Casey's amendment. The reason why that is being suggested is Cllr Casey's amendment is to
19 omit the entire pages in the draft plan about rural housing. The section that Cllr Fox referred to
20 changing, which is headed -- it's on page 52 that you mentioned when you were discussing
21 housing needs/necessary dwelling, Cllr Casey's proposal omits that completely, you would have
22 potentially two conflicting amendments, Cllr Fox saying it be changed, and Cllr Casey saying it
23 be omitted. In order to solve that, there is a slightly reworded version of Cllr Casey's
24 amendment that includes Cllr Fox' wording, just being photocopied at the moment and being
25 circulated. It's basically merging the two, so we don't have two conflicting amendments. If you
26 could just give me a minute and I'll get it -- it's here? It will be circulated so Cllr Fox, you will
27 be able to see how your two bullet points can be merged in with Councillors Casey's amendment.

28 CATHAOIRLEACH: Are you okay with that then Sorcha?

29 MS WALSH: Yeah. I think you all have it now. Sorry, sorry. So if you all have a copy of it I'll
30 run through it now. If Cllr Fox you don't feel that accurately reflects your points, I'll just run
31 through it quickly. Basically, point 12 of Cllr Casey's proposal refers to permanent native
32 residents who no longer had possession of a previous home and still should be eligible for a new
33 rural house, and that category at the moment refers to people who have had to dispose of their
34 house following legal separation, divorce, or transferring the family house to another member of

1 the family. So the suggestion is to amend that as you can see with the red type there in the blue
2 strike through, that would cover the repossession as well as demonstrating a social and economic
3 need for a new home in a rural area. Which are essentially the two bullet points of Cllr Fox who
4 refers to repossession and previously owned home but can prove a socio-economic need. That's
5 a suggestion I worked with Cllr Casey over lunch. If it doesn't fully reflect what Cllr Fox is
6 looking for, that's his call on that, but it's a way of integrating the two proposals together. As I
7 said Cllr Casey's proposal omits completely what's on page 52, so it would not be logical if you
8 are accepting his amendment to also then agree to an amendment to something that's on page 52,
9 that will no longer be in the plan.

10 CATHAOIRLEACH: Yeah, do you want to come in on that?

11 Cllr FOX: Thank you Chairman. Well I accept the rewording of point 12 okay. However, I do
12 have a difficulty with the statement, where you see HD21 and the opening paragraph, and it says,
13 "When it is for the provision of a necessary rural dwelling." Okay. This is something that An
14 Bord Pleanála have really tuned and tapped into. So I actually am proposing that my housing
15 need definition is included in that opening paragraph of HD21, to delete "when it is for the
16 provision of a necessary rural dwelling" and insert that paragraph that Sorcha has at the top of
17 page 52 in that paragraph. So you are defining housing need.

18 Ms WALSH: Chairman, if I may, Cllr Casey proposes to omit that paragraph completely, that's
19 the conflict, his proposal is that box isn't in the plan.

20 Cllr FOX: I am proposing to insert that box, that housing need box, because Cllr Casey's
21 proposal is to remove all of that, I am proposing to hold on to the housing need paragraph, and
22 include it in the opening paragraph before HD21. If that's agreeable to Cllr Casey?

23 CATHAOIRLEACH: Cllr Casey, what's your view on that?

24 Cllr CASEY: I have no major problem with that, but there is duplication in parts of it, are you
25 with me?

26 Cllr FOX: The social or economic need is duplicated but obviously just...

27 CATHAOIRLEACH: Cllr Casey I couldn't hear you there. What did you say?

28 Cllr CASEY: Generally I have no problem with what Christopher is saying, but there is
29 duplication between what's in that and what's in the list of...

30 Cllr MATTHEWS: My only difficulty is that the provision of a necessary rural dwelling is not
31 defined, and we have in the past had people refused based on economic circumstances and not
32 being in a position to build a house and that particular paragraph, necessary rural dwelling, was
33 used. So I am proposing we define the housing need with that handwritten...

34 Cllr TIMMINS: I would certainly say take out the word "necessary".

1 Cllr FOX: That's what I am proposing, delete "necessary rural dwelling" and replace it with
2 Sorcha's "housing need" paragraph.

3 Cllr CASEY: Will we come back after tea?

4 MS GALLAGHER: There is no tea ordered!

5 Cllr RUTTLE: We have still time!

6 CATHAOIRLEACH: Cllr Casey, do you just want to go ahead with your proposal -- mind you
7 we would have to take Christopher's amendment first, wouldn't we? Cllr Whitmore.

8 Cllr WHITMORE: Can I ask for clarification, on page 52 in the social need, it specifies persons
9 that were not raised in the rural area, but have resided in the rural area for a certain amount of
10 time and I don't think that's being translated into the amended, the proposed amendment? In
11 the -- what's being proposed it seems to be people who have -- like if they've worked, if they're
12 working in the area, or if they have sons or daughters or whatever, but say for example if you
13 have someone who has lived in that area for ten years, and they've retired in that area, but they
14 have lived there, they've worked there, but they may not necessarily have any family there, I
15 don't know whether the amendment would cover them? I am just -- it does, does it?

16 Cllr CASEY: Most of what's in that is in it.

17 CATHAOIRLEACH: Will we come back to this one and just move on for the moment. Okay,
18 we are going to defer this one for half an hour. Christopher could I ask you to work with Sorcha
19 just to clarify exactly what your proposal is. Cllr Fox, will you work with Sorcha just to clarify
20 what the proposal is so we can write up something? Okay.

21 Cllr FOX: Chairman, I have written it up and it's submitted and that's what I am submitting.

22 CATHAOIRLEACH: There is a lack of clarity as to what exactly it is, I am asking that you take
23 30 minutes.

24 MS WALSH: Ashling is going to go and write this up and come back to the meeting in twenty
25 minutes if we can defer for a few minutes to see if we can get it.

26 CATHAOIRLEACH: Okay, all right, let's go back just -- number 13, you just weren't here at
27 the start of the meeting Cllr O'Neill, sorry, so would you like to propose yours?

28 Cllr O'NEILL: My motion is straightforward really, it's mainly on the standards of social
29 housing...

30 CATHAOIRLEACH: I think people need you to talk into that a little closer.

31 Cllr O'NEILL: My motion is mainly on standards, and it's, whether it be social housing or
32 private housing schemes, it's very near really what the overall plans are for social housing but I
33 wanted to add in there that we should be, we should consider the likes of non-terraced type
34 housing. Throughout the county terraced housing, while some of them work, some of them don't

1 work and in our area, I never want to see what we have had in the last ten year again repeated,
2 and that's really where this is coming from, that if we just get to it that housing estates from here
3 on in would be of a mixture, that we keep our eye on the ball as regards elderly in the area,
4 people with disabilities, and on the part 5 there, it might be more of an incentive if we went
5 down the route I am talking about with developers, with the 10% required from them as such,
6 that if to a housing estate that we can add these facilities for the elderly, and the people with
7 disabilities, it might be more attractive reason for them to genuinely take part in it. Up to now
8 they have so many ways of getting out of this, you know. I really feel strong too on the likes of
9 semi-detached housing, instead of the terraces as I say. If we look around housing estates, the
10 alley ways out the back, it's a sin to see some housing estates in the county have neither side nor
11 back entrance. So from here on in, that's what I am asking for is that standard. We are in the
12 garden of Ireland, and I think we should lead the way as regards standards.

13 CATHAOIRLEACH: Do you have a seconder for that? Seconder from Tom Fortune. You are
14 in now.

15 Cllr FORTUNE: I think, when I saw this amendment, I think it makes perfect sense and I think
16 it's -- we have to move this way and I think this type of suggestion to me is an integral part of the
17 County Development Plan, and to me it just makes perfect sense and I would fully endorse it.

18 CATHAOIRLEACH: Okay, Cllr Cullen?

19 Cllr Tommy CULLEN: Chairman, can Cllr O'Neill clarify in developments in the first section A
20 in developments over a certain size, how many houses would he think would that be?

21 Cllr O'NEILL: Over a certain size?

22 Cllr Tommy CULLEN: Yeah

23 Cllr BRADY: That's the initial response. That's the official's response.

24 Cllr Tommy CULLEN: What housing estate size would you think this would apply to?

25 Cllr O'NEILL: The private development can get away with it, if he builds less than five units, he
26 will get away with it without any obligation to provide social housing so if you are talking about
27 an estate of 100 houses, there is 10% of them, but it's mixed that I am talking about, that we have
28 a mixture of semi-detached, bungalows, one bed, two bed houses, three, four bed houses, that it
29 would be a mixture of these houses. As you and I would know, there are plenty of people in
30 housing in West Wicklow, there are single people living in three bedroomed houses, elderly
31 people, completely unsuitable as the years go by, so what I am looking for is that complete new
32 mixture of housing in every estate, no matter whether they be private or social.

33 CATHAOIRLEACH: Okay.

34 Cllr Tommy CULLEN: Yeah, no, I would support that.

1 CATHAOIRLEACH: Can I have an official response.

2 DIRECTOR O'BRIEN: Councillor, we already have a mix of housing types for all
3 developments, not just Local Authority developments. So that's actually already in the plan, I
4 don't think we need to add to that. On the question of terraced houses, there are certain places
5 where terraced houses make sense, in townhouse type things, and in the current proposal to do a
6 Local Authority house in Bray will all be terraced houses because you won't get the density
7 otherwise. We are dealing with our funders, the Department of the Environment who will insist
8 on standards, but I think terraced houses are needed, you need it for affordable housing in private
9 estates and Local Authority estates. So I think to do that, you are taking away your flexibility, I
10 can see your point that where land is cheap, it's pointless having terraced houses, you don't save
11 that much, but where land is extremely expensive, as it is in Bray and North Wicklow, you are
12 going to have to have terraced houses to get the density you need. I don't think this would be a
13 good amendment to make to the plan because you would be taking away the flexibility on house
14 types you could have.

15 CATHAOIRLEACH: Cllr Timmins.

16 Cllr TIMMINS: Just briefly, I think to exclude terrace across the board is a bit over the top.
17 Like we are struggling to get people to build houses in Co Wicklow, and there is enough
18 regulation and restrictions already on that happening. And to be putting in more restrictions to
19 me makes no sense.

20 CATHAOIRLEACH: Cllr Mitchell.

21 Cllr MITCHELL: I would agree, I think we shouldn't ban, it would be quite wrong to ban
22 terraced houses. In some places they're appropriate, people want to live in them. I think there is
23 a pile of national regulations have been introduced in the last few years all of which have put up
24 the cost of building houses and this means that we are, that people can't afford these houses and
25 therefore they're not being built. I think we need to get more houses built to solve the homeless
26 crisis and I don't think we should be putting more costs on to it and we should stick with the
27 national regulations we have.

28 CATHAOIRLEACH: We will go for a vote on this.

29 Cllr O'NEILL: I would completely reject the idea of - reject the idea of the cost. I notice it's
30 coming from two members, Fine Gael, I mean there is plenty of dollars in the country, 64 billion
31 has been thrown out to bankers, there is money in the country. I think that's wrong to take the
32 economic use into it. I think that for the sake of that extra few pound in the long run, I know in
33 West Wicklow, the Council spend a lot of money cleaning up estates where even the social
34 housing, it's housing back on to fields, open fields, and every once or twice a year, these fields

1 are cleaned up at a cost. In alley ways it's the same. If we eliminate them and put decent
2 housing there, semi-detached for people, in the long run it would be cheaper.

3 CATHAOIRLEACH: I have your point let's go for a vote.

4 Cllr Tommy CULLEN: In response who defines what the certain size is, what is - have you any
5 rule what is the certain size?

6 DIRECTOR O'BRIEN: Ten houses.

7 Cllr Tommy CULLEN: Anything over ten houses?

8 DIRECTOR O'BRIEN: Yeah.

9 CATHAOIRLEACH: Okay, we will go for a vote.

10 Cllr BEHAN: Is there any way Cllr O'Neill would remove the sentence about no terraced
11 housing. The rest of it I fully agree with, but like if he was able to consider taking out that one
12 sentence, or is that a point of principle with you Councillor, terraced?

13 Cllr O'NEILL: It is really, it's part of my view on housing standards in the county and I really
14 feel very strongly about that.

15
16 (A vote was taken)

17
18 MS GALLAGHER: That's eleven for, 16 against and five not present.

19 CATHAOIRLEACH: Okay, so we will go for number 15 now, Derek Mitchell.

20 Cllr MITCHELL: Just to say that there is also an element of cross recommendations here from
21 Shay Cullen and I think Christopher Fox who have both suggested. This piece of land next to
22 the Greystones motorway junction at Kilpedder was zoned industrial. It's been dezoned in this
23 plan. On this land, there is a quarry which employs, and concrete works, which has existing
24 permission, there is a bus depot there and on a Greenpeace of land, somebody has planning
25 permission for quite a substantial industrial estate. Now, the Council officials are proposing
26 after objections from the NRA and the Minister last time, to remove this entirely. I am
27 suggesting it goes back. But there are two things I would like to see done with this site as well
28 as the employment, it should - the site's very - doesn't look great, and I think if there is
29 something to be done with the site it should be a condition that the whole site be tidied up. It's
30 an ex quarry and I think it should look better. And secondly there is a footpath and cycle path
31 that go all the way from Greystones to this site, quite a long distance and excellent they are.
32 They stop at this site and they don't actually reach the pedestrian bridge over the N11 to get to
33 Kilpedder where there are two bus services which can service this industrial site. It should be a
34 condition of this site that the footpath goes through the site to improve the connectivity of

1 Greystones to Kilpedder. It's very important that we get as many people to walk over the N11 as
2 possible. And I also think this would reduce the objections to the - of the NRA to this because
3 with two bus services and a footpath and cycle path it's difficult for them to say it's isolated.

4 CATHAOIRLEACH: Do you have a seconder for that proposal. Seconded by Grainne
5 McLoughlin. And okay, Shay Cullen.

6 Cllr Shay CULLEN: I would like to concur with Derek on this. I think we should retain the
7 employment zoning that has been there previously. I know there is new owners of this site and
8 are willing to clean up the site to an acceptable standard, so I would just like to concur by saying
9 I think it's important that we leave it as employment development.

10 CATHAOIRLEACH: Thank you. Cllr Matthews.

11 Cllr MATTHEWS: Chairman I would suggest there is enough zoned land within the settlements
12 in the county that we don't need to go putting this kind of zoning on the N11. And we have had
13 warnings from the Minister before on these type of zonings, and it's set out clear there in the
14 manager's response, in section A. It's not evidence based. And the whole planning system has
15 changed from the bad old days, that we now do look for evidence based planning, and I don't
16 think this is evidence based at all. Even that section A alone should be enough for us to not pass
17 this proposal, but B, C and D are as relevant as well. And I can't support this. Thank you
18 Chairman.

19 CATHAOIRLEACH: Cllr Lawless.

20 Cllr LAWLESS: Thanks Cathaoirleach, I just kind of want a little bit of clarification, just in
21 regards to the footpaths and the cycle path. Is that to cut through there Derek or is that to
22 continue on up and around adjacent to the N11...

23 Cllr MITCHELL: Some ways it brings it up to the pedestrian bridge which serves the bus stops.
24 I don't know the exact layout of the site, but the objective here is they have to provide a footpath
25 to the site which is publicly available.

26 Cllr LAWLESS: I just wanted to get a clear image in my head. Thanks for that.

27 CATHAOIRLEACH: Cllr Walsh.

28 Cllr WALSH: This land was already zoned for employment development, I mean in the recent
29 Economic Think Tank, one of the criteria we used was to try and get people living and working
30 in the county. It was pointed out that 60% of our population are leaving the county to go to
31 work, so if there is potential to create employment, this would seem an ideal site for creating
32 employment.

33 CATHAOIRLEACH: Derek?

34 Cllr MITCHELL: I would like to say about the evidence here, this was stated numerous times

1 on various bits and pieces of paper. The evidence is clear of the 13 motorway junctions on the
2 M50 in Dublin, 12 of them have industrial sites or they have huge shopping centres, one at
3 Firhouse doesn't. That's the only one. Now there is an enormous demand and draw of Wicklow
4 motorists along this road to go to work in those sites and we need to stop those people
5 commuting and to capture them so that they're working in Wicklow at sites like this, and the
6 evidence is also very clear, almost every morning, the traffic jam from Kilmacanogue stretches
7 back to this site, so we need to get people working at this site and in other sites further out, so
8 they don't have to go and commute to all the motorway junctions in Dublin which have been
9 developed. We need to get some industries not centralised in Dublin.

10 CATHAOIRLEACH: Just your thoughts or views on this.

11 DIRECTOR O'BRIEN: Just to explain, I suppose I can answer the next two as well, Shay
12 Cullen's one on Rathmore and Chris Fox's on everything. We took these out because they
13 actually don't fit in with the general policies of the plan. They don't fit in with Government
14 policies, which we are obliged to have regard to, which is the reason we are taking them out in
15 the first place. Just to say Derek, if there is an existing use or permission on it, because some of
16 these do have planning permission, taking the zoning away does not take away their use. I won't
17 say anything else, just giving the reason why we have been against them. The Minister did send
18 something down before against them, and we will see in the fullness of time what happens.

19 CATHAOIRLEACH: I think we will go for a vote on this because there isn't absolute
20 unanimity.

21 Cllr BEHAN: This is Cllr Mitchell's proposal.

22 MS GALLAGHER: As amended by...

23 MS GALLAGHER: The one with the amendment in addition the site should connect the
24 footpath from Greystones towards the...

25 CATHAOIRLEACH: Just to clarify that, the - it's the amended version, not the version you
26 would have got, so...

27 MS GALLAGHER: It's amendment number 15 with an additional line in it. Do you want me to
28 read it? "In addition, the site should connect the footpath from Greystones towards the
29 pedestrian bridge to Kilpedder."

30 CATHAOIRLEACH: So we will go for a vote that.

31
32 (A vote was taken)

33
34 Cllr FORTUNE: I am not fully clued into what this is all about, so I would prefer to wait.

1 CATHAOIRLEACH: Okay, abstain.

2

3 (Vote continued)

4

5 MS GALLAGHER: That's 22 for, one against, six not present and three abstaining.

6 CATHAOIRLEACH: Okay, next one is number 16, Shay Cullen, do you want to very quickly,
7 it's kind of on the same...

8 Cllr Shay CULLEN: It's on the same lines as the last one yes, I would ask for the employment
9 zoning to remain on this land on the basis that due to the downturn, you know, there was very
10 little chance of developing this land. There was an application in some time ago and I believe
11 there will be something coming on stream again fairly soon. I strongly believe de-zoning land
12 without giving the owners a chance to develop is wrong, as I said earlier, due to the downturn,
13 the owners of this land didn't have a chance to do it. It's close to Ashford, it's beside the film
14 studios, or close to the film studios which are obviously increasing in size all the time and for
15 those reasons and the employment area of Ashford, I would ask that this remains in the
16 employment zoning. Thank you.

17 CATHAOIRLEACH: Do you have a seconder for that proposal? Okay, Gerry Walsh. Cllr
18 Matthews.

19 Cllr MATTHEWS: Just to repeat the point again, this is not good planning to do this, okay, you
20 are undermining the areas within the county where there is enough zoned land to provide for this
21 type of employment. We have already been warned against it, I am not going to repeat what I
22 said again, but you are undermining the developed areas where there is sufficient land by doing
23 this. Thank you Chairman.

24 CATHAOIRLEACH: Official comment.

25 DIRECTOR O'BRIEN: I have already made my comment on this.

26 CATHAOIRLEACH: Okay, so is it agreed, well it's not agreed obviously, we will go for a vote.

27

28 (A vote was taken)

29

30 MS GALLAGHER: 24 for, one against, six not present and one abstaining.

31 CATHAOIRLEACH: Okay, number 17, Christopher Fox. If you want to come in on this one.

32 Cllr FOX: Thank you Chairman, well like Councillor Shay Cullen stated there, the last
33 amendment, there is actually a number of locations that are being de-zoned. Now the reason for
34 my submission is quite simple: I believe -- by the way I think 17, 26 and 30 can all be taken

1 under this, they're all related. It's just one is employment zoning, one is tourism zoning and the
2 other is nursing home zoning, but the principle is the same.

3 Cllr WINTERS: 17, 26 and...

4 CATHAOIRLEACH: We will stick with this one just...

5 Cllr FOX: I'll be making the very same argument. On 17, the reason is quite simple, the
6 locations are currently zoned in the current County Development Plan, and they've been
7 excluded from the draft, which is effectively de-zoning these sites. I have concerns in relation to
8 de-zoning for a number of reasons: One is transactions or transfer of land may have been
9 taken -- may have taken place based on it being rezoned. So there is huge financial ramifications
10 for somebody who purchased rezoned land to develop it, and then has the zoning removed. So
11 that is a major concern to me.

12
13 Secondly, I know of a number of these sites that are progressing. And I know planning
14 permission has been granted on one, and that doesn't stop it from progressing, but there are plans
15 on other sites that are progressing and I know, because some of the owners I would know and I
16 would know of their plans. So they will be left in limbo. They may have borrowed money on
17 the strength of developing these lands, okay. Now I fully accept that some of these will never be
18 developed. Some of them should be removed. But I think it would be prudent to put them on
19 public display and let's get the exact status of all the locations, the owners will be fully aware,
20 because up to now, the owners are unaware that these are being removed and de-zoned. So I am
21 coming from a position that we put this out on display and establish the exact status of each one.
22 And if we have to de-zone at the end of this, well then so be it. But I think to de-zone it just at
23 the swipe of a pen without consulting with various people who are stakeholders, which could
24 have huge financial ramifications, well I am not prepared to do that.

25
26 Now, I know that Cllr Mitchell and Cllr Cullen have already included two of the sites. But I am
27 proposing that we would re-instate them in the draft, put it on display, and let's have a look at it
28 after we get the submissions back in.

29 CATHAOIRLEACH: Okay, do you have a seconder for that. Seconder, the first one I saw was
30 Tommy Annesley. Cllr Matthews.

31 Cllr MATTHEWS: The same argument as I put forward for the last one, but this is even worse.
32 We are going to retain zoned land based on how much people paid for it, that's ridiculous, I can't
33 support that.

34 Cllr BLAKE: I'll second Cllr Fox in regards to some of the sites haven't been developed, but

1 others are there for quite a number of years and need a development. I think by taking them out
2 there will be less chance of cleaning them up and developing them into the future. Some are in
3 areas where we don't have the interchange we talked about here a few moments ago, near the
4 N11 and so forth, but they are an opportunity to develop some of these sites and clean them up.

5 CATHAOIRLEACH: Okay, sorry, thank you, Cllr Walsh.

6 Cllr WALSH: I would like to concur with Cllr Fox, it wouldn't be fair with a swipe of a pen to
7 de-zone. The zoning is present, it would be unfair without an investigation into what the future
8 of these sites is.

9 CATHAOIRLEACH: The top table are saying the same as they had said before. We will go
10 straight for a vote.

11
12 (A vote was taken)

13
14 Cllr FORTUNE: I'll be voting for on the rationale of Cllr Fox.

15
16 (Vote continued)

17
18 MS GALLAGHER: That is five not present, one against, and 26 for.

19 CATHAOIRLEACH: Okay, move to number 18, Cllr Casey.

20 Cllr CASEY: This is a proposed zoning in -- directly in relation to the film industry, and is
21 specifically only for the film industry itself and no other associated industries. We are building
22 it on one of the key themes that has been identified as one of Wicklow's unique opportunities,
23 being the film industries, and on the back of that we have the national policy of the further
24 extension of tax exception. Making it more attractive. It's also been identified in the Co
25 Wicklow Economic Think Tank and in the local economic plan to be put before the members in
26 the New Year. It's clearly out there from the research that we have done, the demand is current,
27 it's live, and it's necessary at this moment in time. So I would be proposing -- and also the
28 members too identified the need of the film industry by the development contribution scheme, by
29 zero rating development contributions for the film industry. I would be proposing this today. I
30 have one slight reservation in relation to the executives' conditions or part of their condition, and
31 I don't know whether to deal with that now or get general agreement first and then deal with that,
32 but I would be proposing this today.

33 CATHAOIRLEACH: Maybe just deal with that now.

34 Cllr CASEY: Just in relation to the executive's response, on the second point, "the agreement of

1 a master plan for the entire area in advance of an application permission which shall set out the
2 facing sequence of development that shall be generally from the South to the North and if the
3 infrastructure plans for serving that site." I am just wary of, in a master plan, be it agreed in
4 advance of a planning application being submitted. So I would like to just take out "in advance
5 of any application for permission" and put in "any application prior to an agreed master plan
6 must take into account phasing and sequence of development".

7 CATHAOIRLEACH: I'll second that one myself.

8 DIRECTOR O'BRIEN: We are okay with that.

9 CATHAOIRLEACH: Cllr Matthews.

10 Cllr MATTHEWS: There will be zero development contributions coming from that during the
11 lifetime of that proposal, would that be correct?

12 Cllr CASEY: That's what we voted as members a few weeks ago.

13 Cllr MATTHEWS: That was just for studios though.

14 CATHAOIRLEACH: Is that agreed?

15 Cllr MITCHELL: Chairman, could I just say, could I just say that I think that's a very good
16 proposal this, but I wouldn't want to see it, there was a proposal some ten or 15 years ago on this
17 site for a film studio and a massive shopping centre, I wouldn't want to see a massive shopping
18 centre on this site as was suggested some time ago. I don't think it would be allowed by what's
19 here, but I wouldn't think we should be going for it. Maybe somebody would confirm that
20 wouldn't be allowed?

21 CATHAOIRLEACH: So Cllr Casey, could you just clarify, is it as per the executive's response
22 and recommendation, except for the amendment that you just made there?

23 Cllr CASEY: Yeah.

24 CATHAOIRLEACH: Grand, agreed? Great, thanks. On to number 19, this is you Cllr
25 Matthews. Actually this is okay with the CE, so I don't know, are we all okay with this one?
26 Yeah, okay.

27 MS GALLAGHER: Could I have a seconder for it?

28 CATHAOIRLEACH: Who would like to second that, 19, Cllr Lawless. Let's move on to
29 number 20.

30 Cllr MATTHEWS: I am withdrawing amendment 20.

31 CATHAOIRLEACH: Okay, all right. Thank you. Number 21, Cllr Blake.

32 Cllr BLAKE: Chairman, I am proposing -- we had a lot of discussion here this morning about
33 developments, particularly along the N11 in terms of generating industrial development. Now
34 sorry, I did exclude industrial on that, it's -- you are typing with one finger, you don't get

1 everything right sometimes, so that's a mistake on my part to exclude industrial on that aspect of
2 it. But the reason I am proposing it is the fact that we only want industry in this county along the
3 N11. We talked about interchanges earlier on and zoning land close to the N11, which I have no
4 problem with whatsoever. When we come down to the rural parts of the county, we don't have
5 that facility, we don't have these large development sites. We just had a few moments ago here,
6 we were trying to exclude one particular area which actually is zoned at the moment by the
7 executive, who wanted to exclude it out of it, so it gives us a very different position in terms of
8 development, any employment generated activities in the rural areas.

9
10 I would mention the fact that Kerry Foods is probably the biggest employer in this county in
11 Shillelagh. If everybody was to go by the Development, Plan as we have here before us, nobody
12 would come in and develop that particular site in Shillelagh. 1,000 people employed in it. And
13 to me the policy in here, and in the County Development Plan would be negative towards the
14 likes of that development. Equally so in Rathwood which just won a prize to represent Co
15 Wicklow on the South East at the Enterprise Awards later on this year, or early next year, in
16 Dublin is another example of how a small industry can develop in a rural area, employing now
17 70 people as well. I am fearful by virtue of the fact that if we adopt the County Development
18 Plan and the wording that's in there at the moment, that we will be working against any industrial
19 development in the rural areas. Now I am not saying the wording I have in there is perfect in
20 any shape or form, but I am trying to highlight the discrimination, as I see it, is going on against
21 industrial development and job creation in the rural areas.

22 CATHAOIRLEACH: Do you have a seconder for that proposal? Cllr Timmins. Okay. Des do
23 you want to speak into it?

24 DIRECTOR O'BRIEN: Look, I think Councillor, you certainly it's not our intention that it's only
25 for the east. It's for any settlement basically which has zoned land and has services. Shillelagh
26 wouldn't necessarily be knocked out of it today. I think by taking it out, you are just making it --
27 giving less guidance to people out there, but it was never intended, only be it for the large
28 populations in the county. That could have been -- Carnew always had industrial estates from
29 the IDA, could be Baltinglass, could be anywhere. It wasn't our intention, I don't think it will
30 make a lot of difference. It won't prevent anything happening anywhere. It's taking away more
31 guidance in the plan than there is at present. We don't feel strongly about it one way or the
32 other. It's not the intention and it wouldn't be the way we would interpret it.

33 Cllr BLAKE: I have no problem with somebody to reword that better than I have reworded it in
34 order to ensure the likes of Kerry Foods are looking for a site, if there is another Kerry Foods in

1 Co Wicklow looking for a site in a rural area outside of what will be a settlement. Some of these
2 industries can't just set up in an actual designated industrial site. We see a lot of sites in Arklow
3 that maybe Kerry Foods can't go into, that are available in there. The Allergen site, they're not
4 developed. I am conscious of the fact that there is some industries out there that do want to
5 locate, but they need a rural area to do so. We in the County Development Plan at the moment
6 are mitigating against some of those industries coming into Wicklow. We are talking earlier on
7 about the traffic building up along the N11 going into Dublin, we were talking here in the past
8 about why can't those people be coming out of Bray and North Wicklow into rural parts of Co
9 Wicklow and getting employment as well. The traffic should be coming the opposite direction.
10 I said to you the wording I have put in there may not be the right wording as well and I am
11 perfectly open to the officials to find better wording than I have in there, but I am just trying to
12 emphasise the fact that we should and can allow industrial development in the rural areas.

13 CATHAOIRLEACH: Okay, I am not sure, when you say to reword...

14 Cllr BLAKE: Just that I have made a mistake excluding industrial. Look, I am open - I put it in
15 there, I tried to shorten it as much as I possibly could to achieve the objective of what I want to
16 do?

17 CATHAOIRLEACH: All right, okay, so you are putting "industrial" back in and with
18 "industrial" back in, is it agreed? Agreed.

19 Cllr TIMMINS: Maybe put "service based" back in as well, that's crossed out.

20 CATHAOIRLEACH: Okay, "industrial" and "service based" back in. Okay. Agreed? Great.
21 Thank you. Number 22, Cllr McLoughlin.

22 Cllr McLOUGHLIN: I suppose there is both myself and Cllr Fortune have this proposal in with
23 regards to fast food outlets being sold...

24 CATHAOIRLEACH: No, no, Cllr McLoughlin, this is no further retail...

25 Cllr McLOUGHLIN: Sorry, I beg your pardon.

26 CATHAOIRLEACH: Don't jump the gun.

27 Cllr McLOUGHLIN: It was worth a try! Yes, I feel very strongly about this, with regards to the
28 fact that given that "4,500 square metres retail warehouse in the Charlesland has received
29 planning permission, no further permission be allowed for retail warehousing in the Greystones
30 area." This goes back to zoning that we have like Bray or Wicklow as level 2 centres and they're
31 not compromised. I do think we don't need box retail in the heart of Greystones, and so I would
32 like to put this in. I do see your response, but I don't think it's adequate, I think we are still open
33 to retail warehousing in the heart of the village, or town should I call it.

34 CATHAOIRLEACH: That's seconded by Cllr Mitchell. Anybody any thoughts on it, anybody

1 want to come in, no? Top table.

2 Cllr MITCHELL: Can I just briefly say, the town of Greystones has expanded greatly and we
3 have resisted putting shopping centres on the outside of Greystones and I think that's helped keep
4 the centre of the town lively, and occupied. And I think that putting lots of shopping centres on
5 the outside makes the trade go there and it means that the centre loses and the town loses quite a
6 lot in doing so. And that's my view on that.

7 CATHAOIRLEACH: Okay. The view of the top table?

8 DIRECTOR O'BRIEN: I suppose it's just making a special case for Greystones not having any
9 retail warehousing. It's probably not a great demand for it anywhere at this stage anywhere
10 Councillor, but it seems to be exceptionalism for Greystones. There is permission there, but that
11 will lapse and there won't be allowed any more retail warehousing, it could be even something
12 like a Woodies or something like that there.

13 Cllr McLOUGHLIN: Yes well I actually think if you bring in something like a Woodies into the
14 heart of Greystones all you are achieving is making sure the Woodies on the outskirts of Bray...

15 DIRECTOR O'BRIEN: You are not talking about the heart of Bray.

16 Cllr McLOUGHLIN: We have enough zoned in Charlesland. There is an area in Greystones
17 where certain developers want to put in retail warehousing in the heart of the town, and if we
18 don't put something in place which we have in the area plan, but the County Development Plan
19 supersedes it...

20 DIRECTOR O'BRIEN: You are saying if that one lapses, there will be no permission ever for
21 retail warehousing in Greystones.

22 Cllr McLOUGHLIN: I do think we should put this in and I think it's very important.

23 DIRECTOR O'BRIEN: You don't want any retail warehousing at all.

24 Cllr McLOUGHLIN: Not in the heart of Greystones.

25 DIRECTOR O'BRIEN: But on the periphery, the industrial area.

26 Cllr McLOUGHLIN: We have 4,500 square metres, we have a situation if it runs out of time for
27 the 4,500, you can relook at it. In the meantime, if we don't do it now, we have a situation where
28 technically they can put in box retailing in the heart of the town. The town is vibrant now, it's
29 sort of like --

30 DIRECTOR O'BRIEN: Can we say no further area be allowed retail warehousing, rather than
31 no permission, that means no further area, if that one lapses, at least another one can take its
32 place.

33 Cllr McLOUGHLIN: I would be happy with that.

34 CATHAOIRLEACH: Cllr Whitmore.

- 1 Cllr WHITMORE: I was going to speak in support of the motion, but I am happy with that
2 amendment.
- 3 CATHAOIRLEACH: Cllr Fox.
- 4 Cllr FOX: Just to define what the Greystones area is, are we talking Greystones and municipal
5 area, are we talking Greystones town. What is the Greystones area. Municipal District? Okay.
6 That includes Kilcoole, and Newcastle.
- 7 Cllr McLOUGHLIN: Yeah, it does, absolutely.
- 8 CATHAOIRLEACH: Based on the change that Des proposed - no, that you encouraged or
9 suggested, that you have agreed with, is everybody agreed with that proposal, no, okay, fine, we
10 will go for a vote. Sorry...
- 11 DIRECTOR O'BRIEN: You sure you don't want to leave it to Greystones town?
- 12 Cllr McLOUGHLIN: I am easy, yeah, okay.
- 13 CATHAOIRLEACH: Is that what you were going to say?
- 14 Cllr LAWLESS: If it was for the whole district, the implications further down the line for
15 industry and retail for the whole district is gone I presume if that goes through, am I correct Des?
16 If it's for the district, that means it's for the retail units...
- 17 DIRECTOR O'BRIEN: That means anything in the Kilcoole industrial areas.
- 18 Cllr LAWLESS: We can't have anything?
- 19 DIRECTOR O'BRIEN: No.
- 20 Cllr LAWLESS: Is it the Greystones centre or is it the Greystones area?
- 21 Cllr McLOUGHLIN: When I put this in originally, I meant the Greystones centre. The district
22 of the town of Greystones.
- 23 Cllr LAWLESS: You are including the likes of Charlesland as well?
- 24 Cllr McLOUGHLIN: Charlesland has 4,500 already sold, so I would include that.
- 25 Cllr LAWLESS: Will that still stand there?
- 26 DIRECTOR O'BRIEN: No further area be, we could interpret that is there was 4,500 granted, it
27 lapsed, so that's available.
- 28 Cllr LAWLESS: Thank you.
- 29 CATHAOIRLEACH: Is that within...
- 30 DIRECTOR O'BRIEN: I'll... Can I read that, "Given that 4,500 at retail in Charlesland has
31 planning permission, no further area will be allowed for retail housing in the Greystones town
32 area".
- 33 CATHAOIRLEACH: Agreed? Yeah. Move on to number 23. Maybe we will debate number
34 23 and 24 together. Councillor McLoughlin, you are on again.

1 Cllr McLOUGHLIN: Before I go into this, what I really would like the Councillors to be aware
2 of today, I would like to see this going into the draft amendment because I would like the people
3 of Wicklow to see this and gauge their responses to it as well. It's such a big thing for Wicklow
4 to actually make a decision like this, that I would like to see it, rather than turn down today, we
5 be a bit open and allow the people of Wicklow to have a say.

6
7 So I don't need to read out the whole thing, do you want me to read it out? Basically what we
8 are looking for is that there would be either, I have 300 metres, Cllr Fortune has 400 metres and I
9 am easy, either, no planning permission for fast food outlets beside schools, or parks. Now I do
10 realise that this is a difficult one. But you know, and as a parent, you watch what your children
11 eat and it's up to us as parents to watch what our children eat, but unfortunately at the same time
12 in this country we have a massive problem with obesity. So sometimes as managers, which we
13 all are, we have to make some hard decisions. There is guidelines from the Department of
14 Health and from the Department of the Environment, but unfortunately as we saw in Greystones,
15 and it could be where the fast food outlet, a major fast food outlet, McDonald's has got planning
16 permission right outside the front gates of schools. There is all sorts of talks about
17 neighbourhood centres and you can go into Centra and have a hot roll and it has more calories,
18 and there is that, but it does not preclude us from the fact that we have a possibility, it doesn't
19 affect any retail outlets or fast food shops that are already there, this is going forward that we
20 look at where we are putting our schools if that's what it takes, but we do not give planning
21 permission for big fast food takeaways or small whatever in front of schools.

22
23 I am asking, you may have different opinions of it, but please allow this to go into the County
24 Development Plan in order that the people of Wicklow could actually have their say on this,
25 thank you.

26 CATHAOIRLEACH: Cllr Fortune.

27 Cllr FORTUNE: Thanks Cathaoirleach, obviously there is two motions, we are taking them
28 together. The motion the way I have put it in reflects what was in as a motion to be added into
29 the LAP some time ago and it's still in the melting pot. Basically I am supporting what Cllr
30 McLoughlin is saying and this is kind of -- this has the full support from all the Councillors in
31 the district, so I am not speaking just for myself, but I think in light of how important this is from
32 the point of view of health, and the fact that when we are doing planning that health needs to be
33 taken into account and all that have, and it is something that's going to be coming officially on
34 top of us sooner rather than later because it's going to be discussed at a global level and

1 European level about the whole area of obesity and the ramifications of that. All we are asking
2 here today is we are in the process of putting the draft plan out for the public to comment on it to
3 put that particular amendment out there so as the public can comment on it, we can make the
4 hard calls and discussions on it when the planning comes back for final discussion. We can get
5 into a big long discussion on it and I have a whole lot of stuff I can talk about but I am not
6 proposing to do that and I would prefer as Cllr McLoughlin said that the members support it, we
7 put it out there for people to come back and comment on it.

8 CATHAOIRLEACH: Cllr Walsh.

9 Cllr WALSH: Just in support of the proposed amendment, I would like to remind the members
10 of the recent WHO statistics that show a sharp or chronic increase in obesity in the country. An
11 epidemic reaching crisis levels with one in four primary school children overweight or obesity,
12 we are facing life threatening problems with 40% having high incidence levels. We have a
13 programme for children and teenagers run in the Temple Street Children's Hospital over the last
14 six years which has shown an increase in high cholesterol or abnormal liver function caused by
15 obesity. Added risk of high blood pressure with the risk of diabetes and first signs of heart
16 disease or cancer. That with the added psychological difficulties, with poor self esteem and
17 depression and bullying, poor eating habits, high sugar intakes, sedate lifestyle, with the easy
18 availability of these cheap fast foods, we need to highlight the damage being done to our
19 children and promote a lack of awareness and education is a crucial role with some parents, they
20 sometimes don't realise the damage being caused by the easy availability of some foods that are
21 supposed to be nutrition. The idea is good breakfast, healthy lunch. Children nowadays are
22 reaching adult sizes earlier with eight or nine-year-olds requiring adult sized school uniforms.
23 Treats such as takeaways are no longer treats. They're becoming an everyday thing, we have
24 pizzas, chips, chicken nuggets gets being sold in - if we don't tackle this serious issue now
25 Cathaoirleach, the average life expectancy of our children will begin to fall. It's the
26 responsibility of this Council to take the small step to send out the right message in the fight
27 against a serious health issue and help to safeguard our future generation, so we would ask the
28 members to support the amendment as proposed by Cllr McLoughlin.

29 CATHAOIRLEACH: Cllr Whitmore.

30 Cllr WHITMORE: I would like to have my support for this on the record N relation to the
31 response from the Chief Executive, while - I think it's important this has been done previously,
32 the reasons for it might be different but Dublin City Council have actually put restrictions on fast
33 food outlets in the centre of Dublin, so there are ways that we can do it and it has been done
34 previously and legal actions haven't arisen from that.

1
2 In addition, I know people think well this should be - the onus should be on the parents.
3 However, obviously the way we are managing this as a country and as a society is not working
4 because we do have serious problems, so we are going to have to start thinking about other ways
5 we can help and we can protect children. And I think this is a really really good way that we can
6 show some leadership in this issue. I would also like - I think it's important that we put this out
7 and allow people the opportunity to have their say on it. It is an important issue and just to get it
8 out on to public consultation a and let's hear from the people, let's hear from the parents, let's
9 hear from the businesses and just give people that opportunity to discuss it, and get it out into the
10 public arena.

11 CATHAOIRLEACH: Thank you. Cllr Matthews.

12 Cllr MATTHEWS: Thank you Chairman. The Minister's guidelines on this have been pretty
13 weak, and I think most of us around the room, we know the actual location that we are talking
14 about here, but because his guidelines are so weak and it's not clear what exemptions or
15 conditions he is deeming to be appropriate I think it would be okay to put this out there and let
16 the public come back and assess their opinions on it. Sometimes public opinion can sharpen the
17 mind of people who are running for election quite shortly. Let's see what comes back on it.

18 CATHAOIRLEACH: Thank you Chairman. Councillor Lawless.

19 Cllr LAWLESS: I'll be brief, I am in full support of this as well as my other Councillors. I do
20 agree that - I mean I agree in principle, yes, I have nothing against take out companies coming
21 in, but I mean these particular ones that we are actually talking about are like big beacons of
22 advertisement, it's not like your local store where the advertisement isn't quite as enticing, so
23 there is arguments against and for it, I think we should be striving towards a healthier lifestyle
24 for the people within the county. I do agree it is up to parents' responsibility whether they let
25 their children eat this kind of food or not, I am sure we are all partial to a bag of chips or a burger
26 now and again, I know I am, the waistline shows it but I think it is definitely a good idea to put it
27 out into the public arena, see what the public have to say about it, because I know in particular
28 we are obviously looking at a certain area in Greystones, and there is a lot of to and for, for it.
29 So I think it would be good to get a really good balance to see exactly how people feel in the
30 area. I would be in agreement putting it out to the public and revisiting it again.

31 CATHAOIRLEACH: Cllr Vance.

32 Cllr VANCE: Chairman, I have no problem with it going out to public consultation, but I have
33 grave reservations about this. What sort of a country are we becoming where, I mean, we are
34 taking the role of parents away from their children by saying like we are trying to dictate what

1 other people's children eat? I mean what sort of a nanny State are we becoming when - I have
2 always believed that it's parents decide what their children eat. Where do we stop? Last week
3 we had a World Health Organisation said red meat is very bad for people. Do we get rid of
4 butchers then? Where do we stop in all this. I don't think this should be in the Development
5 Plan, I think common sense should apply in regards to locations and various things, I don't think
6 there should be too many fast food outlets in lots of places but I don't think there should be too
7 many euro shops in places and various things like that, so where do we stop? I don't have an
8 objection to this going out to public consultation but I do have a major objection in regard to this
9 going into the Development Plan and for Councillors and councils trying to control people's
10 lives. I think it's absolutely wrong that it takes away the rights and the intelligence of people to
11 decide what they do, what they want for their kids and how they want their kids to develop.

12 CATHAOIRLEACH: Thank you. Cllr Murphy.

13 Cllr MURPHY: I had similar thoughts to Cllr Vance a little bit. I think okay we might need to
14 highlight it, maybe not as detailed as Cllr Walsh, because I actually feel guilty going for a bag of
15 chips after being in the pub after that! But anyway, I'll still do it! I actually would feel guilty the
16 next time.

17 CATHAOIRLEACH: He doesn't practice what he preaches.

18 Cllr MURPHY: I would like to thank Cllr Walsh for bringing that statistic to us. I do feel as
19 Councillors, we can't dictate, but on saying that, I don't think it's also down to children, I think us
20 adults after going to the pub, we really shouldn't go to the chippers, but I don't think it is the
21 place for the draft plan.

22 CATHAOIRLEACH: Okay. Finally Cllr McLoughlin, you just want to come back in.

23 Cllr McLOUGHLIN: I just want to put on the record, I am certainly and I think I can speak for
24 my colleagues, we are certainly not against any fast food outlets, that's not what the issue is here.
25 The issue here is putting fast food restaurants or whatever straight in front of the front entrance
26 of schools. I mean for anybody to say were asking parents what to feed their children, that's just
27 silly talk, I mean we are not. And neither would we even contemplate such a thing, what we are
28 saying is when you have fast food outlets outside of schools and maybe we have to reword it
29 different, that's a problem. And going forward, they are there now, but going forward I would
30 like to think that we wouldn't that's all.

31 CATHAOIRLEACH: Cllr Timmins.

32 Cllr TIMMINS: In principle I have nothing against it, but the practical application of it, think of
33 a town like Blessington where the primary schools are on the main street and the only retail
34 outlets in Blessington would be on the main street so, 300 metres mightn't be workable there, it's

- 1 just the practical side of how it would work in smaller towns would need to be taken account of.
- 2 CATHAOIRLEACH: Okay...
- 3 Cllr LAWLESS: It said excluding premises zoned town centres. The town centres aren't
- 4 included.
- 5 Cllr TIMMINS: That might get over it.
- 6 CATHAOIRLEACH: Cllr Fortune.
- 7 Cllr FORTUNE: I take it we are taking 23 and 24 together.
- 8 CATHAOIRLEACH: Before we split the difference to 350, we might get a view from the top
- 9 table.
- 10 DIRECTOR O'BRIEN: We have made our view in the written response there, and we have also
- 11 done it at a planning SPC that the Greystones Councillors are at, so there is no need for us to
- 12 read that further into the record.
- 13 CATHAOIRLEACH: Just in terms of the proposal, if we could merge them both together, are
- 14 you okay to go with 350?
- 15 Cllr McLOUGHLIN: I am okay to go with 400.
- 16 Cllr FORTUNE: 400 was in the original.
- 17 CATHAOIRLEACH: 400? Okay, we will go for 400, is that agreed? So we will go for a vote.
- 18 DIRECTOR O'BRIEN: There is two motions there, do you want to go with the words -
- 19 Grainne's is a bit more expansive, Tom's is a bit more to the point I...
- 20 Cllr FORTUNE: We are saying we go out to 400, the purpose of the whole thing as we said
- 21 earlier...
- 22 CATHAOIRLEACH: We will go with your 400 and her detail, okay.
- 23 Cllr FORTUNE: That's fine.
- 24 Cllr VANCE: What are we having a vote on, going out to consultation? I have no objection to it
- 25 going out to public consultation.
- 26 Cllr CASEY: It's agreed then.
- 27 Cllr VANCE: I express my views on it, but I have no problem with the public having a say on it.
- 28 CATHAOIRLEACH: Is everybody else okay with that, Miriam are you okay with that?
- 29 Cllr MURPHY: Sure I am happy.
- 30 CATHAOIRLEACH: There is nobody against that. Could we just have a seconder for Tom
- 31 Fortune's...
- 32 Cllr McLOUGHLIN: What does Tom say?
- 33 DIRECTOR O'BRIEN: It's Grainne's one you were taking.
- 34 MS GALLAGHER: We are taking 23 and 24 together.

- 1 DIRECTOR O'BRIEN: We are putting 400 into...
- 2 CATHAOIRLEACH: We are just doing away with yours officially then okay, grand.
- 3 DIRECTOR O'BRIEN: And amending number 23.
- 4 CATHAOIRLEACH: That's agreed. Number 25, Cllr Matthews. Can you just hit your light.
- 5 Part 12, it includes cycle paths and that's been accepted, there is no objection to that I don't think.
- 6 Amendment RT22 is covered in TR222, so I accept that and withdraw RT22.
- 7 DIRECTOR O'BRIEN: That's agreed, is it? Is there a seconder?
- 8 MS GALLAGHER: Are both withdrawn or...
- 9 CATHAOIRLEACH: Cllr Matthews, I should have got a seconder, the first one you are saying
- 10 it's okay, the CE are okay, so who is seconding, Cllr Brady is seconding that, and that's agreed?
- 11 Agreed. Okay, fine. And then the second part of that, you are happy to let go? Okay, so
- 12 number 26, Cllr Fox.
- 13 Cllr CASEY: Could we go back and tidy up what we have left behind?
- 14 CATHAOIRLEACH: We will, we are on a roll at the moment, so we will keep going. 26.
- 15 Cllr FOX: Thank you Chairman. This is just the very same as amendment number 17, only it's
- 16 the tourism and recreation zonings that are being de-zoned. Although I would exclude
- 17 Ballynattin, as it's now within the Arklow Environs Plan I believe. There is no need for it to go
- 18 into the County Development Plan.
- 19 DIRECTOR O'BRIEN: That's a change is it?
- 20 Cllr FOX: That's a change, but the rest I would propose the same argument as the employment
- 21 zonings.
- 22 CATHAOIRLEACH: Do you have a seconder? Seconder is Shay Cullen. Is it agreed?
- 23 Agreed. Okay. The Arklow MD, who is going to speak on this one? I think your Chairman is
- 24 lost, is he? Oh, there he is there.
- 25 Cllr BOURKE: Just a bit confusing there, the members of the Arklow district are unanimous in
- 26 their support of this proposal for this particular zoning for the Jack Whites' public house. It
- 27 came up before at a previous County Development Plan review where it was withdrawn at the
- 28 last minute because the road infrastructure wasn't in place, but I think there was agreement in
- 29 principle at the time that it was a good idea. Now that the road infrastructure is in place, it's
- 30 being revisited. So we propose this in the Arklow area, that it will enhance our Municipal
- 31 District
- 32 CATHAOIRLEACH: Do you have a seconder Miriam. Nobody is showing on that one. Top
- 33 table, for you?
- 34 DIRECTOR O'BRIEN: I suppose as a normal development on a junction on the N11 for

1 something that's not terribly clear what tourism development you really want next to a junction
2 on a motorway, we think it's not clear what's needed here and so on that basis I am not in favour
3 of it.

4 CATHAOIRLEACH: Okay, in terms of the proposal, is it agreed?

5 Cllr McDONALD: If anybody wants clarification about what it's all about, Cllr Bourke has the
6 submission we have from the owner if you want to copy it to see what he is actually proposing,
7 there is quite --

8 DIRECTOR O'BRIEN: Too late now, it's agreed!

9 CATHAOIRLEACH: Okay, 28, Cllr Matthews.

10 Cllr MATTHEWS: CD 25, that's, CE has no objection to that.

11 CATHAOIRLEACH: The first part there, "playgrounds to be located where passively
12 supervised" - do we have a seconder for that?

13 Cllr MATTHEWS: It's a good one, somebody second it?

14 CATHAOIRLEACH: Cllr Murphy seconded. Are we all agreed with that bit?

15 Cllr CASEY: I would be wary that we are excluding playgrounds, not every village or town can
16 find a location that's always going to be overlooked.

17 Cllr MATTHEWS: It's considered necessary by the planning authority.

18 DIRECTOR O'BRIEN: This refers to housing developments where we have in excess of 50
19 houses, the developer has to put it in, just saying if it is there, it will be supervised

20 CATHAOIRLEACH: Okay, the second part of this.

21 Cllr MATTHEWS: The second one, I am advised here now that the Development Plan is not the
22 appropriate place to put this, it was just about identifying, we talked about it before, posters sizes
23 for election campaign, but the advice is it will be dealt with through the environment SPC, could
24 I ask that the Chairman of the - we pass that to the SPC for consideration.

25 Cllr CASEY: After March?

26 Cllr MATTHEWS: After March?

27 CATHAOIRLEACH: I like that fly pestering, do you see the way you had fly pestering in there,
28 I don't know if you saw that. Okay. Okay, number 29.

29 MS GALLAGHER: Is it agreed?

30 DIRECTOR O'BRIEN: We can take 29 and 30 together.

31 CATHAOIRLEACH: One second, that one there, we are just sending that to the SPC, so it's not
32 actually - it's withdrawn. So you are saying 28 - 29 and 30 together.

33 DIRECTOR O'BRIEN: One encompasses the other.

34 CATHAOIRLEACH: Okay, fine, Cllr Cullen.

1 Cllr Shay CULLEN: Do you want to take 30 first, I suppose it includes all four, rather than...

2 Cllr FOX: Again it's the same as 17 and 26, only this time it's the nursing home zoning and I do
3 know of two of these that have plans to develop, but again my opinion is to put it out on display,
4 so I propose to put it out on display, let's establish again the status of these. So I would propose
5 to have them included in the draft.

6 CATHAOIRLEACH: Okay, Cllr Matthews.

7 Cllr MATTHEWS: My usual argument for that one there, yeah, thanks Chairman.

8 CATHAOIRLEACH: Are you going to second -- Shay will, yeah -- is that agreed? Well
9 obviously you don't agree.

10 Cllr MATTHEWS: Just let it go out to public.

11 CATHAOIRLEACH: I appreciate that. Number 31. So because 29, you can take 29 out
12 because of that, so 29 is pulled out, it was 30 that went through. Okay. Number 31, Vincent, do
13 you want to put on your light.

14 Cllr BLAKE: Thank you Chairman. Child care facilities, I am conscious of the fact that it's a
15 big issue out there and a big cost to parents, and in every aspect of it. I am querying why
16 children in urban areas can have the provision of a purpose built child care facility, where
17 children in the rural area will have to put up with a conversion of a farmhouse, second class
18 citizens? So I know of a number of child care facilities where extensions have been built to
19 houses that have worked very well; I also know of one other area where actually planning
20 permission was given for a stand alone child care facility in a rural area that's very well accepted
21 and working very well for the provision of quite a number of children. So I am putting the thing
22 to the members here, why should anybody in the rural areas have a second class facility, with the
23 conversion of an outdoor farm building or whatever else, as against the urban areas being
24 provided with a state of the art child care facility? That's the only point I am making with
25 regards to it Chairman.

26 CATHAOIRLEACH: Cllr Timmins are you seconding that?

27 Cllr TIMMINS: I would like to second that please, yeah.

28 CATHAOIRLEACH: Nobody is showing, top table, what's your view?

29 DIRECTOR O'BRIEN: I didn't realise that was the thrust of -- I didn't really understand why it
30 was. We could leave out the first bullet point and the rest then would be - and the second bullet
31 point like you are not really going to talk about having a giraffe sort of facility in the middle of a
32 rural area with lots of car transport coming from somewhere else. I mean there is a whole basis
33 of the plan is that we are trying to build up settlements to be the driver of the rural area, the rural
34 settlements.

- 1 Cllr FOX: I think it's fair to suggest that they justify it, the last point I think is a reasonable
2 point, the scale of the facility should be justified on the basis of catchment, I think that's a
3 reasonable point to leave in.
- 4 Cllr BLAKE: That probably covers it to an extent.
- 5 CATHAOIRLEACH: You are okay to take out bullet point one and two, are you.
- 6 Cllr BLAKE: You are talking about excluding bullet points one and two, and...
- 7 Cllr TIMMINS: Why would you exclude bullet points one and two, why are you proposing
8 that?
- 9 DIRECTOR O'BRIEN: That's what Vincent wanted.
- 10 Cllr BLAKE: To me it looked like you were just -- child care informs a rural area just for
11 conversion of buildings, that's all.
- 12 Cllr MURPHY: Can you give us an example of what you mean?
- 13 Cllr BLAKE: Can we just exclude the first two out of it then?
- 14 CATHAOIRLEACH: Yeah, happy, is that agreed.
- 15 Cllr MATTHEWS: Do you have to show a need for it, if you are able to construct a new
16 dwelling, what's to stop that becoming a house in five years if the business doesn't work out?
- 17 Cllr BLAKE: My understanding is the one that was granted, there was one granted back seven
18 or eight years ago and it was clearly stipulated it could never be converted to a house, that's my
19 understanding of it anyway. Okay.
- 20 DIRECTOR O'BRIEN: Agreed.
- 21 CATHAOIRLEACH: Agreed, great. Number 32A.
- 22 Cllr MATTHEWS: This is about the Luas coming to the Fassaroe lands or to Bray, that in the
23 event - where the Luas, if the Luas is proposed and then it ends up being a bus rapid transport
24 link instead, I just want to ensure there was enough land preserved then to go for Luas further
25 down the line, but I think the response of the Chief Executive is that that would be a matter for
26 the NTA, and R PA. And the Council's roads department. It was just to draw attention to the
27 fact that in a lot of urban locations now that we have built and a couple of years down the line
28 we are trying to put in bus corridors and cycle lanes and trying to accommodate everything into a
29 narrow roadscape, it was just to recognise that. I accept the CE's response on it and I'll
- 30 CATHAOIRLEACH: Are you going to pull that?
- 31 Cllr MATTHEWS: I suppose when we go for the application for permission up there at
32 Fassaroe, or when we revisit that, I'll include it at that stage.
- 33 CATHAOIRLEACH: Do you want to go for 32B?
- 34 Cllr MATTHEWS: There is no objective to that one, so I just wanted to tighten up the wording

1 on that that it would be the Local Authority would deem it appropriate?

2 CATHAOIRLEACH: Are you guys okay with that?

3 DIRECTOR O'BRIEN: Okay.

4 CATHAOIRLEACH: Do you have a seconder for that? Nicola. Okay. 33, Cllr Mitchell.

5 Where is he? Okay, we will come back, Councillor Shay Cullen, number 34.

6 Cllr Tommy CULLEN: Both of these issues can be taken 34 and 35, just measures for a level 8
7 small village of Annamoe, due to high speed of traffic from the busy Kilmacanogue to
8 Glendalough road, there is ongoing problems with accidents and speed through a very small
9 village, and flooding through the winter months and I just want these to be included as objectives
10 to the County Development Plan. Thank you.

11 CATHAOIRLEACH: Do you have a seconder?

12 Cllr CASEY: I have no problem seconding this, but I am just slightly concerned that after being
13 through two County Development Plans we were never allowed before go down to this level of
14 objectives and I think we all could come in with a list of traffic calming measures objectives for
15 all over the county, and the document would be full of them. I have no problem with what Shay
16 is saying in relation to both issues, there are issues in Annamoe about speeding, but this is
17 probably not the appropriate place to put them or we will all be in with a load of traffic calming
18 and flood risks.

19 CATHAOIRLEACH: Can I ask the top table to comment?

20 DIRECTOR O'BRIEN: I suppose the problem with anything in the Development Plan is not --
21 doesn't, sorry, it doesn't imply there will be funding available. They're fairly meaningless and
22 again if we do -- we will actually have to resist these in every single part of the county. It's just
23 not strategic enough. If it was a Local Area Plan or a town plan, you can put in more local
24 things into it, but I think in the main plan, there is meant to be a strategic document. As I was
25 saying in my semi-rant at the beginning, I think the document is way way too big, it's almost
26 impossible for anyone to read as it stands and if we allow those things go in, it will just get
27 bigger.

28 CATHAOIRLEACH: Could I suggest those go through the SPC. Okay? Great. 36A, Cllr
29 Matthews.

30 Cllr MATTHEWS: This is under waste and environment emissions, I accept number one.

31 CATHAOIRLEACH: When you say you accept number one?

32 Cllr MATTHEWS: I accept the response of the Chief Executive, so I withdraw that. Objective
33 2, there is a requirement to produce annual air quality, and an annual audit and provide the
34 figures, but I just wonder can the planning authority request those, that information, at a time

1 where there is a complaint rather than having to wait for an annual report to come out? And with
2 noise as well, similar to that as well, where noise levels, where there is conditions restricting the
3 amount of noise that's permitted from a development, that we will be able to request monitor
4 where it's part of the condition at any time, rather than waiting for an annual report on it.

5 CATHAOIRLEACH: Can I ask the top table for a response.

6 DIRECTOR O'BRIEN: I suppose the -- we start with the noise, we are not a noise agency, we
7 don't have a set up to deal with noise. We normally take the standard - EPA are the noise
8 authority. We normally take the EPA noise standards. Where we actually have put in superior
9 standards, An Bord Pleanala have changed them and taken them out so, I really don't think that's
10 practical. I suppose providing air quality missions data as requested by the planning authority,
11 again that's not really our remit. I suppose it's not going to actually require us to do anything,
12 because some of your ones further on Steve where I would actually have difficulty with. I would
13 rather it wasn't there, but the noise one I think we can't really accept that, because we are not
14 fixed up for it.

15 Cllr MATTHEWS: I was just trying to tighten things up for us a little bit, so okay, I accept that,
16 the three of them I accept the response on that.

17 CATHAOIRLEACH: Can I go back to 33 as Cllr Mitchell - sorry, Cllr Bourke.

18 Cllr BOURKE: Cllr Matthews, that wasn't an attack on farming activities was it, the air quality
19 monitoring?

20 Cllr MATTHEWS: On which?

21 Cllr BOURKE: On farming practices.

22 Cllr MATTHEWS: Do we want to go down that road?

23 Cllr BOURKE: Can you clarify whether that was an attack on farming or not.

24 DIRECTOR O'BRIEN: Can you keep your cows tails between their legs!

25 Cllr MATTHEWS: What was the question there.

26 CATHAOIRLEACH: Cllr Mitchell, number 33.

27 Cllr MITCHELL: Yes...

28 Cllr CASEY: That would be similar to 32, 34 and 35.

29 CATHAOIRLEACH: Yeah, it could be. Cllr Mitchell, just when you were out of the room, Cllr
30 Cullen put forward ones about traffic calming and flooding and the like and they were deemed to
31 be non-strategic, and the request was to run them through the SPC as being a more appropriate
32 vehicle for that, so would you be okay with that.

33 Cllr MITCHELL: Yeah.

34 CATHAOIRLEACH: Okay, great, thank you for that. Let's go on to 37 Cllr Matthews.

1 Cllr MATTHEWS: Thank you Chairman, this is very similar to an objective that was included
2 recently by Dun Laoghaire/Rathdown County Council. I think it was Fine Gael that actually
3 proposed this amendment. That they'd reassess the way in which they judge the energy
4 efficiency of buildings and design throughout their planning area, and I did send around a note to
5 everybody there, it was a pretty short note just to try and outline the difference between what I
6 am proposing here and what we currently have. And it's just to look at the way a building
7 performs rather than how we rate it, because there is - you can have bits and pieces attached to a
8 building that will give you a high A rating but it may not be performing very well. And on the
9 other hand, you can have a building that performs very well but dint have all those requirements
10 that would get you all the ticks to get you an A rating. So I just think while we improve building
11 regulations to look at energy rating, it was a step in the right direction but this is an opportunity
12 to go even further and look, I know it's a big ask, I know that there is going to be probably a lot
13 of argument against it, but I really do think it's the way forward. I think that building regulations
14 are going to be changed at some point or another quite soon I would imagine. And we will be
15 looking at this as the normal standard that will apply, but I think it would mark Wicklow out as
16 being very progressive and I would ask that some other objectives that are going on here today
17 that, we let it out to public consultation, see what the views are, if the members aren't satisfied
18 with it at that stage, they can take it out. Thank you Chairman. I am happy to answer any
19 questions if people have.

20 CATHAOIRLEACH: Do you have a seconder. Matt

21 Cllr WINTERS: I'll second it, I can't say I am all in favour with this, but I think he is right we
22 are putting other motions to hear the public's opinion, put this out there, let's hear the public's
23 opinion.

24 CATHAOIRLEACH: Cllr Fox.

25 Cllr FOX: Thanks Chairman. I have no problem with it going out on public display but I would
26 have serious reservations about putting additional requirements above the national guidelines or
27 national control measures. It does increase cost, and we are looking for houses to be built, it's
28 the single biggest issue here in the county - we need houses. So I accept let it go on public
29 display, but I would have reservations about putting additional costs on the building of houses.

30 CATHAOIRLEACH: Cllr Mitchell.

31 Cllr MITCHELL: I would agree with Cllr Fox, I have a problem about putting costs on building
32 houses. We need more house. People need houses over their head and they need to be able to
33 afford them and I think that one of the problems about building at the moment is we put a lot of
34 extra regulations, three or four different sets of regulations in all sorts of social objectives,

1 etcetera, down, and these increase the cost of housing, and a lot of people can't afford that and
2 they're not being built, and I think if nobody here has given, has any idea of what the cost of this
3 could be, it could be 30,000 a house, I don't know. But I suspect it could be in that region. And
4 I think to put that on, it would be a disincentive. I don't have an objection to it going out on
5 display and seeing what people think, but at the end of the day, I would be against objectives
6 which put extra costs on houses, because I think that means they're not going to get built, people
7 are not going to have homes.

8 CATHAOIRLEACH: Cllr Timmins?

9 Cllr TIMMINS: I just concur with Cllr Mitchell, I would oppose this, there is already stringent
10 regulations in terms of energy rating and insulation in new houses. Building regulations are so
11 much more stringent now than they were ten or 15 years ago, to be adding more to it I think is
12 wrong.

13 CATHAOIRLEACH: Cllr Behan?

14 Cllr BEHAN: Chairman we are going through one of the worst housing crisis we have ever
15 experienced in this country and this county and we are now considering putting out a proposal to
16 the public that would actually make housing more expensive, at a time when supply is critically
17 short. I don't see the point of putting something like this out to the public, I certainly wouldn't be
18 supporting it, and by putting it out to display, you are giving an impression to people that we are
19 going to tolerate increased prices in housing at a time when many people are suffering either
20 homelessness or on waiting lists, or they're in negative equity. To me it's a parallel green
21 universe concept and it might have been acceptable in Dun Laoghaire, and Fine Gael might have
22 proposed it, but I certainly don't think we should agree to it. So I would be against it.

23 CATHAOIRLEACH: Cllr Bourke.

24 Cllr BOURKE: Well Cathaoirleach, having listened to what Cllr Behan said there, if a project
25 came forward or if say a new installation for your home became available that was going to save
26 you money and the pay back period was two or three years, it might be a no-brainer to have it
27 included in new homes. You really would have to keep an open mind on it, I believe we should
28 have an open mind on these because energy efficiency is very important, what's the point in
29 having a house that's going to cost extra to heat, if by spending three or four times more initially,
30 you would have the price of it back in no time. And you would be in positive territory into the
31 future, it's question of getting the balance wrong. The best available technology not exceeding
32 excessive cost, I think that's what should apply in this case.

33 CATHAOIRLEACH: Cllr Winters.

34 Cllr WINTERS: When I seconded this, it's so that people can comment. I don't know enough to

1 know how much extra, if any, a passive house costs. I also would not like to see an increased
2 cost of housing for people, but I am prepared to hear all of the views that people have. And I do
3 think that we, as citizens, or as elected representatives, of the citizens of Co Wicklow actually
4 have to allow them to express their views and this is one way that that can happen. Thanks.

5 CATHAOIRLEACH: The view of the top table?

6 DIRECTOR O'BRIEN: I suppose we are against it I suppose on the basis of the department
7 guidance on it, that the builders don't contend with different standards in different places but just
8 to comment on the costs, I did a bit of - I rung around a couple of quantity surveyors, they said
9 St Patrick's school did an extension in Greystones and he thought it took 40 to 50% extra costs
10 for that. Now I asked him would he just check out what would all QSs feel that. He looked up a
11 couple of reports. One said about 10%, he said on the passive houses, they said it's 10 to 15%
12 extra. Our QS here was talking to his counterparts in Dun Laoghaire and they worked out it's a
13 92 year payback period for it. These things can change over time and technology and be as skills
14 get better, so I wouldn't say it would be definitely out, but certainly right now, the costs seem to
15 be fairly significant.

16 CATHAOIRLEACH: Okay. Thanks for the -- we will take a vote.

17 MS GALLAGHER: Proposed by Steven Matthews, seconded by Cllr Winters.

18
19 (A vote was taken)

20
21 MS GALLAGHER: 21 against, five for, and six not present.

22 CATHAOIRLEACH: All right, next one up is number 38, Cllr Matthews, the special amenity
23 area, the CE is okay with this, do you have a seconder for that?

24 Cllr MATTHEWS: That line was to go in after bullet point number one, so it would have
25 included that insertion by the CE. So I don't know do I have a seconder for it.

26 Cllr McLOUGHLIN: I'll second that.

27 DIRECTOR O'BRIEN: There is two points here Cathaoirleach, one is there will be one site,
28 which is Bray Head SAAO and Cllr Matthews wants to put in the possible SAAO sites that were
29 in the previous plan, which really is in amendment 40.

30 Cllr MATTHEWS: Yeah.

31 DIRECTOR O'BRIEN: If you decide to put them back in then, you will be having consideration
32 of SAAO sites and possible SAAO sites. If we don't put in what's in amendment 40, it would be
33 just SAAO sites which would be the Bray Head SAAO site, which we have no objection to, the
34 other one is for the members.

1 Cllr MATTHEWS: We will see how that one goes.

2 CATHAOIRLEACH: Okay, go to 40A and 40B, they're both yours.

3 DIRECTOR O'BRIEN: There is not an A, there is two parts to it, I call them A and B. That's
4 just me. To implement measures set out in the Bray Head SAAO and investigate the possibility
5 of designation of further SAAOs in the county as per map volume 2 of the County Development
6 Plan 2010 to 2016. We have no problem with implementing the measures of Bray Head, it's
7 already in the plan, but to investigate the object of designation of further SAAOs is a matter for
8 the members, because we did do an SAAO and brought it up to the members, about the small
9 and great Sugar Loafs and it was rejected. If we are putting it back in the plan, it would be a
10 matter for the members to put that back in.

11 CATHAOIRLEACH: It's just a...

12 Cllr MATTHEWS: It's the possibility of a designation, it's not setting an objective. I would like
13 to leave it in the plan that it may continue for continuity throughout our Development Plans, it's
14 about there for 20 years, it's still a good objective, it may not be an objective of this Council, but
15 I would still like to leave it as a possibility of an objective throughout this plan, that it may be
16 carried over into the next plan and members can decide at some point in the future or maybe
17 never decide for it, it's just to include it, it's the exact same wording as is included in the current
18 plan and I just want it included in this plan.

19 CATHAOIRLEACH: The first bit there, the CE you are saying it's already an objective, are you
20 okay with that part?

21 Cllr MATTHEWS: About the Bray Head SAAO?

22 CATHAOIRLEACH: Yeah.

23 Cllr MATTHEWS: That's included in it, I am okay with that.

24 CATHAOIRLEACH: We will draw that one. It's the second part of that one "investigate the
25 possibility of other SAAOs." Christopher Fox.

26 Cllr FOX: On the SAAO in relation to the Sugar Loafs, the members voted recently to reject
27 that SAAO for quite obvious reasons, namely there was private land and all sorts of difficulties
28 with it. Now this plan should carry out the members' vote on that occasion. The Sugar Loaf
29 SAAO should be removed completely. Because An Bord Pleanala keep making reference to the
30 possible SAAO. And on two occasions, namely quite recently, it has been rejected by the
31 members to put an SAAO on the Sugar Loafs, so it should not be an objective in the
32 Development Plan and it should not be even the possible SAAO should be removed. I have no
33 problem with Bray Head, it's much more straightforward, it's in place, I have no difficulty with
34 that. But all the stakeholders on the Sugar Loaf have indicated that they are not in favour, and

1 the members have subsequently voted that they're not in favour of an SAAO on the Sugar Loaf.
2 So I think that the SAAO on the Sugar Loafs, or possible SAAOs should be removed entirely.

3 CATHAOIRLEACH: Cllr Vance.

4 Cllr VANCE: I totally agree with that Chairman. I think it places all sorts of problems on
5 landowners and various things like that. I don't think it's achievable either, certainly the last few
6 times that we discussed it, it was generally agreed that it was not achievable at all. I think by
7 having it in there, it gives the hope to some people and it's being used by some people for their
8 own ends as well. I think it should be -- I would support Cllr Fox in the fact that it should be
9 removed.

10 CATHAOIRLEACH: Okay, Cllr Matthews, do you have a seconder for that proposal?

11 Cllr MATTHEWS: Probably not. It's been a planning objective of this Council for a long long
12 time, I don't see why it's not an objective anymore? We have had plenty of --

13 CATHAOIRLEACH: Okay, unfortunately if you don't have a seconder, sorry.

14 Cllr MATTHEWS: Okay, that's fine, I accept that.

15 CATHAOIRLEACH: So what happens then to 38?

16 Cllr MATTHEWS: Then 38 just...

17 DIRECTOR O'BRIEN: That will be outside zoning.

18 Cllr MATTHEWS: Fair enough.

19 CATHAOIRLEACH: 39, Cllr Cullen, Shay.

20 DIRECTOR O'BRIEN: Hang on, number 38.

21 MS GALLAGHER: Cllr McLoughlin.

22 CATHAOIRLEACH: Cllr Cullen yeah.

23 Cllr Shay CULLEN: Obviously the whole area of wind turbines and wind farms is a very
24 contentious issue in rural communities. Whilst I am in favour of renewable and green energy,
25 we must as public representatives listen to and represent the concerns of the public. Wind farms,
26 whilst on paper seem to be a logical way to go about generating renewable energy, but there is a
27 cost to communities that are located in or beside wind farms, and I believe that these
28 communities have to be listened to and helped. This is something I feel gets overlooked at
29 times. Commercial wind farms sometimes come at too great a cost to rural communities. These
30 communities in general go back generations and just because of the nature of rural communities
31 being a little further down the road from their neighbour, this does not mean that the community
32 spirit or sense of belonging to a community is any way less than the community spirit in an
33 urban setting. We would never consider placing commercial wind turbines close to an urban
34 setting, but we are willing to place them close to rural homes and as far as I am concerned, this is

1 unacceptable. It is well documented recently in the media that there are serious health concerns
2 with regarding to wind turbines. There is also visual flicker, there is noise pollution, there is
3 disturbance to wildlife habitats, concern over the impact on rural landscape, negative impact on
4 tourism, devaluing family homes, a little bit like pylons, nobody wants a wind turbine beside
5 their home because it virtually leaves it that it's unsaleable.

6
7 And most of all, which is a huge problem in rural communities is the division that these wind
8 turbines are causing within rural communities.

9
10 Now I note the response from the CE, it would effectively end providing wind energy projects in
11 Co Wicklow. I am here to help and support the people of Co Wicklow before worrying about
12 wind energy companies who are interested in profits. I would ask the Councillors to support this
13 motion and let the people of Wicklow have their say on this contentious issue and as stated, I
14 would suggest that wind farms be at least 1,000 metres away from any residential dwellings.

15 CATHAOIRLEACH: Do you have a seconder for that? Seconded by Cllr Ruttle. Just hold on
16 now. Cllr Kennedy.

17 Cllr KENNEDY: I had my light on to second that, I fully concur with Cllr Cullen on this, I think
18 1,000 metres is a realistic distance, and we are waiting on the new guidelines whenever they
19 come from the Government. Unfortunately I don't believe they'll be published before the general
20 election, and I wonder why. But these commercial developments on the tops of mountains in
21 rural areas are causing stress, division and the splitting of rural communities and families and I
22 fully support what Cllr Cullen has put forward here today. 1,000 metres is a realistic distance
23 from a dwelling house.

24 CATHAOIRLEACH: Cllr Ruttle.

25 Cllr RUTTLE: Yeah, I have seconded that, I have had experience of the same and one of the
26 items Cllr Cullen raised is the amount of division it raises in areas is huge. Leaving aside all the
27 other, it's something that leaves a residue for a good while.

28 CATHAOIRLEACH: Do we have -- sorry?

29 Cllr MATTHEWS: I don't support that, it will go against national policy, European policy. I
30 can't support it. Thank you.

31 CATHAOIRLEACH: Cllr Fortune.

32 Cllr FORTUNE: Thanks Cathaoirleach, I think one of the points Cllr Cullen has listed as the
33 rational for his proposal, the negative impact on tourism, I don't think we should floss over it, it's
34 an important point, tourism is one of the main drivers of our economic activity in the county, so

1 it's very, very important and we had a lot of discussion on this in the past if my memory serves
2 me correctly but it just seemed to stop and there is a lot of discussion still out there about the
3 value of all this, what is the actual saving, is there an actual saving? I think those kind of
4 conversations need to be discussed as well. But I think we shouldn't be doing things within the
5 county that are actually causing negativity or negative effects on something that has such
6 potential for us. It's a serious issue as far as I am concerned.

7 CATHAOIRLEACH: Cllr O'Neill.

8 Cllr O'NEILL: I just wonder here, we are talking about national issues here and if Cllr Cullen,
9 what was the reply from the Minister? You know, our Government Minister, I think we can
10 spend time talking about issues like this here, but I mean, it's a Government Minister's deals with
11 wind turbines, we can spend a lot of time in the chamber here talking about this stuff and really
12 it's your own Minister that's shoving this down our throats, and previous governments as -
13 Fianna Fail governments, it's been pushed down our throats. The argument is really in there, not
14 in the Chamber here.

15 CATHAOIRLEACH: Okay, Cllr Mitchell.

16 Cllr MITCHELL: Sorry, I would just like to say that we do have an objective, European things
17 to meet in terms of energy and we have very substantial wind assets here which other countries
18 don't have. Obviously if it's beside your house, it's a problem, I don't know what the present
19 distance is, but we do have other things that go through rural areas for national objectives, such
20 as motorways, and there is a scheme of compensating people who have motorways next to them,
21 and I think that at some national level, something should be done on that basis, that those who do
22 have these things inflicted on them, if they don't want them, that there is some system of
23 compensating them. Of a similar way to the way that motorways are handled, being the national
24 objective of providing transport and something which we all use. But actually the noise from a
25 motorway can be quite offensive to those people who live within a kilometre of it. So I intend
26 abstaining on this, but I think we should have a national policy which recognises the fact that
27 we need to compensate people if we are to meet the objectives of a certain amount of renewable
28 energy.

29 CATHAOIRLEACH: Cllr McLoughlin.

30 Cllr McLOUGHLIN: We seem to be curtailed all throughout today with regards to national
31 policies and I am just wondering if there is a national policy on this, how can we amend our
32 County Development Plan that's against national policy? So what I would like to know is what
33 is the national policy and are we actually legally allowed to do this, that's what I would like to
34 know?

1 CATHAOIRLEACH: Cllr Behan. Chairman, I fully agree with what Councillor...

2 CATHAOIRLEACH: Your button didn't come on.

3 Cllr BEHAN: There is a huge irony when most of us would be dealing with people who when
4 they try to get planning permission for a one-off house are told that it would have a terrible
5 impact on the visual amenity of the area, and yet the County Council forward planning unit are
6 saying to us that we should always keep the door open to have this kind of massive monstrosity
7 in the local rural community, it's just to my mind extremely inconsistent and it's one of the
8 reasons I believe firmly why many rural people are completely against these turbines, because
9 they see the injustice of a person who is trying to get planning permission for a son or daughter
10 being refused because a simple house might be a blot on the landscape. So like national policy
11 or no national policy, common sense dictates that when you treat rural people very unfairly at
12 one level and then you treat these massive constructions and the businesses that are promoting
13 them with sympathy on another level, it's no wonder people are so much against them, as well as
14 all the other reasons that Cllr Cullen so ably pointed out Chairman, so I certainly agree with him.

15 CATHAOIRLEACH: Cllr Walsh.

16 Cllr WALSH: I would like to concur with the previous speakers on the negative impact the likes
17 of this has on communities and tourism. I think the emphasis going forward should be on
18 offshore wind farms rather than having them in rural communities and also maybe to explore the
19 possibility of solar energy, if we are going to get away from the dependence on food outlets
20 fossil fuels.

21 CATHAOIRLEACH: Cllr Murphy.

22 Cllr MURPHY: I concur with the other Councillors and also to say that of my experience and
23 other Councillors here attending meetings say like the Ballymanus wind objection committee, no
24 compensation makes up for these behind their houses. Compensation. It doesn't matter what
25 they offer, they're taking over the - people are there for years and years and years in this area and
26 now they have no say in what's done in their area behind their garden or whatever. Also, another
27 point is that my experience is there is farmers who have worked their land and it has been
28 handed down from generation to generation and have now have these being just placed on their
29 land without say, but we will give you a pay back if you let us. And also these farmers are trying
30 to hand down their farm to the next generation, and it's not - the policy might be coming from
31 our top tables, higher than here, but the reality, they're not living in the real world and we as
32 Councillors are seeing what the real world is for these. There are farmers who have cried at
33 these meetings. That's reality. Thank you.

34 CATHAOIRLEACH: Cllr Brady.

1 Cllr BRADY: Thanks Cathaoirleach. I just say, the primary problem here is the lack of national
2 policy. I mean there is national guidelines. There is no coherent policy and that's the main
3 problem here, and there has been huge pressure put on the Government and to hear from
4 someone over there say there will be nothing this side of an election is disappointing because
5 communities the length and breadth of the island are crying out for proper legislation, not just
6 guidelines. Because every county is different, I mean if we put in place stringent controls here in
7 Wicklow, it means it's going to push it on to Kildare or Carlow or somewhere else. There needs
8 to be a coherent national policy, not just guidelines. Because what we are seeing here is Ireland,
9 and I said this in a previous debate, we are being used here as an offshore island for wind
10 turbines to generate electricity, renewable energy for the UK market, so it's all being sent over
11 there via the interconnector. That's fundamentally wrong, and that's being facilitated because
12 there is stringent policy in place in the UK to govern all wind turbines and that. Some of those
13 policies, I mean European wide, now stating 1,000 metres away from a dwelling, I am happy to
14 allow that go out and I agree with that, but some of the controls there in the UK and other areas,
15 they work of a policy there of anything over 25 metres high, the wind turbine, it has to be at least
16 ten times away from the dwellings. So I mean that would work out at 250 metres in and around
17 that from a dwelling. That seems to be a European norm, so I mean what we are saying here is
18 greatly in excess of that. I am happy for that to go out. But the main problem here is the
19 national - a lack of a national policy so I think maybe outside of that, we should be lobbying for
20 that as well.

21 CATHAOIRLEACH: Councillor Pat Kennedy again.

22 Cllr KENNEDY: There is no compensation package out there that can compensate a farm and
23 families and rural dwellers who have been for generations in some cases on the rural landscape.
24 They're the keepers of the rural area, and 1,000 metres is realistic. I actually think the European
25 guidelines is more than 250 metres. I think it's 1,000 metres and could be going up to two
26 kilometres in some cases as far as I know, but 1,000 metres is realistic. Cllr Cullen's proposal is
27 good, he is not saying he is against them, he says there needs to be a realise distance between a
28 farmhouse and these turbines or pylons. The members need to realise the confusion and the
29 hardship and stress this is causing in rural areas. This has the potential to break up the rural
30 families in our county. We are elected to represent the people here and we have to listen to what
31 the people are saying. And I'll second that Cllr Cullen and I would hope everyone in this
32 chamber will support you, thank you Cathaoirleach.

33 CATHAOIRLEACH: Okay.

34 DIRECTOR O'BRIEN: Something against the wind comes to mind! All I can say is we, Sorcha

1 and the team did an exercise putting 1,000 metre radius around every house, and you end up with
2 the Wicklow mountains and a small bit around Crockan where there is a windfarm. Effectively
3 this policy will mean no wind farms in Wicklow, just as long as you know what you are doing.

4 CATHAOIRLEACH: Okay. Is that agreed?

5 Cllr McLOUGHLIN: I asked is it legal what we are doing? Can we do it if there is national
6 policy?

7 DIRECTOR O'BRIEN: Cathaoirleach, you can do what you like, the Minister may well come
8 down with a direction.

9 Cllr McLOUGHLIN: Okay.

10 CATHAOIRLEACH: Somebody said no, they don't agree.

11 Cllr WINTERS: Yeah.

12 Cllr NOLAN: Councillor, I forget there was so many speakers, is it possible to investigate
13 offshore, or is that completely out of the question.

14 DIRECTOR O'BRIEN: That's not in your county.

15 Cllr WINTERS: That's not in the County Development Plan!

16 CATHAOIRLEACH: We will have a vote.

17
18 (A vote was taken)

19
20 MS GALLAGHER: That's 22 for, three against, six not present and one abstaining.

21 CATHAOIRLEACH: 41 is next, Cllr Fortune.

22 Cllr FORTUNE: Basically what I am asking is that this be put into the plan, that we facilitate
23 the development of a coastal walking route between Bray and Arklow. I think it's something that
24 has been discussed a long time before.

25 CATHAOIRLEACH: The CE are okay with that actually, do you have a seconder. Okay,
26 seconded, the first one I saw was Cllr Matthews. No, you wanted to make a comment.

27 Cllr FOX: Thank you Chairman, I would be supportive of this proposal. However, in light of
28 the fiasco that Sligo County Council made of Lisadell House with walkways, and now the
29 Dublin to Galway greenway has ran into significant problems and has been shelved, they both
30 ran into problems because there was no prior consultation and agreement with the landowners.
31 Okay. So I would suggest from the outset that this will be progressed quickly, if there is
32 consultation and agreement sought from whatever landowners that it is crossing, and I would
33 even go further to say in any chapters and I know in the coastal zoning in particular, there are a
34 lot of references to establishing walking routes and walking trails. In all chapters where

1 reference is made to developing walking routes or establishing rights of way, it should be in
2 consultation and agreement with the landowners. Okay. Could that be...

3 CATHAOIRLEACH: You are amending it to...

4 Cllr FOX: I hope Tom doesn't get me wrong, I fully support what he is proposing, I think it
5 would be a wonderful thing if we could get it into practice, but...

6 CATHAOIRLEACH: Do you have a seconder for that? Cllr Casey is the first one I saw. Do
7 you want to come in.

8 Cllr CASEY: Just briefly, I am supportive of Cllr Fortune's and I am fully supportive of Cllr
9 Fox, I mean the development of linear walking routes and long linear walking routes is critical
10 for the tourism industry because it has the potential of keeping people in the county overnight.
11 But equally as Cllr Fox has stated, we see the difficulty that the one going to Galway has run
12 into already because of lack of consultation, and agreement with landowners, and we know the
13 trouble we got into in 2004, in the County Development Plan because we didn't include the
14 words "consultation agreement with the landowners", I think it's critical them two words are put
15 into this, so I'll second Cllr Fox's amendment to Cllr Fortune's proposal, but I think it's a fantastic
16 objective we need to deliver on.

17 CATHAOIRLEACH: Cllr Mitchell.

18 Cllr MITCHELL: One of the biggest parts of this to try and achieve is the bit between
19 Greystones and Wicklow Town, which is walkable at the moment and the biggest issue there is
20 that you are actually walking alongside or close to a live railway line, and the landlord there
21 presumably is mostly CIE. But I would certainly be very supportive of this and I think it's a
22 great objective to have. I think it's more complicated with landowners when you get South of
23 Wicklow Town, but I support this.

24 CATHAOIRLEACH: Okay, Cllr Fitzgerald?

25 Cllr FITZGERALD: I fully support the motion but just to give you some idea, we put a walk
26 over the sea on the South side of Arklow there, about 1,000 metres and we tried to extend it and
27 straight away, fireworks, there was fireworks when we tried to extend it because of who owned
28 the - some of the ground in fact and we had to abandon ship, pardon the pun, I think it will be
29 extremely difficult to get agreement. I fully support it from Arklow to Brittas Bay to be quite
30 honest about it, that was stopped and it hasn't continued since, even though we had funding in
31 place to continue it on for another three kilometres.

32 CATHAOIRLEACH: Cllr Murphy.

33 Cllr MURPHY: I was going to echo what Cllr Fitzgerald said in front of me and unfortunately it
34 would have been another added bonus for a huge tourism amenity to Arklow, but maybe this is

1 another push that we need to see a bigger picture. But I think two things: We need to learn from
2 the experience of what Cllr Fox said, and secondly, we sit here and suns I came on the Council, I
3 think the word thing is that we all know that we have to communicate very strongly with
4 stakeholders involved in these premises and I think again it's a reason for to build up the good
5 reputation of Wicklow County Council and our local and municipal areas as well. But it is
6 certainly needed.

7 CATHAOIRLEACH: Cllr Fortune, are you okay to take on that amendment on your proposal?

8 Cllr FORTUNE: I have no problem.

9 CATHAOIRLEACH: If that's the case, is it agreed? We move on to 42, Cllr McLoughlin.

10 Cllr McLOUGHLIN: I am not sure it's necessary to go through every one of these amendments,
11 for the most part I am happy enough with what the CE has recommended, so I would be
12 proposing we go ahead as the recommendations are. I was very happy that they reworded the
13 piece about the road, so that's in red there.

14 CATHAOIRLEACH: So the lighting from the GAA to Newcastle, do you have a seconder?

15 Cllr McLOUGHLIN: Councillor Derek Mitchell seconder. It's mainly to do with walking, and
16 those sort of facilities, within the town and there is one small piece about the traffic calming, and
17 I am happy enough to include that, to omit the reference to a roundabout.

18 DIRECTOR O'BRIEN: As per the CE recommendations.

19 CATHAOIRLEACH: Is that just for 41?

20 Cllr McLOUGHLIN: It's all under 42, different amendments.

21 CATHAOIRLEACH: So you are all happy with that, is that agreed?

22 Cllr FOX: Have we not set a precedent on traffic calming when Cllr Cullen...

23 Cllr McLOUGHLIN: This is a town plan.

24 CATHAOIRLEACH: I nearly fell for that one myself.

25 DIRECTOR O'BRIEN: But thanks anyway!

26 CATHAOIRLEACH: 43, Cllr Cullen.

27 Cllr Shay CULLEN: Thank you. Yes, I suppose as it says, to provide a foot bridge on the R755
28 to connect the Vartry reservoir...

29 CATHAOIRLEACH: Is there a seconder on that? Cllr Casey. And the CE is okay with that, is
30 that agreed? Okay. 44.

31 Cllr CASEY: Before we go to 44, 44 is an amendment to 44.

32 CATHAOIRLEACH: Say there is 43 amendments in 44.

33 Cllr CASEY: I think we should go back to the rural policy before we go to that one amendment.

34 Cllr TIMMINS: I would second that.

- 1 Cllr CASEY: One Councillor has 43 amendments in under one amendment.
- 2 CATHAOIRLEACH: Unless you want to do 45 and 46.
- 3 CATHAOIRLEACH: Can we do 45 and 46 and then that's the one we will come back to the
4 design standards, so 45. Cllr Matthews.
- 5 Cllr MATTHEWS: It's just typing up words.
- 6 CATHAOIRLEACH: Okay.
- 7 CATHAOIRLEACH: 45 anyway.
- 8 Cllr MATTHEWS: 44 you are talking about is it?
- 9 CATHAOIRLEACH: 45.
- 10 Cllr CASEY: There mightn't be any wind left so.
- 11 Cllr MATTHEWS: That's okay, I accept that. I accept the response.
- 12 CATHAOIRLEACH: You are withdrawing that.
- 13 Cllr MATTHEWS: I thought they could only designate units, I didn't know lands was up.
- 14 CATHAOIRLEACH: Okay, 46.
- 15 Cllr MATTHEWS: Well I think we have dealt with that one.
- 16 DIRECTOR O'BRIEN: We have no objection to the SAAO sites, so let's take out the other bit.
- 17 CATHAOIRLEACH: A seconder?
- 18 CATHAOIRLEACH: He has taken it out.
- 19 DIRECTOR O'BRIEN: The second one is SAAO sites.
- 20 CATHAOIRLEACH: Do you want to do that rather than go for the draft guidelines. All right,
21 so we will go back to the villages. Sorcha do you want to come in on this.
- 22 MS WALSH: We are going back to Cllr Timmins' proposals at the beginning of the day with
23 regard to large villages and small villages and integrated into that...
- 24 DIRECTOR O'BRIEN: Did we agree towns?
- 25 MS WALSH: Yeah we did, just a small matter with regard to rural clusters, I discussed this with
26 Cllr Timmins over lunch and a document has been circulated, has everyone got this, it's got
27 "large villages, level seven" written at the top. I think it was handed out just after lunch. And
28 these are what Cllr Timmins will be happy to propose now. I'll hand it back over to him.
- 29 CATHAOIRLEACH: Does everybody have that in front of them? It's "large villages level
30 seven" at the top of it.
- 31 Cllr TIMMINS: Can I go ahead. We have already agreed the large villages, it's the small
32 villages where we had the discussion that we took off site. And I had a discussion with the
33 senior planner at lunchtime and small villages is the proposal we came up with. Large villages
34 was actually agreed before lunch.

1 CATHAOIRLEACH: That was number three.

2 DIRECTOR O'BRIEN: No, number six. But it was more just to put it in writing because it was
3 a bit confusing for everyone else I think.

4 CATHAOIRLEACH: Okay, so do you have a seconder for that?

5 Cllr Shay CULLEN: I'll second that

6 CATHAOIRLEACH: Is that agreed? Agreed, okay. This was a bit too easy, wasn't it? Does
7 that now cover, which ones -- we had three, five...

8 DIRECTOR O'BRIEN: Cllr Casey now.

9 CATHAOIRLEACH: Does that cover all of those. That's the merging of three, five, six and 12
10 with that last one.

11 DIRECTOR O'BRIEN: We also have to do four, nine, ten, eleven. The Arklow Municipal
12 District.

13 CATHAOIRLEACH: And the 14.

14 DIRECTOR O'BRIEN: And 14 as well, yeah.

15 CATHAOIRLEACH: Cllr Fitzgerald.

16 Cllr FITZGERALD: Cllr Blake had a proposal there before lunch, number eight, was it? Which
17 was to do with growth, or small village boundaries and that was agreed, the CE has no objection
18 to that. What we are looking at increasing the populations in small villages and large villages.
19 Can we link that into Cllr Blake's proposal? His was only small villages. We are on four here,
20 which is...

21 DIRECTOR O'BRIEN: You are saying...

22 Cllr FITZGERALD: Large villages I should say.

23 DIRECTOR O'BRIEN: You will be changing at the boundaries and adding an indicative...

24 Cllr FITZGERALD: Yeah, the figures...

25 DIRECTOR O'BRIEN: Of small and large villages are renewed during the lifetime of the
26 Development Plan.

27 Cllr FITZGERALD: Within two years. This is four, nine -- this is amending -- this is four, nine,
28 ten and eleven. There is an item seven which is separate. Four, nine, ten and eleven which is a
29 housing growth targets in large villages. Nine is in small villages. Ten, small villages, is it?

30 DIRECTOR O'BRIEN: Nine, ten and eleven cover Askanagap, Conary, Johnstown,
31 Thomastown, Greenane, Ballycoogue and you are proposing -- in the original proposal was to
32 increase the target population of about 50%.

33 CATHAOIRLEACH: Cllr Kennedy.

34 Cllr KENNEDY: Cathaoirleach, just to make the members aware, I am going to excuse myself

1 when we are talking about the small villages because Greenane has been mentioned and I do
2 farm land in Greenane so, in the interests of fairness I am going to exclude myself.

3 CATHAOIRLEACH: Maybe Cllr Vance will give him the nod when it's time to come back in.

4 Cllr BOURKE: I am going to absent myself too.

5 CATHAOIRLEACH: We will have nobody left soon. Am I the only one -- Cllr Fitzgerald.

6 Cllr FITZGERALD: It's very difficult to talk here, but I have good hearing. Cllr Blake's
7 proposal went through there this morning, the small village boundaries, that the boundaries of a
8 small village be reviewed during the lifetime of the new County Development Plan. What we
9 are doing is amendment number four, large villages here where we had proposals in for growth,
10 Barndarrig, Ballinaclash and Redcross. Number nine we had growth in -- well let's say
11 indicative growth for Askanagap, Conary, Johnstown and Thomastown. Number ten is for
12 Greenane, and number eleven was for Ballycoogue. And Ballycoogue has been mentioned many
13 times here today where there is issues. So effectively we are trying to tie that into Cllr Blake's
14 proposal that during at the end of two years, that we review the policy with regard to housing
15 growth targets, or look at it, and we possibly will agree then to an indicative figure, is the
16 words...

17 DIRECTOR O'BRIEN: The Chief Executive's recommendation for...

18 Cllr FITZGERALD: When we spoke before lunch there and the members are agreed with that,
19 that's 2018.

20 DIRECTOR O'BRIEN: Look, what I'll say is that, just read as the boundaries and indicative
21 housing growth of small and large villages are reviewed during the strategy review of the County
22 Development Plan which has to be two years after it's adopted.

23 Cllr FITZGERALD: Speaking to the members there, that was agreed there. There is two of
24 them gone out here, there is only four of us left.

25 CATHAOIRLEACH: Is that agreed by everybody?

26 Cllr FITZGERALD: I still have to come back...

27 DIRECTOR O'BRIEN: Could you leave the amendment eight with those words and then we
28 will accept in amendment four, nine, ten and eleven, the Chief Executive's wording? In that we
29 will change growth targets to indicative growth number of houses and then this mechanism that
30 if one, if there is one village exceeds its indicative growth and there is...

31 Cllr FITZGERALD: That we won't exceed the figure of 280 during the lifetime of the plan, is
32 it? Yeah, well I take the view if one is not performing, another can step into the breach if there
33 is a demand. I think I am only speaking here, and then we are just left with seven, that is the
34 amendment to the boundaries.

1 DIRECTOR O'BRIEN: Are we agreed...

2 CATHAOIRLEACH: I think we agreed seven, didn't we?

3 DIRECTOR O'BRIEN: Are the members agreeable to the amendment, to amendment eight? I'll
4 read it again?

5 CATHAOIRLEACH: Yes please.

6 DIRECTOR O'BRIEN: The boundaries of, sorry, "the boundary and indicative housing growth
7 of small and large villages are renewed during the statutory review of the County Development
8 Plan." Which is two years time. That's in the statute.

9 CATHAOIRLEACH: Okay, that's agreed.

10 Cllr BEHAN: Two years from the adoption of the plan which will be when?

11 DIRECTOR O'BRIEN: September 2016.

12 Cllr BEHAN: So you are talking about late 2018?

13 DIRECTOR O'BRIEN: Correct.

14 Cllr FITZGERALD: We still have one there.

15 DIRECTOR O'BRIEN: And then...

16 CATHAOIRLEACH: That is agreed.

17 DIRECTOR O'BRIEN: Is it agreed to accept the Chief Executive's recommendations for
18 amendment four, nine, ten and eleven?

19 Cllr FITZGERALD: It is a point by Cllr Behan that we are talking three years away, but two
20 years is the earliest we can review it.

21 CATHAOIRLEACH: So for the Chief Executive's recommendation for four, nine, ten and
22 eleven, is that agreed? Agreed, okay, fantastic.

23 Cllr FITZGERALD: Seven.

24 CATHAOIRLEACH: Did we not agree number seven?

25 Cllr FITZGERALD: No, there is a proposal there to amend the boundaries.

26 Cllr WINTERS: Do you want to tell them to come back in, because this is Sylvester's proposal.

27 CATHAOIRLEACH: Cllr Bourke.

28 Cllr BOURKE: With regard to the proposal number seven, I would like to amend it, just I am --
29 I was looking for a boundary change here Cathaoirleach and I am suggesting that the Manager
30 was quite opposed to the idea of that four acres, I was going to ask that the boundary be changed
31 just to two acres, which would include the portion closest to the church, and that that would be
32 the extent of the boundary change. The two acres.

33 DIRECTOR O'BRIEN: On the left, is it?

34 Cllr BOURKE: The one on the left.

1 CATHAOIRLEACH: Do you have a seconder for that?

2 Cllr ANNESLEY: I would like to second that.

3 CATHAOIRLEACH: Right.

4 CATHAOIRLEACH: Okay, is that agreed?

5 Cllr MATTHEWS: I am going to abstain from that, I have no idea what's going on down there
6 in Barndarrig.

7 Cllr BOURKE: That's the piece that goes up there.

8 CATHAOIRLEACH: Is that agreed?

9 Cllr MATTHEWS: I have no idea what's going on down there.

10 Cllr FITZGERALD: Can I make it clear that's not a re-zoning, it's unzoned land. It's a boundary
11 change. It's not a re-zoning.

12 CATHAOIRLEACH: Boundary change to take in unzoned land.

13 Cllr MATTHEWS: That will be reviewed in two year's time, is it?

14 CATHAOIRLEACH: Not...

15 DIRECTOR O'BRIEN: We are reviewing all of them.

16 Cllr BOURKE: Can I clarify again, for Cllr Matthews, this was proposed and seconded at the
17 last review of the County Development Plan, but the Cathaoirleach that day said it wasn't lodged
18 the day before, so he didn't accept it. It was the Cathaoirleach's discretion at the time on the day,
19 so I felt it was unfair that other boundary changes were allowed through that day, but this one
20 was excluded and that's why I want to right what was an unfairness delivered on somebody five
21 years ago.

22 CATHAOIRLEACH: Cllr Fortune.

23 Cllr FORTUNE: I am looking for clarification, Cllr Bourke is making it clear that it's not
24 re-zoning, it's boundary revision, why are we doing a boundary revision?

25 Cllr BOURKE: We have agreed to that we have agreed on 50 houses in the Barndarrig village.

26 Cllr FORTUNE: It's not zoned.

27 Cllr FITZGERALD: You don't zone within a village area, it's the boundary. You have to apply
28 for planning. It's not a one-off house.

29 CATHAOIRLEACH: Cllr Vance.

30 Cllr VANCE: I take issue with Cllr Bourke and his interpretation in that, it was extremely fair
31 the way it was done that day I can tell you, because I chaired that meeting and I took a decision
32 that was very fair.

33 CATHAOIRLEACH: Thank you for that Councillor. Cllr Lawless?

34 Cllr LAWLESS: What's the impact if - obviously I am quite new to this, what's the impact of

1 changing the boundary, what's the impact for the landowners who own that land there for - like, I
2 don't know whether I am explaining myself properly, but what is the impact of on Barndarrig if
3 we extend the boundary? I know it's unzoned at the moment, but what is the future impact for
4 zoning and what impact does it have on the landowners there as well?

5 CATHAOIRLEACH: Just one more...

6 Cllr LAWLESS: Just so I can have an understanding of why the boundary is being moved, that's
7 all, just for my own clarification please.

8 CATHAOIRLEACH: Cllr Brady.

9 Cllr BRADY: It's my understanding, I may be wrong, I believe that land may be owned by a
10 member of Fianna Fail who possibly sought nomination to stand for the party as a candidate in
11 the forthcoming general election. I just want to ask as to whether there is a conflict of interest
12 here for the other members of Fianna Fail to be part of the discussion here, as if someone wants
13 to prove me wrong, fair enough, but I am not sure as to whether any of those people, members of
14 that party should be included in the discussion here. Maybe if I just get a view from the top table
15 on that.

16 Cllr VANCE: I will tell you I have no interest in this whatsoever and I'll not be leaving this
17 table and certainly I won't take lectures from Cllr Brady.

18 CATHAOIRLEACH: Okay, all right. Do you want to just come in and answer those questions.

19 Cllr FITZGERALD: Chairman, I have no interest, good, bad or indifferent. I would consider
20 myself as clean as Cllr Brady. Right.

21 Cllr BRADY: I am not asking if you had a shower this morning.

22 Cllr FITZGERALD: I'll tell you what, I'll speak, I have no interest. If you are trying to taint me,
23 do it outside the Chamber. If you are trying to taint me...

24 Cllr BRADY: I asked a question.

25 Cllr FITZGERALD: If you are trying to taint me, do it outside the Chamber. I don't care who
26 he is.

27 Cllr BRADY: I am just asking whether there is a potential conflict of interest for the other
28 members of...

29 Cllr ANNESLEY: I take umbrage from Cllr Brady, I didn't think he would stoop so low, just
30 because nobody in his party has ambition to create employment in this county. So be it, if there
31 is a Fianna Fail member in the county that wants to create employment. Let him be at it. How
32 dare he say we should leave this room. There is a member of Fianna Fail has left the room
33 because he ploughed the field in the same area. And now he wants us to leave because there is a
34 member of our party has property. Chairman, please, please Chair the meeting Chairman.

1 CATHAOIRLEACH: Let's just cool it and leave it there. Could I just go back, Nicola Lawless
2 asked a clarification question, can I ask you to please answer it.

3 DIRECTOR O'BRIEN: Generally speaking if someone is applying for permission for housing
4 or anything else in the villages, whether it's inside or outside the boundary would be a very
5 persuasive argument when the people are assessing it.

6
7 On the other one, I am not really that qualified to talk about it, I know the Essex Registry, you
8 are talking about personal interest, not interest in an organisation you might be a member of.

9 CATHAOIRLEACH: Yeah, okay. So that's your proposal, it has nothing to do with sex?

10 Cllr BOURKE: Can I just clarify, there is a proposal for a water supply, the well there which is
11 very well supplied is to augment the water supply for the village of Barndarrig, so it makes
12 sense.

13 DIRECTOR O'BRIEN: Can I just make a clarification there, because you didn't hear that from a
14 senior engineer in water services, did you?

15 Cllr BOURKE: Not personally yet, but...

16 DIRECTOR O'BRIEN: Just to say that the investigations that were carried out, no senior
17 engineer has said that in the water services section.

18 Cllr BOURKE: We can clarify that at a later stage. I hopefully can clarify that for you.

19 CATHAOIRLEACH: Trying to remember, do we have disagreement on this, does it require a
20 vote? Okay, we will take a vote.

21 MS GALLAGHER: Proposed by Cllr Bourke and seconded by Cllr Annesley with the
22 amendment.

23
24 (A vote was taken)

25
26 MS GALLAGHER: That's 16 for, one against, seven not present and eight abstaining.

27 CATHAOIRLEACH: Okay, can we go back to 44, Steven Matthews. Casey, no, sorry, 14.

28 CATHAOIRLEACH: Oh, 14, your own, sorry. Yeah. That's right.

29 CATHAOIRLEACH: So we circulated that document, do you want to talk into that Pat?

30 Cllr CASEY: Sorry, yeah, the proposed amendment has been now circulated with the additional
31 amendments...

32 CATHAOIRLEACH: Has everybody got that in front of them? Okay, fine.

33 Cllr CASEY: You will see highlighted in crossed out in blue what has been taken out, and put in
34 in red what's going in. So that's the amended amendment. Do you want me to go through the

1 whole rigmarole again.

2 CATHAOIRLEACH: No, I'll tell you, there is something within this, if you remember Cllr
3 Cullen this morning proposed the 50 - that 50 to 60 and that was seconded by I can't remember
4 whom. Is at that something that people are - that aspect of it even, are they agreed with or not,
5 it's just relevant to this then.

6 Cllr CASEY: Okay, I have no problem with it.

7 Cllr MURPHY: Could you just read me that again.

8 CATHAOIRLEACH: So in this, Cllr Cullen, the proposal was for a 50 kilometre speed limit,
9 that this would be within the 50 kilometre speed limit, and he wanted that to go to a 60 kilometre
10 speed limit.

11 Cllr CASEY: That was item number 13.

12 CATHAOIRLEACH: So are people in favour of that?

13 Cllr RUTTLE: Yeah, no problem.

14 CATHAOIRLEACH: It's not a speed limit change, it's seeking to build - yeah. Okay, so we
15 will go - that's agreed then, okay, fine, back to this here. So...

16 Cllr CASEY: Are we taking the full amendment now with the amendments to the amendments?

17 CATHAOIRLEACH: This is the full amendment of this? Everything on that sheet there.

18 Cllr CASEY: Everything on this sheet that was handed out is now the new proposal?

19 MS GALLAGHER: Headed D21, housing in the open countryside.

20 CATHAOIRLEACH: As no-one is showing to speak, you are going to second that Christopher
21 and is that agreed? Sorry, do you want to hit your button.

22 Cllr MATTHEWS: The question on the landscape, the last three paragraphs there, basically, you
23 could build, it doesn't matter about the views, prospects and landscapes, it says there will be no
24 prohibition, that their needs, the people in this category, their needs are supreme and no
25 exclusion if it's of a social and economic nature, is that the wording that you intended to put in,
26 to have so little regard for landscape views and prospects. I just wondered is that it?

27 Cllr CASEY: This has been in the County Development Plan since 2004. It was put in 2004.

28 And any applicant for a one-off rural house that has views and prospects in it has to come in with
29 a visual impact statement. They're in another sector of the document and most people around
30 here who are dealing with rural planning on a day-to-day basis will tell you how hard it is to get
31 a one-off rural house with a view, as in prospect, even though statement is there. A whole set of
32 visual impact statements have to be issued with all planning applications.

33 Cllr MATTHEWS: I think we reduced the area of landscape that would need a visual impact
34 assessment if I am correct. Just to ask the Chief Executive there is no practical difference

1 between what is being proposed here and what was in the -- there is no difference, that wording
2 is still as extreme as that.

3 DIRECTOR O'BRIEN: That's been there for ten years.

4 Cllr MATTHEWS: That's the clarification I wanted.

5 CATHAOIRLEACH: Agreed? Okay. Number 44, so Cllr Matthews, you are on for a while.

6 Cllr MATTHEWS: I don't think they'll take long, I don't have a second for them. This was
7 about energy efficiency, but we have thrown that out the window.

8 CATHAOIRLEACH: Give me that.

9 Cllr MATTHEWS: Forget proposal number one because we don't want energy efficiency in
10 Wicklow.

11 CATHAOIRLEACH: You are removing number one?

12 Cllr MATTHEWS: I'll remove that one. Forget about the most productive and economical use
13 of energy resources because we have rejected that as well.

14 CATHAOIRLEACH: Point five is it?

15 Cllr MATTHEWS: Sorry, number two there,

16 CATHAOIRLEACH: Point 5.

17 Cllr MATTHEWS: Key principles of good design, I'll withdraw that.

18 DIRECTOR O'BRIEN: I am not with you.

19 CATHAOIRLEACH: We are on amendment 44, which is on page 44, item -- page 77 sorry,
20 item number one, Cllr Matthews has withdrawn number one. Under item number two, he has
21 also withdrawn the other one and most productive and economical use of energy resources. We
22 are on to number three now.

23 Cllr MATTHEWS: This one is about at edge of centre Greenfield locations, good connectivity
24 to town centres will be required and where access to roads or pedestrians cycle links do not exist,
25 these will be required to be provided or financed by the developer and I was asking to put in
26 prior to completion by the development or being financed by the developer, it's not something I
27 want to chase a developer for after completion and sold. I think it would be good to nail that
28 down at the start. I see the response is that it wouldn't be too restrictive, you would have to wait
29 on the agreement of a possibly multiple landowners, but I don't think for financing we would,
30 maybe to provide for it we would, but not to be financed by a developer?

31 CATHAOIRLEACH: First of all, do we have a seconder for that.

32 Cllr FORTUNE: Yeah, I'll second it.

33 DIRECTOR O'BRIEN: My reticence there is that if it's land outside the control, then they can't
34 do it. If it's financial, we look for a development levy and that's covered by statute. They have

1 to pay it -- well they pay it in accordance to what the condition is, at the moment the condition is
2 generally in advance.

3 Cllr MATTHEWS: I accept that then.

4 CATHAOIRLEACH: That was withdrawn then yeah. Number four.

5 Cllr MATTHEWS: Under design quality, I think the CE has no issue with that one, it's...

6 CATHAOIRLEACH: I need a seconder for that.

7 DIRECTOR O'BRIEN: No, no, that's all one amendment.

8 CATHAOIRLEACH: Is it, okay?

9 MS GALLAGHER: We haven't got a seconder for 44.

10 CATHAOIRLEACH: Didn't Cllr Fortune...

11 Cllr FORTUNE: Just that particular point.

12 CATHAOIRLEACH: You need an overall seconder.

13 Cllr MATTHEWS: Number three is gone.

14 CATHAOIRLEACH: Let's get to the end of it, if that's okay.

15 Cllr MATTHEWS: Number four, we can leave that in.

16 CATHAOIRLEACH: Adequately protected, is that okay with everybody else? Yeah, agreed.

17 Cllr MATTHEWS: Number five is on external appearances and we put on the possibility of
18 providing whereas required to be considered, this is for communal satellite dishes on town
19 centre -- I was going to say apartment blocks, but we have a whole load of dishes on the outside
20 of them. I think I had highlighted to remove the word considered, so the provision of will be
21 required.

22 Cllr CASEY: Will be required. How can we enforce this?

23 Cllr MATTHEWS: Through our Development Plan and planning conditions.

24 Cllr CASEY: Actually how do we implement this, about putting satellite dishes on roofs of
25 apartment blocks.

26 Cllr MATTHEWS: Forget about urban landscapes, I want to concentrate on urban landscapes.

27 DIRECTOR O'BRIEN: We can do it through planning permission.

28 Cllr MATTHEWS: It would be a planning condition.

29 Cllr CASEY: How does this practically work? If I have an apartment and I want to put a dish
30 myself, are you telling me I can't get it?

31 Cllr MATTHEWS: This is where they're to be constructed, from here on in, if we are going to
32 construct these, we put communal satellite dishes on the roofs of them rather than individuals
33 putting in satellite dishes. You still go through a planning process now if you want to put it on
34 the front.

- 1 Cllr TIMMINS: Who puts in the communal satellite, the developer?
- 2 Cllr MATTHEWS: Yeah.
- 3 Cllr MURPHY: Does 245 have to be built into the planning of the house.
- 4 Cllr MATTHEWS: It's just commercial and apartments.
- 5 Cllr BRADY: Cathaoirleach, I think this makes sense because most if not all apartment blocks
- 6 have management companies in place now, and they preclude anyone putting any satellite dishes
- 7 outside the buildings anyway, so I think it makes sense, because a lot of people in apartments
- 8 would like to be able to avail of a satellite but under the management companies that are there at
- 9 the moment, they're not allowed do it, so I think this makes sense and it's a good idea, so I would
- 10 certainly support it.
- 11 CATHAOIRLEACH: Is everybody okay with that?
- 12 Cllr WINTERS: Yeah.
- 13 Cllr TIMMINS: I have a problem with it.
- 14 CATHAOIRLEACH: What's your problem with it?
- 15 Cllr TIMMINS: I don't think it's practical.
- 16 CATHAOIRLEACH: You are against it? Okay. Will we have a vote on it?
- 17 MS GALLAGHER: Point 5 of 44, proposed by Cllr Matthews and who is seconding this one?
- 18 Cllr BRADY: One overall proposal or -- I'll second that.
- 19 CATHAOIRLEACH: We are going to have to do a vote on the whole way along. Cllr Brady
- 20 you are seconding that?
- 21 Cllr BRADY: I'll second it.
- 22 CATHAOIRLEACH: Okay.
- 23
- 24 (A vote was taken)
- 25
- 26 MS GALLAGHER: That's 18 for, five against and nine not present.
- 27 CATHAOIRLEACH: Cllr Brady, I know we were due to stop at ten to, is it okay if I just finish
- 28 this 44 one.
- 29 Cllr BRADY: As long as we have time to do it.
- 30 CATHAOIRLEACH: Okay. So the next one then, Steven, is under greenish shoes.
- 31 Cllr MATTHEWS:
- 32 CATHAOIRLEACH: Could you just hit that again sorry.
- 33 Cllr MATTHEWS: Number six was booted so far out of the building, it hasn't landed yet, so we
- 34 will leave that one out of it. Number seven, yeah, that's - I accept that. I accept the CE's

1 direction, we can withdraw that one. As for number eight, I accept their assessment on that.

2 CATHAOIRLEACH: Number eight is withdrawn, if the members are happy.

3 Cllr MATTHEWS: Number nine now is - I just wanted developers to indicate where their
4 walking and cycle routes are proposed to town centres and schools would be in those plans. It
5 would focus their minds on laying out the development so there is good connectivity. It may not
6 be the right section for it here, I think that's what the recommendation has come back as that
7 these designs are generally for within the development sites, what I am asking is how can we ask
8 a developer then to indicate where he would foresee the connectivity into the town and the town
9 centres and the schools where from we are developing? I know we are addressing the internals
10 but I would like them to think outside their own development and look at where they're going to
11 connect?

12 MS WALSH: What I would just say on that is that would really be a matter for the Local Area
13 Plan to look at rather than the developer, so through the Local Area Plan, land is being
14 designated say for residential development. The plan team with the Councillors will look at
15 what's the most appropriate land to zone and one of the key considerations in what land we zone,
16 how connected it is to a town and can it be connected into the town centre? Say there was a
17 piece of foot loose land that was miles and miles outside the town centre, that there was no
18 possibility or no existing footpaths or cycleways and very difficult to provide them, say the roads
19 were particularly narrow, that would be a key consideration in deciding whether to zone the land
20 at all. I think that would come in at the Local Area Plan process rather than asking the developer
21 at the much, much later stage which is actually the proposing of a housing estate design, how the
22 estate would be connected up. We would however, as the normal assessment of a planning
23 application, look at where the footpaths that are within the developer's own site and that's he is
24 responsible for providing where they connect to existing footpaths and we have other design
25 standards within the Development Plan that set out that connectivity would be required, so that
26 we would provide the paths or ask the developer to provide a contribution towards the paths. It's
27 works that are potentially outside their control, it's really for the Local Authority to step in, so I
28 don't think it's necessary to be in the plan and it wouldn't really affect how we would assess a
29 planning application. It would be the type of thing we would look at anyway.

30 Cllr MATTHEWS: I get what you say if there was foot loose zonings with no connectivity or
31 footpaths, they would obviously be rejected by the members.

32 MS WALSH: I would hope they would, but...

33 Cllr MATTHEWS: Okay, I withdraw that one Chairman.

34 CATHAOIRLEACH: Ten is the next one?

1 Cllr MATTHEWS: I'll withdraw energy efficiency performance as well. There is no appetite
2 for that here.

3 CATHAOIRLEACH: Eleven.

4 Cllr MATTHEWS: Eleven is about landscape proposals within developments, it's the same as
5 number 19 and number 36. I was looking for a landscape architect to design landscaping within
6 - say substantial developments. It's probably not required for an individual, but it's just in terms
7 of a landscape architect would be a much better person to look at the impact of his landscape and
8 design say 20 years down the line or when it's handed back to the Local Authority to have to
9 maintain that. We have a lot of examples of landscaping that was carried out that looked
10 fantastic for the first three or four years and then became a headache for local authorities to have
11 to try and maintain it, I think a qualified landscape architect would be the person to do that. I get
12 the point that the CE says that it's onerous. I don't think it's too onerous considering the life
13 expectancy of the plantations we will be putting in and the landscaping we will be doing.

14 CATHAOIRLEACH: So do you have a seconder for that? Okay, sorry about that, that's gone.

15 Cllr FORTUNE: I'll second that.

16 CATHAOIRLEACH: Just got in there.

17 Cllr FORTUNE: Saved by the bell.

18 Cllr SNELL: On that Cathaoirleach, it doesn't distinguish between one-off development and
19 housing development.

20 CATHAOIRLEACH: Do you want to put a size on that proposal

21 Cllr MATTHEWS: Just have a quick look at 19 and 36, I think they refer to it as well.

22 MS WALSH: This proposal relates to landscaping within business parks, it's page 21 and that's
23 the section of the design guide business commercial and employment developments. This isn't
24 about one-off houses, so they, you know, not saying they're all large scale, but they'd be on the
25 medium to larger scale normally you would expect, but maybe referring to it being a large scale
26 developments only might make it more palatable.

27 CATHAOIRLEACH: Business markets.

28 Cllr MATTHEWS: Business parks and developments of whatever we consider to be an average
29 or...

30 CATHAOIRLEACH: But is that separate, 21 you are saying business parks.

31 MS WALSH: There is reference in Cllr Matthews other amendments.

32 Cllr MATTHEWS: We will just take eleven then.

33 CATHAOIRLEACH: Business parks.

34 Cllr MATTHEWS: To include a landscape artist.

1 CATHAOIRLEACH: Are we going to agree that a landscape architect should be required for
2 business parks? Shall instead of should. Is that agreed? You are all getting tired, are you?
3 Okay if I don't hear nobody fighting me on that, we will say it's agreed.

4 Cllr MATTHEWS: Number 12, there doesn't seem to be any objection from the CE on that, just
5 a typing on the words should for shall again if that's acceptable.

6 CATHAOIRLEACH: Okay, a seconder for that please. Cllr Behan. And is that agreed.
7 Agreed. Okay. 13, cycling facilities

8 Cllr MATTHEWS: 13, in respect of the ratio -- sorry, I went above current standards there, I
9 was hoping for something a little higher, but I'll accept the recommendation on that and
10 withdraw the ratio, there is a request that for cyclist welfare facilities should be included in
11 design where practicable.

12 CATHAOIRLEACH: Cycle welfare facilities should be included in the design where practical.
13 Can I have a seconder for that. Cllr Fortune. Is that agreed?

14 Cllr CASEY: In the same ratio as car...

15 CATHAOIRLEACH: No, that's gone. Number 14.

16 Cllr MATTHEWS: Storage requirements, there been no objection from the CE from that, it's
17 keeping it clean from residual grease and contaminants. So we can go with that.

18 CATHAOIRLEACH: Okay, seconder for that please? Cllr Behan. And is that agreed? Agreed,
19 okay. There is a shall in section 15.

20 Cllr MATTHEWS: There is no objection from the CE.

21 CATHAOIRLEACH: A seconder? Okay, Councillor Gerry Walsh. Is that agreed? 16.

22 Cllr MATTHEWS: That's just all life stages of extractive industry. There is no objection from
23 the Chief Executive.

24 CATHAOIRLEACH: Can I have a seconder for that? Councillor Nicola Lawless. Are we
25 agreed? Are we agreed? Okay. 17.

26 Cllr MATTHEWS: Number 17 is about access transport vehicle movements etcetera from
27 extractive industries. One of the hardest things to prove is intensification of an operation, and
28 we have had quite a few cases and they've been very hard to prove. I want vehicle movement
29 numbers to be kept by operations that would assist and indicate there had been intensification. I
30 wouldn't take it as proof there has been intensification, but I would take it as a good indicator. I
31 want to ask - can that be included as a planning condition?

32 MS WALSH: It could be yeah, there would be nothing unlawful about it. Our response is
33 vehicle movements would be just one aspect if we are looking of intensification and trying to do
34 an evaluation of the site.

1 Cllr MATTHEWS: I would agree with you, it's a good indicator.

2 MS WALSH: It's an indicator. I don't know if that's a strong reason to include that requirement
3 just about assessment, there would have to be a traffic safety reason, but we will put our view
4 there.

5 Cllr MATTHEWS: It can be included as a condition, can it?

6 MS WALSH: It could be.

7 CATHAOIRLEACH: Does that mean you are withdrawing that one?

8 Cllr MATTHEWS: To move it along, I'll withdraw that one thanks Chairman.

9 CATHAOIRLEACH: 18.

10 Cllr MATTHEWS: 18, there was no objection to that.

11 CATHAOIRLEACH: Okay, so somebody second that please?

12 Cllr CASEY: What exactly would that mean?

13 CATHAOIRLEACH: Cllr Casey, do you want an answer to that, do you, no, great, okay, fine.
14 Agreed?

15 Cllr BOURKE: I'll second it.

16 CATHAOIRLEACH: It's seconded already, thanks. And that's agreed. Page - section 19.

17 Cllr MATTHEWS: Let me just see which one this refers to. This is for caravan and camping
18 developments and I am looking for a landscape architect to be involved in this as well. I don't
19 think that's unfair. Generally caravan and camping developments will go in quite scenic areas by
20 their very nature so, I would look for a landscape architect to be included in that.

21 CATHAOIRLEACH: Is Councillor, just hold on one second, Cllr Timmins.

22 Cllr TIMMINS: All these things are laudable and all but they're just putting more red tape, more
23 cost on small businesses, we are talking here about creating jobs in this country and this county
24 and all these things are mitigating against job creation and businesses trying to create wealth or
25 whatever. There is heaps, I mean the Director spoke about the thickness of the Development
26 Plan. There is so much conditions and costs and this report and that report, and now it has to be
27 a qualified landscape architect. He is just adding more and more costs to the cost of doing
28 business. It's like Wicklow is not open for business if we are going to go down this road.

29 CATHAOIRLEACH: Cllr Vance.

30 Cllr VANCE: Chairman I totally agree with that, it looks like in the last few minutes we are
31 promoting landscape architects now. Really and truly it's getting to be a ridiculous situation with
32 the amount of stuff that is being put on people who are trying to build and various things like
33 that and supply jobs in the place. Between engineers and signing off by qualified architects and
34 all this, and now we are looking for landscape architects, not even people who are appropriately

1 qualified. It has to be a landscape architect. Professionals want to be taken out of that. This is
2 going a step too far as far as I am concerned. Putting a huge amount of burdens on this.

3 CATHAOIRLEACH: Councillor O'Neill.

4 Cllr O'NEILL: I would tend to agree, but would be concerned about the plantation as such of
5 trees in Blessington alone now there are four estates there, and the trees that were planted 20 and
6 30 year ago, they're tearing up footpaths to beat the band.

7 Cllr MATTHEWS: That's why you want a landscape architect.

8 Cllr O'NEILL: They're tearing up roads, so the type of tree, yeah but you don't specify what type
9 of tree.

10 Cllr MATTHEWS: This is why you get the landscape architect in, that's their job.

11 Cllr O'NEILL: With all due respect, there was qualified architects around that were involved in
12 the planting of the trees 30 year ago, and they have the whole place designed.

13 Cllr MATTHEWS: The houses were designed 30 years ago, you move on and up and improve
14 your standards.

15 Cllr O'NEILL: I am just pointing out it is a problem in Blessington where the roads and
16 footpaths are destroyed by the wrong type of tree, and they were designed by qualified
17 architects.

18 Cllr MATTHEWS: What's a qualified professional then?

19 CATHAOIRLEACH: What is a qualified professional?

20 MS WALSH: If landscape proposals came in that we didn't feel was qualified to make the
21 proposals, we would certainly go back on them. We are all professionals in the Planning
22 Department with different backgrounds, we have engineers, economists and architects in the
23 building. If we had any doubt about whether the person preparing the plans was lacking
24 qualification, I am sure we would be able to see through them easily enough. Having the word
25 should in any policy is suggestive in that if we feel a proposal requires landscape proposals from
26 a professional, we can certainly ask for them but not every case is going to necessarily need them
27 that. Leaves it open for us to seek them if we think it's essential.

28 Cllr MATTHEWS: Okay, do you want to take it out? 20. I think this is covered in the shop
29 fronts design for Bray which I think is going into the overall Development Plan, is that correct?
30 This is where we have had shop fronts painted in these bright gaudy colours just to attract
31 attention to the business and it's detrimental to, in my view, visually to the street scheme. I just
32 want a little control on that otherwise we will end up with a completely visually jarring
33 streetscape. But I think it is covered in the shop fronts design, is it?

34 MS WALSH: The Bray shop front study that was done, the key aspects of it are integrated into

1 the County Development Plan, but it was done specifically for Bray, so we are not necessarily
2 saying those standards should apply carte blanche across the county, we are taking the key areas
3 that are general and putting them in the County Development Plan. Just? Terms of paint colour,
4 a shopkeeper is entitled to repaint their woodwork without any requirement for planning
5 permission. It would make no difference if this was put in the Development Plan because legally
6 they'd be entitled to do it anyway. Our standards are generally about new shop fronts and we set
7 out how shop fronts should be designed, the proportions and so on, not ongoing changes to them
8 in the future, many of which may be exempt from the requirement to get planning permission.
9 Just the paint colour is something that's taking it a step beyond our powers.

10 Cllr MATTHEWS: All I was trying to do is basically you can paint your shop any colour you
11 want, in the entire streetscape, we could end up with every colour under the sun if people chose
12 to do so.

13 MS WALSH: That's what you see in lots of traditional Irish towns. The tourists like it.

14 CATHAOIRLEACH: Cllr Fortune.

15 Cllr FORTUNE: I am just picking up on what Cllr Matthews said, it's a question I'll probably
16 never get a chance to ask again. Who permitted the building in front of the mermaid centre in
17 Bray to be painted the colour it's painted.

18 MS WALSH: The blue one?

19 Cllr FORTUNE: It's kind of a purple.

20 CATHAOIRLEACH: That's gone. 21.

21 Cllr MATTHEWS: Again about streetscapes again, looking for a temporary display to be added

22 CATHAOIRLEACH: And the CE oh has no problem with that. I'll second that, is that agreed?

23 Cllr MATTHEWS: 22 doesn't seem to have been an objection to that, just the cycle networks in
24 that.

25 CATHAOIRLEACH: Okay. I'll second that. Agreed? Agreed? 22 cycle network. That's all.

26 Cllr MATTHEWS: 23, I withdraw 23, that's covered.

27 CATHAOIRLEACH: Withdraw, okay. 24.

28 Cllr MATTHEWS: I take the . that's been made and it would be out of the control, again I was
29 just looking for indications

30 CATHAOIRLEACH: Okay, that's withdrawn. 25?

31 Cllr MATTHEWS: I withdraw that, I misread that one.

32 CATHAOIRLEACH: 26?

33 Cllr MATTHEWS: Yeah, I don't think there has been anything on that.

34 CATHAOIRLEACH: Okay. Does somebody want to second that please?

1 Cllr MURPHY: Go on, I'll.

2 CATHAOIRLEACH: Is it agreed? Okay, Cllr Timmins?

3 Cllr TIMMINS: You have small villages in this county with narrow roads going to them, there
4 is no chance in the world you would get a cycle lane in them, let alone sometimes you struggle
5 to get a footpath on them. Again this is not practical.

6 CATHAOIRLEACH: Sorry, just one second, Cllr Casey.

7 Cllr CASEY: We all know most of the rural villages, the football grounds are located on the
8 outskirts of the villages and the road network will never potentially never take footpaths or
9 cycleways.

10 Cllr MATTHEWS: Would you accept that "where practicable."

11 Cllr CASEY: Then you are going to destroy the rural landscape and the whole presence and
12 appearance of a village if we start putting in one and a half metre footpaths and one and a half
13 metre cycle lanes and a buffer zone between the two of them. Next thing you have a footpath
14 and lane bigger than the road beside it.

15 Cllr MATTHEWS: I don't know, was that a proposal?

16 CATHAOIRLEACH: Cllr McLoughlin.

17 Cllr McLOUGHLIN: I think we have to learn from our mistakes though, look at Kilcoole how
18 long it took them to get a footpath from the GAA field up to Kilcoole.

19 Cllr CASEY: That's an urban centre.

20 Cllr McLOUGHLIN: You have that situation, you have a situation in Newcastle where there is a
21 GAA pitch and no lighting for footpaths up to the main street, so I think the proposal is a good
22 one. We have situations where there is GAA fields on the outskirts of the villages, maybe we
23 should be looking at when we are putting in sports facilities that they're put in a place that there
24 is access, and we can put in footpaths and whatever to accommodate the kids. Having children
25 on roads without safe walking is just not acceptable if we want to encourage them to walk.

26 CATHAOIRLEACH: Cllr O'Neill.

27 Cllr O'NEILL: I would strongly oppose that because I know in the rural parts of West Wicklow,
28 you know you wouldn't have GAA grounds or whatever. Usually they do, there is adequate car
29 parking spaces at these grounds, but they're not carriageways that - to the entrance of them. So I
30 don't think it's practical as such.

31 CATHAOIRLEACH: Cllr Fox.

32 Cllr FOX: Yeah, well I mean there is - I see both sides of the story but I mean, you are not
33 comparing like for like. Large urban areas need cycle routes and paths. Maybe it's something
34 that could be inserted in the settlement plans say from levels one to six, and then the more small

1 rural villages would be excluded from it. You know, perhaps.

2 CATHAOIRLEACH: Cllr Blake.

3 Cllr BLAKE: It just means that any small sports club if they get planning permission to develop
4 facilities, soccer or GAA, it means they'd actually have to provide a footpath in those
5 circumstances with a huge cost to any club to provide those facilities. You could be talking
6 about 200 yards, 500 yards. We have heard the costs from all other engineers over the last
7 number of weeks talking about footpaths in various locations, it's quite expensive, they could
8 end up with a condition of planning to provide any facilities, particularly in the rural areas of
9 supplying footpaths and cycleways for sports clubs, it's totally impractical.

10 CATHAOIRLEACH: Cllr Kennedy.

11 Cllr KENNEDY: Cathaoirleach, I think what, I take the point Cllr Matthews is making, but I
12 think what Cllr Fox is suggesting might work, but this is not workable in the rural areas.
13 Because we will be lucky enough to get a field somewhere off a farmer to buy in order to create
14 some kind of community facilities. It's not workable Cathaoirleach in the rural areas. It's just
15 not workable.

16 CATHAOIRLEACH: Cllr Walsh.

17 Cllr WALSH: I agree with Cllr Blake, it's unfair to impose such conditions on clubs, they're
18 tasked with the provision of these paths, etcetera.

19 CATHAOIRLEACH: Okay, Cllr Matthews.

20 Cllr MATTHEWS: Can we put in "where practical", obviously there is always going to be an
21 urban rural divide in Wicklow, that's the nature of the county we have, it's very hard to apply one
22 rule covers everything, but where practical I am sure (INAUDIBLE) if children could cycle
23 safely to sports facilities or walk safely to the facility and you wouldn't have to be constantly
24 dropping them off and picking them up. That's where I am coming from. Because I am not from
25 a rural area, I may not be as close to the situation, but where practical would you agree we
26 should try and put these in for sports facilities? Where practical?

27 CATHAOIRLEACH: Cllr Casey?

28 Cllr CASEY: I am - who was - whose responsibility is this? If a local GAA club apply for
29 planning permission for a new clubhouse or something, will this now be a requirement of
30 planning?

31 CATHAOIRLEACH: Yeah, it will.

32 Cllr CASEY: Who funds that?

33 CE: I think it would be very difficult to ask the GAA even on proper planning grounds to
34 provide facilities outside of their site. I think we have had that issue with developers not being

1 found to provide development outside their site to service a section that you might not have
2 development. And I can just for my own benefit, I could go around here and quote quite a
3 number of GAA pitches and soccer facilities just in case anyone is saying I don't look at all
4 sports, that in the rural area, there is no connectivity. It's a difficult scenario, but Laragh for
5 instance is one that comes to mind, Stratford is another playing pitch, not only that we park our
6 cars outside on the road and it causes all sorts of problems. I think it would be a very onerous
7 issue to put on sporting clubs and other facilities in the rural area. Like there is a condition in the
8 town plans and that is reasonable, and it is in the town plans.

9 CATHAOIRLEACH: Cllr Vance.

10 Cllr VANCE: Chairman, I have some sympathy with Cllr Matthews. In a perfect world, this
11 would be ideal. Where you would have access, you would have footpath access, you would have
12 proper car parking facilities. But we don't live in a perfect world and in a lot of rural areas, it
13 would be unfair to place any type of burden on people who are voluntarily providing services to
14 young people in their particular areas to be talking about footpaths and cycle lanes and various
15 things like that. I think the tone of it, I think is right from a planning perspective, but it's not
16 practical particularly in a lot of areas. In an urban, it's certainly more practical than what it is in
17 a rural area. I know rural areas as well and a lot of sports facilities down there, it's not possible
18 to provide this type of facility in those. So I don't think we can restrict it in the Development
19 Plan. I just - in that sense but I know exactly where he is coming from and in a perfect world
20 with perfect planning, this is the way it should go but it doesn't go like that.

21 CATHAOIRLEACH: Cllr Matthews, it doesn't really seem to have support.

22 Cllr MATTHEWS: If it's not practical, then GAA clubs and football clubs don't have to do it.

23 Cllr VANCE: The problem I have it could be used as that it's desirable that they do it.

24 Cllr MATTHEWS: It would be desirable.

25 CATHAOIRLEACH: Do you want to vote?

26 Cllr MATTHEWS: I am just trying to improve things.

27 CATHAOIRLEACH: And to be fair to you, you have gone through this document with a fine
28 tooth comb, I really do appreciate the effort you have put in. But on this one you, you don't
29 seem to have the support.

30 Cllr MATTHEWS: Okay, never mind, scratch it.

31 CATHAOIRLEACH: 27.

32 Cllr MATTHEWS: This one here is similar as well, where we are requesting that
33 neighbourhood parks should ideally be located within 800 metres of the population served, and
34 again I am looking for the same provisions there, so going to the park is something that can be

1 walked to or cycled to and not have to be dropped off by car.

2 CATHAOIRLEACH: Sorcha.

3 MS WALSH: Sorry, that's part B of number 26. 26 was for sports facilities and cycle routes,
4 the second part is regarding neighbourhood parks which are slightly different, they're not
5 specifically for organised sport. And at the moment the Development Plan just refers to where
6 they should be in location, 800 metres from the population served, doesn't really mention access
7 to them and so on. Our vision is neighbourhood parks are probably delivered as part of a large
8 scale proposal and they'd probably be in the centre of a town anyway so connectivity in terms of
9 footpaths would probably come hand in hand with it and we didn't feel it necessary to actually
10 say it should be connected. The only time we get new neighbourhood parks is when there is a
11 significant large development being proposed, something like Charlesland or there is a big
12 development in Dunlavin where there would be a big park. You would see them being
13 connected up anyway. It doesn't really make any practical difference so, we have no particular
14 objection to it, it's something that we would look at anyway.

15 Cllr MATTHEWS: For that 26, we will remove the first one and the second one is acceptable to
16 the Chief Executive. And then the third one is the - sorry this is about layout and position.

17 MS WALSH: It's about the positioning of apparatus for play that they feature that exploit
18 existing landscape features to provide ... (reading) ... natural light"

19 Cllr FOX: I still have a problem with neighbourhood parks. They're generally provided by
20 voluntary community groups.

21 Cllr TIMMINS: Neighbourhood park is the same idea as a sports facility.

22 Cllr TIMMINS: Neighbourhood parks can even double up as soccer pitches.

23 MS WALSH: In terms of zoning and designation, we would see them differently,
24 neighbourhood parks are more the passive use for walking and recreation, the sports ground are
25 the laid out pitches.

26 Cllr TIMMINS: But they do double up. I know of cases where you have a playground and there
27 could be a soccer pitch part of it and that's exactly the same problem, in rural areas and villages,
28 exactly the same problem we spoke about a minute ago.

29 MS WALSH: The Development Plan is talking about new developments, where someone is
30 proposing a new sports ground, these are the development standards that would apply, this is the
31 section of the development setting out what criteria we would use to assess them. We are not
32 talking about an existing park like in the Burnaby Park in Greystones who want to do something
33 to improve it. It's if a developer wanted to build a new park...

34 Cllr TIMMINS: It could be a local voluntary group wanted to take a field and maybe build a

1 playground in a small village, so exactly the same problem that we agreed earlier, it's not
2 suitable for a small village in rural areas, just because it's a playground park doesn't make it any
3 difference from a GAA or soccer pitch.

4 Cllr FOX: That's absolutely right and most of these sports facilities and neighbourhood parks
5 are provided for no financial gain to the providers, it's done on a voluntary basis with money,
6 fundraised in the local community, so to put this burden, this financial burden on them, is not
7 right.

8 CATHAOIRLEACH: Cllr Matthews, do you have a seconder for this?

9 Cllr MATTHEWS: No.

10 CATHAOIRLEACH: Okay, sorry. 27.

11 Cllr MATTHEWS: This is about landscaping architects again. We know how we feel about
12 landscape so, let's scrap that one.

13 MS WALSH: There is an A and a B to this part, that the landscape plan should be prepared by
14 landscape architect and then future maintenance requirements, we have no difficulty with the
15 second half of that, that's what Cllr Matthews is getting at.

16 CATHAOIRLEACH: Are you okay to remove the -- the qualified architect but leave the other,
17 so leaving the other, I'll second that, is that agreed?

18 Cllr MATTHEWS: 28 didn't get a response.

19 MS WALSH: We just missed out that. The Chief Executive have no difficulty with that subject
20 to the word where appropriate added on. This is about park and ride facilities and shelter for
21 bike users.

22 Cllr MATTHEWS: Just for users, the park and ride, there would be adequate shelter provided, I
23 want to encourage it.

24 CATHAOIRLEACH: I'll second that, is that one agreed? Thank you, 29,

25 Cllr MATTHEWS: I withdraw that.

26 CATHAOIRLEACH: You withdraw it? Okay. 30

27 Cllr MATTHEWS: 30, this is about on urban local roads, a requirement to put in a buffer
28 between the road and the building line, and I am just looking, again trying to just think 25 or 30
29 years down the line when we want to put in cycle paths, that we would make this buffer adequate
30 enough to maintain its buffer function but also to accommodate a cycle path in the future.

31 MS WALSH: The Chief Executive response is set out there, we think requiring buildings to be
32 further setback than they already are required in order to facilitate a cycleway would mitigate
33 against in some cases the creation of an appropriate streetscape if you are talking about a town
34 centre, you may have a substantial streetscape and then jarring setbacks to allow for possible

1 future cycleways. These are always usually in town centres where there are other mechanisms
2 for keeping speeds low, the narrowness of the road and other traffic calming and cycleways can
3 be integrated on the carriageway.

4 Cllr MATTHEWS: Are you okay to remove that. It's not for new urban local roads.

5 MS WALSH: This is the setback of new buildings from existing --

6 Cllr MATTHEWS: I thought it was for new urban local roads. Let's take that out then.

7 CATHAOIRLEACH: 31.

8 Cllr MATTHEWS: This is on waste water disposal. We do ask that a developer would give us
9 the details on the main lay out for the waste water system within a development, at application
10 stage. What I am looking for is an inclusion of the secondary connections as well for future
11 faulting again as well. I know we have a couple of incidences in Bray, but we don't have the
12 actual foul water layout to these estates and it does cause problems for residents later on the line.
13 I appreciate it's an Irish Water issue to deal with that, but I would ask that - I am sure it's there at
14 the design stage, I am sure the designers and engineers have an idea where they're going to put
15 the secondary system in. I would ask that to be included in the design and the application.

16 MS WALSH: That would suggest that's something within our power to make a decision on
17 which it isn't. A developer of say a new housing estate would go to Irish Water to find out
18 whether the services are there and how Irish Water want them to lay out their services and how
19 they want them to connect and that would be a matter for Irish Water. We wouldn't be going
20 through and assessing those proposals so it seems an unnecessary thing for the County Council
21 to ask for when it's not within our gift to question it.

22 Cllr MATTHEWS: It doesn't have to come out with a planning application though, does it not?

23 MS WALSH: I think it would be more their agreement with Irish Water. We don't give
24 connections.

25 Cllr BEHAN: I just said I would support this, looking ahead as Cllr Matthews in fairness has
26 done with a lot of what he has proposed here today, you know in the future it would be very
27 worthwhile for the Local Authority to have detailed maps and plans of the location of these type
28 of facilities, because they are going to affect the people who are living in them, and while we
29 talk about Irish Water being responsible, they may not always be responsible in the future and
30 this plan is something that's going to be serving us for the next whatever, up to six or seven years
31 time. I think it's very worthwhile and it should actually be part of a planning application
32 anyway, so that the public can also see how it's planned.

33 CATHAOIRLEACH: Okay, do you want to...

34 CE: I can't add any more, it is a matter for Irish Water, any records and drawings will be

1 retained by them into the future. Because of the nature of our relationship, the Local Authority's
2 relationship through the SLA, service level agreement with Irish Water, we do have sight of
3 those drawings, our engineering staff who are still our employees, but working for Irish Water,
4 would have sight of them, but they become the property of Irish Water for retention at this time.
5 Cllr MATTHEWS: So could we request that Irish Water forward us a copy of the detail that's
6 sent to them.

7 MS WALSH: They do. But it's not part of the planning process, it's part of the SLA. So we
8 would just be concerned about setting out something in a Development Plan that this is
9 something we are going to ask for in a planning application when it's not going to be something
10 that we will assess. It will sit there in the planning application and the planner and the team here
11 will be able to make no comment on it, it might be misleading to the public that this is something
12 the County Council will be evaluating and able to form a opinion on or ask the developer to
13 redesign.

14 Cllr MATTHEWS: I will withdraw that, could I ask that we forward that to the environmental
15 SPC so we get that proper detail.

16 CATHAOIRLEACH: 32.

17 Cllr MATTHEWS: 31 is withdrawn then.

18 Cllr FORTUNE: Forward it on you say.

19 Cllr MATTHEWS: No the question is.

20 CATHAOIRLEACH: So 32.

21 Cllr MATTHEWS: Just waste storage facilities in apartments, I know it's a hazard when they're
22 located close, I want them located so as not to cause noise impact on residents, adequately
23 screened or located.

24 CATHAOIRLEACH: Can I have a seconder for that please. Christopher Fox. Agreed? 33.

25 Cllr MATTHEWS: The same would go for employment and commercial developments, that
26 they're waste storage areas would not cause noise impact on the residential amenity in the area.

27 CATHAOIRLEACH: Okay seconder for that, Daire Nolan, agreed. 34.

28 Cllr MATTHEWS: I take the . on 34 so I withdraw that.

29 CATHAOIRLEACH: 35.

30 Cllr MATTHEWS: This was just again, it's like the extractive industry ones that I put down
31 about a log of traffic movements. It's just for trying to deal with intensification questions that
32 come up in the future. They reckon it's an onerous requirement on small businesses, I suppose
33 when I was considering this I didn't think a facility for an inert material would be a small
34 business I was thinking bigger scale, quarries and Roadstones and things like that.

1 CATHAOIRLEACH: What do you want to do with it?

2 Cllr MATTHEWS: Yeah, it can be included as a planning condition for future use, so I'll accept
3 that and withdraw that one.

4 CATHAOIRLEACH: Finally.

5 Cllr MATTHEWS: Landscaping, how do you feel about landscape architects? Withdraw it.

6 Cllr VANCE: Landscape architects and you now ...

7 CATHAOIRLEACH: That's withdrawn.

8 Cllr MATTHEWS: I planted a tree at Bray Head once, does that mean -- yeah, let's take it out.

9 CATHAOIRLEACH: The overall 44 then with all those changes in, can I have a seconder for
10 those. Cllr Fortune. Is that agreed? Agreed. Okay. So we have got two outstanding but I
11 promised that we would take the...

12 Cllr BRADY: If you want to take them two first and come back to the ... yeah, yeah, no, there is
13 no point.

14 CATHAOIRLEACH: Margaret are you okay.

15 CATHAOIRLEACH: Would everybody just like to facilitate people to take a toilet break as
16 such, just a five minutes quick break. Okay. Just to walk around, get air, absolutely.

17 CATHAOIRLEACH: Just to be clear, there are people here who require legally to have that
18 opportunity to do that, okay, so five minutes break, we will come back here.

19

20 Short break

21

22 CATHAOIRLEACH: Members, are you ready. Cllr Brady, if you want to take the opportunity.

23 Cllr BRADY: Cathaoirleach, thanks for allowing the suspension of standing orders, it's just to
24 try move everything on, I know everyone has expressed condolences with the families that died
25 in the tragic events in Carrickmines a number of weeks ago, but I know Pavee Point now have
26 obviously raised serious concerns that events like that could happen again and also raising other
27 issues around travellers accommodation and rights and that sort of thing. I suppose they've
28 highlighted some damning statistics that since 2010 alone, the traveller programmes in general
29 have been cut from 35 million down to 4.3 million this year, and the national traveller
30 accommodation budget has been cut from 70 million in 2000 down to 4.3 million this year. So I
31 think whilst everyone expresses their condolences and that is good, I think pressure has to be put
32 on the Government to try address broader issues affecting travellers, so I know we discussed it
33 last week in Bray Cathaoirleach, and hopefully we will further that discussion at our meeting
34 tomorrow night but I would like to put forward the following motion and hopefully the members

1 here will support the motion, so I'll just read it out Cathaoirleach.

2
3 It says, "Wicklow County Council expresses solidarity with the bereaved families and wider
4 traveller community following the recent tragic events in Carrickmines. There is a fear that
5 similar tragedies will happen again unless preventative steps are taken now. We are calling on
6 the Taoiseach to implement the recommendations of the April 2014 report by the Oireachtas
7 Joint Committee on Justice, Defence and Equality on the recognition of traveller ethnicity before
8 the end of the Dáil term, establishing an All Ireland forum involving travellers and the settled
9 community including representatives of all political parties, Central Government, local
10 authorities, health and education sectors that would be tasked with enacting a series of measures
11 to address the housing crisis affecting travellers." I would like to propose that, as I said Pavee
12 Point and other organisations representing the travellers movement are fully supportive of the
13 wording on that motion, I think it is long overdue and again Cathaoirleach can I propose that.

14 CATHAOIRLEACH: Okay, do we have a seconder for that?

15 Cllr LAWLESS: I'll second it Cathaoirleach.

16 CATHAOIRLEACH: Okay. Anybody, nobody showing to talk into it, Cllr Thornhill.

17 Cllr THORNHILL: I would just like to say in the light of the recent Carrickmines tragedy, and
18 at a Special Meeting we had at Bray Municipal District, that I would concur with the sentiments
19 of Cllr Brady and I think that this Council should support this motion. I think that in the light of
20 the tragedy, it's something that - well it shouldn't happen again and ten people lost their life as a
21 result. When you think of the word equality, about six months ago, there was a referendum in
22 this country about equality and I think that we should start thinking about the equality of -- I
23 mean the travelling community and all of us, I mean not alone should we be talking about say
24 the travelling people, you take the homeless, there is a wide spectrum in relation to all this. I
25 would just like to say as well that in time to come we are going to accommodate an awful lot of
26 people from the Syrian disaster, people coming from Syria, and it's a humanity issue. We should
27 consider that - we should look after these people and that it should have to come that ten people
28 lose their life, so I give this motion my full support and I think that the Council should follow
29 suit. Thank you.

30 CATHAOIRLEACH: Cllr Annesley.

31 Cllr ANNESLEY: Thanks Cathaoirleach. It's shocking that a terrible tragedy like Carrickmines
32 has to bring this to the fore, but I was shocked to learn on the Clare Byrne show that no Local
33 Authority spends the Government money that's funded to them. The monies go back. And that's
34 including our own Local Authority. Wicklow County Council. Now I am on the SPC for

1 housing, and John Snell is the Chairman, and Cllr Brady is on that committee, and it is one of the
2 quickest, the travelling housing, it's one of the quickest things that's swept over. I feel that's our
3 fault. Like we have a serious problem with housing in Wicklow. But we also have a serious
4 problem with travellers' accommodation in Wicklow. And I am shocked that we haven't had --
5 partly it's my fault as well, I am not putting the blame on anybody else, we need to have an
6 emergency Housing SPC to sort out the travellers. Thank God the weather is not so bad at the
7 moment, but in Arklow alone on the Kilcarragh bends, we have five families living there in
8 treacherous conditions. Now no-one gave them permission to go in, they opened it up but this
9 Council is doing nothing, so without blaming the Government or anyone else, Cllr Brady, now if
10 I am quoting the Clare Byrne show wrong, forgive me but this was said on national television,
11 the monies from the Government goes back from local authorities, so if we have money to spend
12 on local travellers families, and don't get me wrong, I know this is a very sensitive issue with
13 settled people, but we have a moral responsibility not to let what happened in Carrickmines
14 happen again in the Kilcarragh bends, because I as a Councillor in the Arklow municipal area, I
15 couldn't forgive myself, I am just naming one problem in the Wicklow area. I am sure every
16 other municipal area has their own problems, but I can only speak about my own. I feel we need
17 an emergency Housing SPC to deal with these issues and I am shocked that it's taken so long, but
18 I would support Cllr Brady's motion, thank you Cathaoirleach.

19 CATHAOIRLEACH: Okay, Cllr Lawless.

20 Cllr LAWLESS: Thank you Cathaoirleach. I have to agree with the other Councillors here, I
21 am actually the chairperson of the local traveller accommodation consultant committee and we
22 do deal with traveller housing and we have said on occasion there isn't really enough being done,
23 it is a very difficult situation. If we are going to have a special meeting or an emergency meeting
24 on housing, I think the Committee should be involved in it. There should be collaboration
25 between the SPC housing and ourselves. And like with most people have said, it's terrible to
26 think this tragedy has brought us to the point that we are actually going to take action and action
27 should have been taken beforehand and I do agree with that. I am definitely willing to work with
28 the Council here to try and improve in our own county our accommodation for our travellers
29 here, and it's something I would have been doing anyway regardless of what was going on here,
30 because there is a few Councillors here, and there is big issues, and the area you have spoken
31 about is a huge issue and it comes up time and time again and we are trying our best to look for
32 solutions. But maybe it is time that we have a meeting with Housing SPC as well and see can
33 we come to some kind of collaboration and push forward with this so we don't have this situation
34 again within the county or within any county really, so anyway, that's my views on that, thank

1 you.

2 CATHAOIRLEACH: Cllr Snell.

3 Cllr SNELL: Thanks Cathaoirleach, again just to remind members that this tragedy, and it was a
4 woeful tragedy, it took place in another county. The way members are talking, you would think
5 it actually took place in Wicklow. Unfortunately it took place at all. But I would remind
6 everybody that we as a Local Authority have met our obligations and objectives to the traveller
7 accommodation programme to date. It was only a few short months ago we had the opening of
8 the Ballyhenry site. There is an expressed text to the - extension to the site in Ballintesteen. I can
9 go on and on. The site that was mentioned by a previous member there is an illegal site of which
10 members of this chambers have been into the housing section to try and regularise that site. By
11 that I mean move the traveller, the members of the travelling community on, because it's not
12 appropriate in regards to where they're living at the moment. I personally as Chairman of the
13 Housing SPC have met them families, as have other members and the housing section have been
14 in a lot of dialogue with them people. They have made offers of accommodation, some of which
15 is only being taken up now. People don't know the in-s and outs and they come here and they're
16 looking to grab a quick headline and that to me is appalling on the back of an atrocity, that they
17 come in here looking for a cheap headline, if you want to know something about housing, go
18 into the housing section. Don't be hiding behind your papers and your nonsensical one liners.
19 It's despicable. Most people here when we come along and try and implement some of the
20 policies you are asking for in accommodating travellers, the same members will be the first ones
21 in here opposing members of the travelling community being housed in their own areas.
22 Everyone knows the difficulties in regards of halting sites, and identifying locations. And yet
23 these people are here singing from the rooftop on how great they are and what they're going to
24 do for members of the travelling community. Wicklow County Council are doing everything in
25 their power. If you go and look at the figures, and we all know that with the collapse of private
26 rented sector, that the very people who were affected first and foremost is members of the
27 travelling community. They're the ones who are losing out on rented accommodation, because
28 landlords are not taking them in, and that's not my word, that's the word of people representing
29 the travellers themselves, who see it on the Housing SPC, and people in this chambers are aware
30 of that, and yet they're hiding behind all of this nonsense. Thanks Cathaoirleach.

31 CATHAOIRLEACH: Maybe I'll call in Margaret Malone.

32 MS MALONE: Okay, I'll just maybe give a quick overview of what we do from a traveller
33 accommodation point of view in terms of the numbers of families that we are currently dealing
34 with in the county and the types of demand that there is from travellers for traveller

1 accommodation at the moment. So Wicklow has about 242 traveller families, indigenous
2 traveller families. And almost half of those families are accommodated in standard Local
3 Authority housing. And the trend in Wicklow, as would be nationally, is for standard Local
4 Authority accommodation. It isn't for traveller specific accommodation. So of nearly 50% of
5 those families as I say are in standard Local Authority accommodation. The remainder would be
6 in traveller specific, that could be group housing where you might have a scheme of four or six
7 houses with one family generally, or one or two families at most, and we would also have halting
8 sites, and then we have people in private rented and we have people who own their own
9 properties as well.

10
11 So that's the trend, and I suppose in terms of our day-to-day allocations and what we do as a
12 housing section generally, we would consider a large number of traveller applications for
13 standard housing and try and meet that demand in the first instance. We have the Local
14 Authority Traveller Accommodation Consultative Committee that Cllr Lawless referred to and
15 that's a statutory body that's been set up in every Local Authority and is required to meet at least
16 four times a year. And we shadow the work of the Housing SPC and our role is to work on
17 traveller accommodation issues, particularly. And I suppose I would have to give credit to the
18 two traveller representative groups in the county, the Bray Travellers Group, and the Wicklow
19 Travellers Group, who sit on that committee and other local authorities don't have - not all other
20 local authorities have functioning effective LTACs as they're called. In Wicklow we have been
21 lucky there has been a good relationship between all the parties who have come to the table,
22 elected reps, officials, traveller representative groups and travellers themselves who have
23 participated. That LTAC drives the traveller accommodation agenda in the county and we are
24 currently working to a new traveller accommodation plan that brings us up to 2018. There is a
25 plan, there are targets, we do chase down the money. There was a review of all money that was
26 drawn down nationally by various local authorities recently and Wicklow fared quite well in that
27 in that what we get we spend, we don't give money back. The two projects we are funding under
28 traveller accommodation this year are two tiny projects, we received about 65,000. And that's to
29 do an extension to one - to two houses actually in different parts of the county. Money is
30 starting to flow again, there wasn't an awful lot of money, hardly any money for traveller
31 accommodation during the downturn. That's changed. We have two large schemes that we are
32 in the process of developing technically. They'll be going into the department in December,
33 January. And the combined value of those two schemes will be in or around one and a half
34 million. And they will look to improve significantly facilities on two of our halting sites,

1 Ballintесkin in Wicklow and Silver Bridge in Bray. But there are issues, of course there are
2 issues and overcrowding on our halting sites is a major issue, and like every other Local
3 Authority, we are in trouble there. And that's just a statement of fact. In relation to the tragedy
4 in Carrickmines, you will be all aware that there is a safety audit being carried out at the
5 moment, a fire safety audit on a lot of our schemes. We are actively engaging in that. We are all
6 being brought up to Dublin Castle tomorrow to be briefed by the Department on fire safety
7 issues and regulations in light of Carrickmines, and we are attending a local meeting in Bray on
8 Wednesday afternoon to discuss the specifics of the fallout from Carrickmines in the county as
9 well. So there is a lot of challenges ahead and somebody referenced the fact that traveller
10 accommodation is not an easy area to work in, it's not easy for you as public representatives, it's
11 not easy for us as officials, it's not easy for the traveller representative groups or the families
12 themselves a lot of the time, because there are challenges in getting traveller accommodation
13 projects across the line, but that's the situation, we will just do as best we can.

14 CATHAOIRLEACH: Margaret, thank you very much for giving us the facts surrounding this,
15 and it sounds really great that we are doing so well with the different consultative committees
16 and the fact that they're actually working in this county, I think it's really important that that
17 message goes out loud and clear. Cllr Fitzgerald.

18 Cllr FITZGERALD: I was just listening to what Cllr Snell said and he is quite right, there is a
19 lot of work going on here in Wicklow County Council, I am a member of the committee there
20 with the chairperson is Nicola and at every meeting I think I brought up the issue of the
21 Kilcarragh bends. Relatives of the people who were killed in Carrickmines contacted me last
22 week, they are connected to the people on the road, there is 14 children there now at this stage
23 and they invited me out there. They shouldn't be there. It's totally unsafe. And I have raised
24 that at every single meeting and it has been taken on board but there are difficulties. There are
25 the issues with availability of mainstream housing that will suit the needs but there is a difficulty
26 with that for everyone, so the availability of housing, there have been issues there with rent
27 allowance where the rent allowance has been reduced or whatever, and maybe the forms weren't
28 sent back and people unfortunately then were homeless. But I said - I have said at several
29 meetings that there is a tragedy awaiting at the Kilcarragh bends in Arklow. I happened to be
30 out there last week and there is too many young people coming to the entrance, there is no
31 sightlines, we wouldn't permit mainstream housing there so people shouldn't be living there.
32 And I take on board what Cllr Snell has said about accommodation having been offered to
33 members of the travelling community, sometimes they have difficulties with that
34 accommodation that's offered, but I - from the figures last week that were on the daily papers,

1 Wicklow County Council didn't send any money back to the department and I want to thank
2 Margaret Malone and the staff there for the work they're doing, for all our people who are
3 without accommodation, not only the travelling community. I have met some members of the
4 travelling community recently re rent allowance, and I mean it's a difficult time for everyone, the
5 tragedy was a dreadful tragedy and hopefully we don't see any in this county in the coming
6 months. Because if the weather forecast is right, we are coming in for the winter, them people
7 that are at the Kilcarragh bends described to me where they're getting their electricity from, one
8 generator, how many plugs and sockets and whatever else they have there and I mean certainly
9 something dramatic is going to have to be done there. I mean the situation is maybe to put,
10 proffer a plot of land in Dublin, but they're not simply available. I don't think they're available to
11 be quite honest about it, but something needs to be done very quickly, because I hate predicting
12 bad news but there is going to be a tragedy on them bends and I mean we are coming into bad
13 weather, driving is difficult on them roads at night time and I just - hopefully we don't have
14 problems there, and again I want to thank - I would - if I had to be critical, I would be, but I am
15 not critical of the housing staff because I have to say I have been with Margaret on many
16 occasions and others in there and there is a huge effort being made to accommodate people who
17 deem it necessary, they're out in caravans, absolutely - that's on the side of a hill if people want
18 to - I mean John Snell, Cllr Snell said he had been out there, I don't know whether you have been
19 there Nicola or not, I mean you wouldn't put anything there. We need to move quickly on that
20 situation before we do have a tragedy. So look at, there are a lot of things happening and maybe
21 as has been said, unless you are in there and you know what's happening, you think there is
22 nothing happening maybe, so it's not a headline grabber for me to be quite honest about it, it just
23 needs to be rectified.

24 CATHAOIRLEACH: Thank you. Cllr Brady, do you want to...

25 Cllr BRADY: Just to sum up there Cathaoirleach. I agree with most of the comments that have
26 been made and again Cllr Snell and others commended the staff here in Wicklow and the motion
27 that I put forward isn't directed at Wicklow, it's a national problem as I perceive it. An awful lot
28 of work goes on through Margaret, Mary Rose, Joe and all the other staff that deal with this
29 issue. And both of the committees through Cllr Lawless and Cllr Snell, it's a constant issue on
30 the agenda there through the county but the problem comes from I suppose a lack of
31 commitment at a national level. And that's evident in the cuts that have happened over the last
32 five, six years. From a high of 70 million down to 4.3 million. Margaret has said if the small
33 amounts of money we have got from the department this year, 65,000, hopefully, hopefully
34 things will change. There is hopefully going to be two proposals going up to the department.

1 One is I assume to do with Silver Bridge which is appalling conditions there, unsafe, kids
2 walking along the side of the N11, you have temporary barriers had to be put up there just to try
3 address that safety concern. So hopefully, hopefully something can be done. But I think the
4 motion that I have put forward there has the support of Pavee Point, there is huge issues facing
5 the traveller community there, not just to do with the traveller community, but rights in general,
6 in terms of employment, in terms of education and that, so again I propose that we adopt that
7 motion and that it is sent up to the Taoiseach, Enda Kenny.

8 CATHAOIRLEACH: Cllr Mitchell.

9 Cllr MITCHELL: Can I just ask seeing as you are going to the meeting about fire safety, is there
10 a report on what happened? What seems most peculiar to me is what was the cause of this, and
11 how come so many people lost their lives in such a short time? What were the physical
12 circumstances and therefore what can be done differently in the future or what should be
13 changed? Because we don't get this sort of high death rate if a fire in a house usually, and I don't
14 see why this is different, and I certainly think before we get too many comments about it that we
15 should see what happened and how it can be prevented.

16 MS MALONE: We certainly locally don't have any insight or have any official report that states
17 what happened. I think what tomorrow will be, there is already a national co-ordinated survey of
18 all of our halting sites going on in terms of fire safety and our local Fire Service have been very
19 active in going out with the traveller caretakers on all of our sites around the county, so that will
20 just be reviewing the actual fabric of the units that are out there, and ingress and egress on to the
21 sites and to identify what can be improved but in terms of the specifics of Carrickmines, I
22 wouldn't be able to comment on that at this point.

23 CATHAOIRLEACH: In terms of the national supports that are there for travellers and the
24 agencies in place, do you think there is a need for a new agency?

25 MS MALONE: I think it's worthy of further consideration. I think that probably and John
26 mentioned it there, at a national level a push is probably needed to drive the agenda on to another
27 degree and to get more targets achieved nationally. I suppose it's something that a lot of local
28 authorities have been anticipating happening in the - forward into - going forward into the future.
29 It's not to say from an official point of view or my point of view, it's not necessarily a negative
30 thing, I don't see it as something that's taking power or services or role and responsibility away
31 from the Local Authority, it's something that we could work very closely with, but I think
32 possibly there is merit certainly in considering whether a national push could achieve more in
33 terms of reaching traveller accommodation targets now than has happened heretofore.

34 CATHAOIRLEACH: Okay. So we have a proposal and a seconder. So is it agreed? Okay.

1 Grand. Margaret, thank you very much, and please extend our thanks to your team who do
2 fantastic work. Okay, there is two proposals to go with regard to the Development Plan before
3 we vote on the whole plan. So the next one is from Shay Cullen.

4 Cllr Shay CULLEN: Yeah, thanks Chairman. It's with regard to removing listing on the rectory
5 at Annamoe, Roundwood, Co Wicklow; the reason being the entire house and outbuildings were
6 extensively renovated in the 70s and none of the original features within the property remain. I
7 suppose just to quickly elaborate on this, there is now -- there is some time passed with nobody
8 living in the property and there is now extensive work needed to this property, and I would like it
9 to be put out on display for the owners to come back to us with a full and detailed analysis of
10 what they are proposing. So those are the reasons I would like to proposal to be carried please,
11 thank you.

12 Cllr FOX: I'll second that.

13 CATHAOIRLEACH: Okay.

14 MS WALSH: Firstly, could I just point out that if it is proposed and agreed to delete this from
15 the record of protected structures, there is no obligation on the owner to make any sort of
16 submission. By carrying through that action, it doesn't draw a submission as has been suggested.
17 They can simply sit back and wait for the final decision to be made and the plan be adopted. The
18 Ministerial guidelines on the record of protected structures state that a building should only be
19 removed from the record of protected structures following analysis; and should only be removed
20 if either you are integrating the building into an Architectural Conservation Area, so it doesn't
21 need a standalone listing, or it's been evaluated and the features that made it worthy of being
22 listed are no longer present. Now in this case, that analysis has not been carried out and we
23 would not support this proposal. Our heritage officer looked at it today, unfortunately she can't
24 be here at this stage. And she is firmly of the view that this site and the main house and I think
25 there is a coach house and another building on it, are of high architectural historical value, and
26 that while there may have been features internally that may have been lost through the passage of
27 time, that there are numerous significant external features that are worthy of protection. It's a
28 very substantial structure, imposing structure, in the village of Annamoe and it's loss from the
29 record of protected structures and the suggestion that that may allow it to be altered, or
30 demolished or whatever the case may be, is extremely worrying. What we would suggest, and I
31 have suggested this to a number of the members that have mentioned the record of protected
32 structures in the last few months is the plan goes on display with this structure included in the
33 record of protected structures and the landowner can make his submission while the plan is on
34 display and include their views on why it should be delisted, including internal photographs or

1 anything at all that they want to submit. And we will do a detailed evaluation of that
2 information, including our own inspection. And the Heritage Officer can evaluate those internal
3 features if that's an issue and come back and report back to you next March on her view on
4 whether this structure should remain or be removed from the record of protected structures, in
5 light of the ministerial guidelines which are very clear. At that stage, you will have the full
6 information in front of you to make an informed decision. At the moment many of you probably
7 don't even know what building we are talking about here, so you have no idea whether it has any
8 features at all, so you are being asked to make a decision without any information about this
9 building, and I would urge caution in that regard. There will be plenty of opportunity for you to
10 do it at the next stage if you so desire, and I would recommend you leave it to the March/April
11 stage and allow that information to be gathered and us to present that information back to you.

12 CATHAOIRLEACH: Cllr Fox.

13 Cllr FOX: Thank you, Chairman. Well I would actually support Cllr Cullen's proposal. Based
14 on the fact that I have met the couple, I visited the house, it hasn't been lived in for a while and I
15 actually think that the couple, the owners of the house have the best interests of the house at
16 heart, and the house will be preserved better, I think, by people living in the house. The current
17 listing is very restrictive in the fact that they can't renovate the interior of the house. It has
18 proven a problem and if the listing remains, I feel that eventually the house will fall into
19 disrepair, and I strongly believe that the best way of protecting this premises is to allow the
20 couple to renovate it. I would support Cllr Cullen putting it out on display, I am confident the
21 couple will make a detailed submission to inform the rest of the members of the situation, and
22 look, if it comes that it needs an assessment, well then that's the road we have to go down.

23 Thank you Chairman.

24 CATHAOIRLEACH: Cllr Snell.

25 Cllr SNELL: Thanks Cathaoirleach. I would be opposed to this based on what we are after
26 hearing, the lack of information in front of us, and knowing the house and knowing the area, and
27 I believe that we have to be governed by a heritage officer, particularly the members here who
28 have any interest in heritage within the county, need be mindful of that before we do something
29 like this. We have these professionals within the Local Authority here. And they're telling us
30 that this is not the right thing to do, that it can be addressed further down the line if the
31 information and the assessments are carried out, and I would issue a word of caution to all
32 members to maybe let that procedure follow suit at a later stage, because I would - I wouldn't
33 like to see anyone make a hasty decision here today, particularly when the heritage officer of
34 Wicklow County Council won't out there - went out of her way today to view that and is relaying

1 that information here, and as I say, I in particular know the area, I know the structure and I think
2 most other members don't and I think it's very unfair to put it in front of them at this late stage.

3 CATHAOIRLEACH: Cllr Casey.

4 Cllr CASEY: I won't say too much on this, I know the house in question. Equally we sat here a
5 few years ago, we had the same situation with the La Touché Hotel in Greystones, where the
6 internal fabric of the hotel was not worthy of maintaining or minding at all and we came up with
7 some way of maintaining the outside, which is now lending to a planning application coming in
8 for that site. Maybe there is some room for some movement here on this. There is no doubt
9 about it, the inside of this house is not anything like what was there years ago, it's changed on
10 several occasions and the use of that house has changed on a number of occasions over the years,
11 so I don't know, there is issues there that have to be solved on that site, and this is part of it,
12 similar to the La Touché in Greystones, we had that problem there as well.

13 MS WALSH: The La Touché is a very good example, before a decision was made to remove it
14 from the record of protected structures, a lot of detailed analysis was carried out. Internal
15 inspections were carried out by experts and you were given advice before the decision was made.
16 That was coupled with including it in an Architectural Conservation Area. So it completely
17 complied with the ministerial guidelines on this. I suppose doing an ACA for Annamoe could be
18 considered in due course, because there would be a number of buildings in Annamoe that would
19 be worthy, it has a nice streetscape and there is a handful of buildings there that could be
20 protected through ACA. But that's not something we could do at this late stage. It could be the
21 objective of the plan to do an ACA for Annamoe and if we progress with that in the next two
22 years, we can review the individual buildings in the ACA and delist them exactly like we did
23 with the La Touché Hotel. But again I reiterate, that was done with plenty of information before
24 that decision was made.

25
26 Just in terms of the renovation of the house, there is nothing in the law that says you can't
27 renovate a protected structure. It's just the way in which you do it, and the heritage officer is
28 always there to give assistance to people and if features have been removed, whether that be
29 fireplaces or internal coving, all these internal features that can add character to a place, if they're
30 gone already, they won't be made put them back, that would be just historical imitation. The
31 heritage officer is always there to assist in the renovation of buildings. This is a site where there
32 has been quite a lot of unauthorised development over the years as you know. And we would be
33 very supportive of it being renovated back into active usage. There was just difficulties with
34 outbuildings being converted to second and third homes on the site. That's been one of the

1 principal difficulties on this site is regularising the unauthorised development. I would question
2 whether the listed status was the biggest hurdle. I think there were other hurdles as well. I am
3 anticipating the response I might get from Cllr Fox here.

4 Cllr Shay CULLEN: Just to follow up on those points, the inside of this particular house has
5 been completely transformed compared to when it was built. There is nothing left inside that's
6 from the original building. The couple in question feel that their hands are tied, they can do
7 nothing to improve their own home at this stage. There is - as you rightly said unauthorised
8 development has gone on, not through these people but former owners and unfortunately they've
9 been landed with this problem and have no way out, and the reality is they want to preserve the
10 house. They don't want to alter any of the outer exterior of the house, but they want to - they
11 want to be able to do up the house and improve the house to the standard that they want - that's
12 achievable. So to suggest that they don't, they're not going to keep the character of the house,
13 that's certainly not the case. They want to preserve what is there for generations.

14 CATHAOIRLEACH: Cllr Fox.

15 Cllr FOX: It's just important to note that this couple did not have any issues with unauthorised,
16 it was the previous owners. And I just think it's important. And they did engage Deirdre Burns
17 months ago, they have actively sought her opinion. This couple is - they're serious about
18 preserving the exterior of the house.

19 CATHAOIRLEACH: Okay. We will have a vote.

20 MS GALLAGHER: Proposed by Cllr Cullen and seconded by Cllr Fox to remove the listing of
21 The Rectory at Annamoe in Roundwood in Wicklow.

22
23 (A vote was taken)

24
25 That's eleven for, seven against, eight not present and six abstaining.

26 CATHAOIRLEACH: Okay. So on to the last proposal of the day,

27 Cllr O'NEILL: I propose a suspension of standing orders for the Notice of Motions.

28 CATHAOIRLEACH: Yeah, no, we said

29 MS GALLAGHER: Didn't we say that will go to protocol.

30 CATHAOIRLEACH: We said we were going to complete...

31 Cllr O'NEILL: There is motions going back almost a year, I have a very important one in
32 there...

33 CATHAOIRLEACH: What we said was we were going to complete the Development Plan and
34 we haven't completed the Development Plan yet.

1 Cllr O'NEILL: Even at that can we get some sort of a guarantee...

2 CATHAOIRLEACH: Your colleague...

3 Cllr O'NEILL: Notices of Motion will be discussed.

4 CATHAOIRLEACH: It's on the agenda for protocol which takes place after this meeting and I
5 think she will probably raise it during that meeting. Unless you are doing a runner!

6 Cllr O'NEILL: We can vote on it very quick there

7 CATHAOIRLEACH: No, honestly, that's not the way we can do it, okay, sorry Gerry but we
8 have to continue with the meeting, so okay, Daire.

9 Cllr NOLAN: Thank you Cathaoirleach. This proposal has been circulated to all the members
10 and there are maps available at the rear if need be, if they wish to have a visual idea of where this
11 development would be and of what is taking place. This proposed development would have
12 tremendous gains for Newtown and the surrounding areas. The Newtown GAA club and ergo
13 the community as a whole would gain from the provision of land that would allow for at least
14 two extra pitches and training and juvenile pitches. The proposed development is located quite
15 close to the settlement of Newtown and I think it's very suitable for - sorry, I am getting tongue
16 tied now, it's very suitable and it wouldn't affect the rural area in a negative fashion. The growth
17 projected for Newtown is a moderate growth town, this is in chapter two, page 15, division and
18 core strategy table 2.4. In the Development Plan, in 2011, the population of Newtown was 3,073
19 people, this is to increase to 4,967 by 2022 and it will be projected to be 6,000, that's the target,
20 by 2028. And the population in Newtown is essentially projected to double within a few short
21 years. The additional housing in this development would help alleviate the question of where
22 are these people going to live because there is only one current active development in Newtown,
23 Tower Homes, and while there are 800 new houses being built there, I do not know if that will
24 be sufficient if these targeted projections are to be met.

25
26 And as well as the population increases, the additional amenities that would be provided as a
27 result of this development would be of great use to the new people coming to the area. At
28 present, there is zoned land in Newtown but I don't think there is sufficient land zoned for the
29 targets in the Development Plan, perhaps they feel it -- but myself being familiar with the area, it
30 is a town that's is growing and it is a town that needs more amenities and this development will
31 provide those to an essential part of the community which is the GAA club and I would ask the
32 support of the members here and the support of the Council. Thank you Cathaoirleach.

33 CATHAOIRLEACH: Okay, do you have a seconder for that motion?

34 Cllr CASEY: I'll second that Chairman.

1 CATHAOIRLEACH: Okay.

2 CE: I'll start off the kicking. It's a bit unfortunate that a significant proposal like this, which is
3 dated September 2015, was not submitted so that proper consideration here by the members
4 could have been given to this. You are talking about nearly 80 acres being added on to
5 Newtownmountkennedy Town Plan. Without any accuracy of the figures contained in being
6 checked by the planning staff in here, just to give it a proper report for your good selves. I think
7 the proper time to consider such a proposal will be in 2016 when the Newtown plan is up for
8 discussion and review. I think anything before that would be premature. Now we have had a
9 quick look at it, and if the members want Sorcha to outline the few issues, just off the top of her
10 head at this stage...

11 MS WALSH: Okay, look, I suppose firstly, I would set out this conflicts with the principles and
12 protocols and working mechanisms that we have worked very hard to establish over the last
13 number of years, which is that when we are zoning land for residential development in a town,
14 we use the appropriate plan to do that. In this case, there is a Local Area Plan for
15 Newtownmountkennedy. That's where all the land in Newtownmountkennedy is zoned through
16 that process in the boundary of that plan. And we don't have any foot loose non plan specific
17 residential zonings in the County Development Plan anywhere else in the plan. If this is passed
18 today, it will be the only one in the county. And I believe, I concur completely with Brian that
19 there is a Local Area Plan process that we have been using successfully for ten years or more
20 now, to do this kind of zoning and to make these kind of decisions.

21
22 Residential zoning is carried out following detailed analysis of the population housing
23 requirements in any area, and once we establish there is a need for more land to be zoned, the
24 planning team go out and evaluate the land that's available in that given town. We look at the
25 topography, the drainage, road access, we look at footpaths, proximity to the town centre,
26 proximity to schools and so on; we carry out a strategic environmental assessment that evaluates
27 all the environmental criteria that comes into play; we carry out a flood risk assessment, an
28 appropriate assessment, numerous assessments to evaluate any piece of land that might be
29 considered, and we report back to you the Councillors on what land we recommend will be
30 zoned. Often the members will come back and say look at this piece of land and we will report
31 back on that before any decision is made to zone any substantial piece of land. None of this has
32 been done on this piece of land. So again you will be asked to make a decision without any
33 information on whether this land is suitable for zoning -- for housing zoning.

34

1 The core strategy of the Development Plan has already set out the population target and it sets
2 out how much land needs to be zoned in Newtownmountkennedy going forward. The figures in
3 this report, although I haven't had much time to go through it today, are completely erroneous
4 and are based on the old Development Plan. There is a mention in this document that there is a
5 need to zone for 600 additional houses in Newtown. Your own core strategy, which you have
6 adopted, clearly identifies that the underzoning in Newtown is the order of 134 houses, not 600.
7 So the analysis and the data and the calculations in this document are misleading and erroneous,
8 and I would caution against making a zoning decision on data that's not correct.

9
10 You all know, we tell you this ad nauseam about decisions being evidence based and rational
11 and so on. And again we talk to you about the Christian versus Dublin City Council case over
12 and over again, but again there is no evidence put to you at this point to support this zoning.
13 There is no question of where are the people in Newtown going to live? There is enough land,
14 vacant land, at the moment in Newtown for 1700 additional houses. We have a need for 1800
15 and there is land zoned for 1700. We are only 100 short. This piece of land is to the order of 30
16 hectares. And so even at a lowish to medium density of 15 to the hectare which is six to the
17 acre, you are talking 450 units. So it completely conflicts with your own core strategy. I would
18 also mention it would conflict with Government guidelines on core strategies and zoning, it
19 conflicts with the Planning Act which sets out what the core strategy is supposed to do and lines
20 up your zoning with your population targets; conflicts with the regional plan and your own core
21 strategy. So based on all of that, I couldn't see how we could support this amendment.

22 CATHAOIRLEACH: But apart from all that it's fine?

23 MS WALSH: Apart from all that, yeah!

24 CATHAOIRLEACH: Cllr Winters.

25 Cllr WINTERS: Thanks Cathaoirleach, I seconded Cllr Fox's motion today that we would
26 allow, or should be allowed to make amendments and there were several amendments made
27 today that were not particularly significant. This would not fall under the remit of that. This is a
28 proposal to rezone a significant amount of land you and I honestly believe if the people who
29 were doing it had a greater or bigger plan in place they would have been more organised, they
30 would have had it here, they would have spoken to the people, including ourselves, prior to the
31 1st of November, as the Manager correctly points out, this report was prepared in September
32 2015. I am happy to accept what Sorcha says that, some of the figures are erroneous, and that's
33 only with her having a quick glance at it, I would urge the members not to accept this, it's - I
34 worry when something is - which is this large is thrown as a curve ball at the end. I just think if

1 people had a good plan in place, that they could stand over, we would have all heard about it
2 before now. Thanks.

3 CATHAOIRLEACH: Cllr Matthews.

4 Cllr MATTHEWS: In fairness to Cllr Nolan, he probably didn't think we were going to listen to
5 the advice of the planners when we were making decisions. Thank you, Chairman.

6 CATHAOIRLEACH: Cllr Nolan.

7 Cllr NOLAN: Firstly, I would like maybe Cllr Matthews to clarify his comment.

8 Cllr MATTHEWS: Just that there has been a number of recommendations made today that the
9 Chief Executive and the forward planning team, the professional planners have advised that we
10 didn't take their advice on and probably the same was thought of this. It was not directed at Cllr
11 Nolan at all. It was a comment on the process today. Is that clarified?

12 Cllr NOLAN: That's fine, I withdraw. My main concern would be just to let this go out to the
13 people of Newtown, the community, put it on public display and let the people who live in that
14 community decide whether this is a good thing or not for their community. I believe it would be.
15 I wouldn't have brought this before the Council if I thought this was a bad or negative thing. The
16 community and the GAA club in Newtown will benefit from this. And if this was put in public
17 display and we could get feedback from people in the community, that's what I am asking, that's
18 all I am asking. Thank you.

19 CATHAOIRLEACH: Okay, Cllr Cullen.

20 Cllr Shay CULLEN: Yeah, obviously I just came in at the end. Look there is no doubt that this
21 is very, very late in the day to be presenting a document to this meeting, and looking for I
22 suppose an answer on it today. But it seems to me from where this is coming the GAA club
23 have had a developer in offering them land to develop their facilities or their GAA facilities, and
24 they seem, they see it as a proposal that they can't turn down and they're looking for support it
25 seems for this developer, from the GAA club for the housing and care facility that seems to be
26 proposed for this. Obviously I have major reservations, but at the same time is it possible that
27 we could put it out there, and get the views of the people of Newtownmountkennedy, because I
28 actually believe that the people in Newtownmountkennedy don't even know anything about this,
29 so is there any mechanism that we can put it on display and push it back to March and have a
30 real look at it, because I am not saying here that I am supporting it, but I am also not saying I am
31 against it. I think it needs to be given time and certainly lots of meetings to tease this out to see
32 is there anything in it of any value. I think that's a fair way of putting it.

33 CATHAOIRLEACH: Cllr Fox.

34 Cllr FOX: Thanks Chairman, and I too would be guided by the local Councillors on this from

1 the area, and I know Cllr Nolan is probably the closest to this. But just on the principle, on the
2 process in relation to zoning, this is different than we have done before, where before people,
3 landowners through architects and whatever put in their proposals for zonings and we looked at
4 them and adjudicated on them. I am unsure of how people put forward proposals this time. I
5 mean there was no facility, am I right, for the developer to put this to the - the process didn't
6 allow for the developer to put this forward and the reason I raise this is for example Enniskerry,
7 where we have zoned, okay. The owners of some of that zoned land are totally unaware that
8 their land has been zoned. And I know in some cases have no intention whatsoever of
9 developing that zoned land. Okay. So it's just the process is different than previous
10 development plans. And we then say well we have X amount zoned. But in reality, we probably
11 don't. And you take the large towns, Bray has a huge amount of capacity which it's never going
12 to reach. Other towns are the same. So is there - are we saying that other towns like Newtown
13 are going to take up the slack? Maybe you could offer clarity on that? So, look, again I am in
14 favour - I am not committing to supporting this, but I am in favour of putting it out on display
15 and getting the professional opinion back from the planners, and the local opinion from the
16 community in Newtown. Thank you.

17 CATHAOIRLEACH: Cllr Vance.

18 Cllr VANCE: Chairman just in regard to this, it was late arriving and we didn't have an awful
19 lot of time to look at it. There is two issues here: I mean we can put it out to public display and
20 see what the people think of it. Or the other thing would be that we could decide to leave it as it
21 is, and then encourage both the GAA and the residents in Newtown to sit down and with the
22 people that are proposing this particular plan, and do a lot more work on it to try and flesh out an
23 awful lot of the questions that need to be answered in regard to it as well. And then spend the
24 time in the next few months to actually talk to the local area councillors and various things like
25 that and see if a proposal could be brought back to the Council to incorporate the sports facilities
26 and zoning and stuff like that, if it could be possible that there could be agreement between the
27 Local Authority members, the GAA there, and generally the people in the town as well, if that
28 was possible. That's how I see it as a way of getting this. It maybe - I think probably the best
29 way if we took a little bit more time, and asked them to come back and certainly I am always
30 open to a suggestion in regard to helping out any sports organisation in regards to improving
31 their facilities whatsoever, and I am always prepared to take decisions that would help them to
32 do that, within reason. And I think that may be the best way to do it, to say listen I certainly
33 wouldn't be opposed to it if people want to go out to public display, I'll support that, but I
34 probably would prefer a situation that I had more information before me to allow me to make a

1 proper decision and we can make a decision in a couple of months time with other information
2 there. We can make a decision in regard to that. And that decision then would go out for public
3 consultation as well. So there are two issues there that people should consider maybe, and that it
4 is a fairly significant development, and probably needs to be teased out a little bit more in my
5 opinion. Thank you.

6 CATHAOIRLEACH: Thank you very much. Cllr Behan.

7 Cllr BEHAN: Chairman, just reading the report here, I see and this hasn't been referred to by
8 Sorcha, but perhaps she might confirm if it's true, that the land has already been, previously been
9 accepted by Bord Pleanala for development for a large scale tourism development. So there is
10 already a permission on the site. It's not like we are talking about a Greenfield site here, so the
11 concept or the principle of development has been accepted by An Bord Pleanala, is that correct
12 just before I say anything else?

13 MS WALSH: I'll answer the question properly.

14 Cllr BEHAN: It's a simple yes or no?

15 MS WALSH: There was a planning permission granted for the site by An Bord Pleanala, for
16 housing.

17 Cllr BEHAN: If I could just continue, you said there were inaccuracies, but this is obviously not
18 an inaccuracy?

19 MS WALSH: No.

20 Cllr BEHAN: If the principle of development has been accepted by Bord Pleanala, we are
21 talking about a situation of what type of development might be suitable in this area. We have
22 already accepted there is a need for additional housing in this county, in Newtown and other
23 areas. As far as I am concerned that's the first priority we should have in this county at the
24 moment as public representatives. There is also an obvious spin-off in terms of the GAA club
25 and sporting facility which aren't there at the moment. I also think that's a worthwhile
26 development and I most certainly think at the very least we should put it on display to at least
27 encourage local people and people generally and the planners to have the opportunity to assess it
28 then and we can have a proper and realistic discussion and decision when the time comes. So on
29 that basis I am certainly happy to agree that it goes on public display Chairman, thank you.

30 CATHAOIRLEACH: Okay, just for my own point of view, Cllr Behan said something a little
31 bit earlier on that the very fact that you put something out on display gives an indication that you
32 actually support it. I am just saying what Cllr Behan said. I just can't believe this has come
33 forward to us today in this way. I think it's virtually anti-democratic, and it's what I actually
34 hated about the original time in 2004 when I came on the Council first. I think it's the wrong

1 way to do it. I think Cllr Vance makes probably an interesting proposal, and a better way to
2 move forward. I have no idea whether this should be developed. I have no idea. But from
3 learning from the experts, they're telling me that this is completely against our core strategy. So
4 that's something I take very seriously. So I absolutely will not be supporting the concept of
5 putting this on display today. Cllr Casey.

6 Cllr CASEY: Just a point of technicality. When it comes back to the draft plan in March or
7 whenever it is, do we have the facility at that stage to make this amendment? Because it's clearly
8 identified in the north of the county there is a shortfall of a significant number of units in relation
9 to land and land zoning, there is over nearly 4,800 units required in the North and Newtown does
10 tick that box in fairness to it, so I am just wondering if we were sitting here in March, can we
11 make this proposal?

12 MS WALSH: You could make the proposal. This proposal would be, would conflict with the
13 core strategy that you have already agreed. So you have a table in the plan that says Newtown is
14 underzoned by 134 units and that will be addressed by a future Local Area Plan, the process
15 which will commence in 2016. So to accept this proposal, you would have an internally
16 inconsistent document. I don't see how the core strategy, the first four chapters of the
17 Development Plan, could be put out on display with this with it because it would be completely
18 inconsistent. What you could do next March or April is review the entire core strategy and add
19 an extra 1,000 population on to Newtownmountkennedy, and then the zoning for 450 houses
20 could then follow that. That 1,000 could come off Bray, Arklow, wherever you want it to come
21 off. You do a recalibration of the core strategy. To reflect the submissions that might come in,
22 you might review the zoning in the North of the county, say there might not be enough land in
23 Bray to make up the shortfall, let's look somewhere else. You might be looking at the population
24 target for Newtownmountkennedy as part of the core strategy and if the output of that is that we
25 are underzoned by 500 or 600 houses rather than 100, then suddenly we are in a cycle of having
26 to zone more land. It's an holistic process that's comprehensive that deals with everything all
27 together. At the moment you are dealing with a spot zoning, a one-off zoning that's unrelated to
28 any other aspect of your core strategy, and will clearly be in conflict with your core strategy.
29 Your population table will not add up. Your core strategy zoning table will not add up. Your
30 settlement strategy won't stack up. You are raising a red flag straight away to the regional
31 authority and to the Minister that you have a plan that does not comply with the Planning Act, so
32 I would caution you on that.

33
34 As Cllr Casey correctly points out, this can be reviewed in March as part of the overall

1 amendments that you can make next March. The stage next March is usually the much more
2 significant stage for amendments rather than this stage for any of you who have been through
3 this before, because you have the views of the public at that stage. The report at that stage is
4 usually a couple of thousand pages long. At this stage we have no knowledge of the public's
5 view on this. So you are supposed to be putting out a draft plan that meets Government
6 guidelines, core strategy guidelines, compliant with the regional plan and so on and with this
7 amendment, you wouldn't have.

8
9 Just to answer one of Cllr Fox's questions, saying things seem to be different now. The Planning
10 Act was changed in 2010, so things are different. The process for doing zoning is generally
11 through the Local Area Planning process which as I said there is a plan for
12 Newtownmountkennedy and a new provision was brought in for towns under 5,000, you could
13 do these mini town plans. We have those two processes. Newtown wasn't brought into the
14 County Plan as one of these mini plans because its target is more than 5,000. It's a standalone
15 LAP that will be reviewed as soon as the County Plan is reviewed. There will be ample
16 opportunity to look at this zoning as part of the Local Area Plan process, but things have
17 changed quite a bit. You are supposed to decide the strategy and the core strategy. That's what
18 you are supposed to do and then set out the zoning. And you are supposed to do that I suppose
19 without the public having made specific zoning submissions. They can make submissions about
20 the core strategy, about the population targets for their town, that type of thing. But you then
21 make the call on the zoning provisions. And I would hazard a guess that the idea is to allow you
22 to make those decisions away from the pressure of lobbying and so on. But look that's just my
23 inference from the Planning Act. But as Cllr Casey said, the opportunity to come back in March
24 is probably a better opportunity because there will be more information we will be able to give
25 you, we will be able to analyse the data, the housing figures put into this submission.

26 CATHAOIRLEACH: Okay. Let's go for a vote.

27 MS GALLAGHER: Proposed by Cllr Nolan, seconded by Cllr Casey.

28
29 (A vote was taken)

30
31 Cllr ANNESLEY: I am gathering my thoughts -- yeah I am for.

32 Cllr BOURKE: I am in a conflict there, there could be relations of mine own that land up there.
33 My grandfather was born there, Ballinahinch.

1 (The vote continued)

2

3 MS GALLAGHER: That's 14 for, five against, eleven not present and two abstaining.

4 CATHAOIRLEACH: Thank you members. It's been a long day, but -- sorry, oh know, we have
5 to vote on the overall plan. My apologies. The problem is that it's inconsistent with the core
6 strategy. So I don't know what you want to do.

7 CE: Take legal advice.

8 CATHAOIRLEACH: Do we vote or not?

9 CE: We have gone through the process, I think you can vote. It's whether it's valid after that
10 decision. I have to take legal advice. It's gone through a process.

11 CATHAOIRLEACH: Do we do a final vote. Okay members, we will have a final vote on the
12 whole plan. But legal advice will be taken as to whether or not there is any . in putting the plan
13 out on display as it's inconsistent we need to take a final vote on the whole plan to put it out on
14 draft display, but legal advice will be taken by the Chief Executive, because the plan is now
15 inconsistent and it may not - there may be no point in actually putting it out on display.

16 Cllr FOX: It's still a draft, isn't it?

17 MS WALSH: It has to comply with the Planning Act.

18 CE: We won't argue the toss of whether or not it's legal. It should be voted that it is a draft but
19 I'll be taking legal advice on the basis of ...

20

21 (A vote was taken)

22

23 Cllr LAWLESS: For, but objection for the last part of the amendment.

24 Cllr MATTHEWS: Abstain.

25

26 (The vote continued)

27

28 MS GALLAGHER: That's 20 for, two against, nine not present and one abstaining.

29 CATHAOIRLEACH: Right members, there is a meeting on the 23rd, which is the estimates
30 meeting, that will be an early start meeting again. And sorry, do you want to...

31 MS GALLAGHER: I just want to remind elected members of the requirements under the
32 Lobbying Act 2014 regulations.

33 CATHAOIRLEACH: Okay there is a protocol meeting right now.

34 MS GALLAGHER: And you were circulated with questionnaires, we have been asked to

1 remind elected members, you have the whole month to complete them, just from time to time.

2 23rd of November, 10.30.

3 Cllr RUTTLE: Complimentary lunch?

4 CE: If we go along we will get tea.

5 CATHAOIRLEACH: Thank you members.

6

7 The meeting adjourned at 7pm

8

A	action 1:34 29:26 105:16	72:4 76:4 77:16	alleviate 109:21	75:9,27,28,34 76:3,18	apparatus 93:17
abandon 71:28	actions 51:34	80:1,7 83:32 86:5	alley 37:10 39:1	79:22,30,34 8	apparently 30:13
able 2:30 3:3 9:4 19:3	active 104:19 107:33	89:16,21,28 90:5	allocate 5:7,10	amendments 10:22	appearance 90:12
23:24 27:21 29:3	109:22	92:34 94:11,28 95:11	allocated 28:24	11:6,26,30,34	appearances 82:17
34:27 39:11 58:15	actively 102:5 108:17	96:30 97:26	allocation 25:32	12:2,6,17,24 17:28	appendix 12:34 13:34
60:3 61:32 83:8	activities 46:8 60:18	98:5,13,20	allocations 101:11	18:2 23:26 33:18	appetite 85:1
88:24 96:11,12	activity 66:34	99:14,31,34 100:3	allow 5:24 8:12 18:6	34:13,22,25	applicant 18:31 29:27
104:22 108:11	actual 6:6 47:2 52:13	101:30 103:1	20:18 21:6	72:10,20,32 73:1	80:28
116:24,25	67:3 95:12 104:20	against 2:29 15:29 18:19	23:14,18,19 27:20	79:31 80:16 85:31	applicants 14:2
ably 68:14	actually 5:14 6:9	26:10 32:2 39:18	28:30 47:12 50:5,23	111:26 116:1,2	application 25:29 42:10
abnormal 51:14	7:27,32,34	41:17,18 42:5,21,30	52:7 59:26 63:4	amenities 109:26,30	45:1,4,5 53:32 58:31
abolish 14:8,16,29	8:4,7,15,27,34 12:6	44:18 46:18,20 47:6	69:14 94:34 105:29	amenity 33:2,9 63:22	84:23,29
about 1:11,34 5:8,13,26	13:3,34 14:1,5 16:33	51:27 52:20,23	106:11,19 109:13	68:5 71:34 96:26	95:9,15,22,31 96:9,10
6:11,30 9:11,19	17:15,27 20:20 21:29	53:24,32 54:30 57:23	111:26 113:6,34	amount 6:3 7:28 10:11	107:7
10:27,34 12:30,32	23:5,20 27:17	61:13 62:5,22 63:6,21	116:21	14:34 19:12 20:3	applications 80:32
13:2,17 17:19 18:21	28:10,12,19,26,33	66:29 67:32 68:8,13	allowance 32:6 102:27	27:3 36:9 60:3 66:26	101:12
19:10 24:7 26:1,25	29:33 30:11,16,20,31	69:27,34 70:20 79:26	103:4	67:27 87:32 88:2	apply 17:9 30:15 37:24
27:26,28 28:11,27	31:18,24 35:14 38:3	83:16,26 87:24 94:33	allowed 3:4 8:14 9:6	111:28 113:10,11	53:5 61:15 62:32
31:4 33:1 34:14,19	39:32 41:13 42:33	108:25 111:8 112:31	20:17,19,24,27	amounts 103:33	77:27 89:2 91:21,28
37:5,26,27 39:10,14	45:25 46:6 48:13	115:3 117:3,28	21:4,25 23:12	ample 116:15	93:30
40:34 41:34 44:3	50:4,24 51:32 52:21	age 3:14	25:13,18 26:27	analyse 116:25	applying 20:9 79:3
45:32 46:3,31	53:14,15 56:6,32	agencies 104:24	45:18,20 47:29	analysed 9:3	appreciate 10:3 57:11
47:7,8,27 48:15 50:16	57:19 59:22 60:8,11	agency 60:6 104:24	48:11,30 49:31 59:13	analysing 11:22	92:28 95:13
51:1,5	adapting 3:8	agenda 4:27 5:22,24,28	67:33 77:19 83:9	analysis 11:23	appreciative 7:4
52:4,14,21,27,33	add 4:4 29:9 30:11 32:16	6:4,11 7:2 101:23	111:26	105:9,19,22 107:14	appropriate 38:22 52:15
56:5,22 57:31 58:6,22	36:33 37:6 38:4	103:30 104:26 109:4	allowing 17:20,28 23:4	110:22 111:7	56:22 59:1,17 60:31
59	95:34 107:29	aghast 12:23	28:27 97:23	annual 59:33 60:1,4	84:15 94:20,33
above 18:26 61:26 86:8	115:18,29	ago 4:7 12:4 24:33 42:10	allows 19:14 29:4 33:12	another 10:24 22:19	100:12 110:14,28
absent 75:4	added 50:28 51:15,16	44:3 45:12,16,18 46:5	almost 6:29 13:1 41:6	23:22 29:4 30:12	appropriately 88:34
abolish 41:19	71:34 89:21 94:20	50:29 58:18 62:11	59:25 101:2 108:31	31:23 34:34 46:16,34	approximately 16:31
absolutely 3:4 5:31 9:14	110:4	77:21 88:6,12,13	alone 23:20 40:16 57:20	48:31 61:14 68:13,26	architect 85:5,7,11 86:1
10:1,3 49:7 53:10	adding 62:11 74:23	93:28 97:25 98:21	88:5 90:4 97:28	71:31,34 72:1 75:32	87:18,20,27 88:1,7,10
94:4 97:16 103:17	87:27	100:7 107:5,9 108:17	98:23 99:7	80:29 92:5 100:4	94:14,16
115:4	addition 41:23,28 52:2	agree 5:1,3 8:13,19,27	along 2:23 10:12 25:16	104:26 105:25	architects 87:31,33,34
abstaining 42:5,30 67:26	additional 11:33 26:4	9:5,16 10:6 12:15	41:4 45:33 46:2 47:7	answer 41:11 61:18	88:11,17,22 94:11
70:20 79:26 108:25	41:27 61:26,29 79:30	16:4 17:16,19,22	83:19 87:8 100:19	78:18 79:2 87:13	97:5,6 113:3
117:3,28	109:21,26 111:5,14	18:24 21:4 26:23	104:2 118:4	112:22 114:13 116:9	are 1:2,3,6,24 4:16
accept 11:8,28 12:1	114:22	32:1 35:8 38:21	alongside 71:20	answered 13:8 113:23	5:3,8,9,12,16,25,29,3
18:9,10 20:7 35:11	address 11:21 97:32	39:11 52:20,24 57:9	already 24:7 25:29 33:17	answers 7:15	4 7:5,8,26,27
43:17 55:6 58:29	98:11 104:3	61:31 62:22 65:4	38:2,3,18 40:28	anti 114:33	8:9,14,15,16,18
59:30,31,32	addressed 106:30 115:14	68:1,14 69:14 70:10	42:21,25 43:26 49:24	anticipating 104:28	9:12,16,17,19
60:13,15,16 61:28	addressing 84:9	73:24 75:15 76:24	50:19 62:9 64:7,19	108:3	10:13,18,21,26,27,33
65:14 73:11 75:28	adequate 25:21 47:32	86:1 87:1,30 88:4	71:12 73:31 87:16	any 3:27 4:17 5:9	11:8,19,30,31,32
76:17 77:18 82:3	90:28 94:22,29	91:17,25 99:20,27	94:32 104:17 107:30	10:9,10,12	12:18,19 13:14,20,33
83:34 84:1 86:9	adequately 82:16 96:22	103:25 114:29	111:21 114:8,10,22	11:10,21,27,29,30,31,	14:22,15,12,32,34
90:10 97:2 111:32,33	adhered 7:5	agreeable 35:22 76:3	115:13	34 12:24,34 15:19	17:8,18,29
115:15	adjacent 40:22	agreed 6:4,9,20,23	also 2:20,26,29 3:6,18	18:7,12 19:21 20:27	18:13,25,27 19:26
acceptable 20:5 40:8	adjourned 118:7	7:16,25 8:3,10 13:27	4:4 7:31 8:27 9:26	22:22 23:2,3 24:5	20:8,9,15,30,33
62:21 86:5 90:25	adjournment 31:16	15:8,14,31 16:11	10:21 11:18 13:15	25:10 26:29 27:26	21:16,24,25,26
93:15	adjudicated 113:4	19:9,25,30 20:7	14:3,9,16 16:29 22:18	28:24,26 30:14	22:4,5,8,19,20,25,27,
accepted 9:6 11:5 55:5	adopt 46:17 104:6	21:13,30 22:3 24:7	27:15 32:8,13 35:8	31:6,12 32:22 33:14	31 23:4
57:20 114:9,11,20,22	adopted 7:17 29:8 75:22	27:16,22 29:14	39:20 40:2 41:6	36:14 37:26 39:4,10	areas 13:15,22,30,32
accepting 35:8	105:17 111:6	30:1,9,27,28 31:8,19	44:24,27 52:6 53:19	45:5 46:8,18,20,25	14:9,16 15:4,6 17:14
access 14:5 81:24 86:26	adoption 76:10	42:26 45:3,5,14,24	54:10 57:19 63:4	47:34 48:8,11,23	24:31,32
90:24 92:11 93:6	adult 51:22	47:18,20 49:9,33	66:2 68:18,22,26,29	50:19 53:24 60:4	25:24,26,32,34
110:25	adults 53:20	54:17,26	74:11 81:21 94:30	61:18 62:2 63:1	26:15,20 27:4 28:7
accessibility 1:2	advance 12:10 45:1,4	55:4,7,10,11,22,23	95:32 97:26 99:3	65:32 6	32:23 42:20,22 44:3
accidents 6:30 59:8	8:2	56:4,8,14,29 57:8	101:7 111:18 112:30	anybody 8:14,17 9:19	46:8,19,21 47:12
accommodate 25:14 26:4	advertisement 52:22	58:14,20,21 65:6 70:4	114:24,25	31:11 47:34 48:34	49:17 57:16,22,23
27:21 58:28 90:24	advice 12:8,10 32:3	72:9,21,30 73:31,34	alter 108:10	53:26 56:5 57:22	66:21,26 67:19
94:30 98:25 103:16	56:23 107:15	74:	altered 105:29	98:16 99:5	69:14,29 72:5 87:19
accommodated 101:2	112:5,10	agreeing 8:15,16	alternative 22:6,7,23	anyone 65:12	89:2 90:33 91:8,12,14
accommodating 100:20	117:7,10,12,14,19	agreement 16:1 30:22	alternatives 22:23,25	anyone 3:31 12:32 13:8	92:12,14,16,17 93:27
accommodation 7:24	advised 56:21 112:9	44:31,34 52:30 55:28	although 55:16 111:3	14:21 19:14	94:2 96:26 100:21
97:27,30 99:4,21,28	affairs 1:15	70:30,32	always 9:32 12:14 14:8	20:16,18,27,31 59:26	109:12 114:23
100:7,14,27,33	affect 50:19 84:28 95:28	71:2,12,14,29 81:29	32:5 46:28 53:2	83:6 92:3 99:9	aren't 20:17 22:10 25:7
101:1,4,5,14,17,23,24	109:16	95:23 96:2 113:26	56:16 68:6 91:20	106:33	54:3 61:17 114:25
28,31	affected 9:16 100:26	agricultural 7:10	95:1,29 107:28,31	anything 1:24 9:3,19,28	arena 52:10,27
102:10,12,32,34	affecting 97:32 98:11	ahead 4:28 28:28 36:6	113:29,31	10:10 11:20,21 12:20	argue 117:18
103:3 104:33	afford 38:24 61:33 62:1	72:12 73:31 95:25	ambition 78:30	16:24,32 17:17 23:33	argument 23:1 43:5,31
accordance 6:25 82:1	affordable 38:8	102:9	amend 9:20 32:9 35:1	32:1 34:6 39:7 41:17	55:20 57:7 61:13
account 45:6 50:33 54:1	after 1:33 2:1,6 3:2	air 59:33 60:10,18 97:16	67:31 76:25,28	46:30 49:17,18 59:20	67:13 79:5
accuracy 110:5	10:14,21 13:13 25:3	airing 15:13	amended 11:13 29:30	60:11 69:15 79:4	arguments 52:23
accurate 1:5	29:7,16 30:28 36:3	alignment 6:26	36:10 41:22,25 79:34	89:33 103:19 106:1	arisen 51:34
accurately 34:30	39:26 43:28 53:15,20	all 1:12 2:34 4:16,17	amending 55:3 71:3	107:9 110:8	around 2:18 3:31 6:13
achievable 65:5,6 108:12	56:25,26 59:12 63:24	7:4,6,30 8:6 9:2,34	74:27	112:28,32 114:12	8:1 11:24,28 15:1,25
achieve 47:15 71:18	73:27 75:22 81:27	10:17 11:21,22,25	amendment 4:33 11:11	anyway 53:15 58:19	23:23 25:10 26:22
104:32	98:27 106:25 109:4	12:29 13:25 14:5	13:9,27 14:27 15:32	72:25 73:7 83:7	32:12 34:13 37:9
achieved 104:27	117:9	15:6,10,18,32,33	18:14,15 29:8 30:7	84:29 89:6 93:8,13,14	40:22 52:13 61:4
achieving 48:14	afternoon 1:9 4:17 8:5	16:34 17:11,28 18:1	31:27 32:5,24	95:32 99:29,34	63:8 69:16 70:1,2
acknowledge 10:23	29:16 30:24 102:8	19:8 20:25 21:30	33:21,25	anywhere 27:29 33:15	80:29 88:11 92:2
acquired 30:19	again 2:17,22 10:17	22:14 23:7,26 25:7	34:14,15,16,18,24,27	46:29,30 48:9 110:17	97:16,27 101:33
acre 111:17	18:20 19:1 20:8,11,19	26:29 27:5	35:8 36:7,10,15 37:15	apartment 82:19,25,29	104:19
acres 8:2 29:30	21:9 25:2 26:13	28:28,30,33 29:19,25	38:13 41:23,27 42:33	83:5	arrangement 8:12
76:30,31,32 110:4	32:8,34 34:7 37:1	33:9 34:6,14,15,29	45:22,30 49:2 50:2	apartments 83:4,7 96:21	arrive 9:4
across 13:33 22:13	42:11,19,22 49:34	35:21 36:26 38:2,6,23	51:3,9,28 55:6,15	apologies 1:9 30:32	arrived 9:1
27:2,9 38:16 89:2	52:26,30 57:2,3,4	39:31 40:16 41:8,34	61:3 63:29,32 71:15	117:5	arriving 9:28 113:18
102:13	59:22 60:11 69:21	42:14,34 43:	72:7,31,33 73:1	appalling 100:16 104:1	art 57:24

artist 85:34	Act 13:5 28:19 111:19	backs 27:13 34:9	behalf 1:22	blue 2:15 29:30 35:1	burger 52:25
aside 66:26	115:31 116:10,23	bad 40:15 53:3 78:19	behaviour 12:22	79:33 89:18	bus 39:24,33 40:3,23
ask 9:22 11:11 24:30	117:17,32	99:6 103:12 112:15	behind 2:32 24:31 27:13	board 27:26 28:5 38:16	58:23,28
29:5 36:8,18 42:8,15	ACA 107:17,20,21,22	bag 52:25 53:14	55:13 68:24,26	102:24,32	business 58:16
51:27 56:24 59:19	Aibhe 1:15	balance 22:2,27 52:29	100:18,30	boat 27:29	85:22,23,27,28,30,33
60:5 61:12,16 66:12	Allergen 47:3	62:31	being 5:9,26 8:1 11:13	body 5:27 101:15	86:2 87:28 88:31
76:30 78:11 79:2	And	balanced 26:30	12:17 17:15,27 20:29	bonus 71:34	96:34
80:34 84:7,26 86:31	1:2,3,4,5,10,11,12,18,	ball 37:3 111:34	21:21 22:8 24:10	booklet 34:14	businesses 52:9 68:12
88:26 89:16 91:33	23,26,27,28	ban 38:21	25:29 26:14 27:16,21	books 2:19	87:23,24 96:32
95:8,13,15,21	2:13,14,16,17,21,22,2	band 88:6	28:7,21 29:10	boost 16:26 22:24	busy 59:7
96:9,12,14 104:9	7,28,32	bank 28:6	34:18,24 35:32	booted 83:33	but 2:18,20,29 3:1,33
109:31	3:3,4,5,7,9,10,14,15,1	bankers 38:31	36:10,11 38:25 42:33	bordering 24:15	4:3,18,19,31 5:13,17
asked 10:19 13:8 28:1	6,19,21,25,26,29	barriers 104:2	43:9,20 44:23 45:4	born 116:33	7:8
29:25 34:4 63:10	4:8,10,14,16,18,21,22	based 12:28 13:29 15:26	47:23 51:18,20,24	borrowed 43:16	8:7,13,19,24,28,31
70:5 78:24 79:2	,29	17:1 35:31	53:15 55:16,30 57:23	both 3:21,22 19:29 34:17	9:3,4,11,13,17,20,28
106:8 110:32 113:29	5:4,8,9,24,25,28,32,3	40:14,15,16 43:9,32	58:23 59:12 60:31	39:21 47:22 54:13	10:6,11,12,22,29,30
117:34	3	47:19,20 49:8	61:16 62:2 65:7,31	55:8 59:6,16 64:2	11:6,11
asking 5:29,31 18:7	6:4,8,13,14,16,17,18,	106:13,25	67:23 68:10,28	70:29 90:32 103:29	12:13,19,20,23
21:30 25:22 36:22	20,22,24,25,28,31	111:4,10,21	69:9,10,11 78	113:21	13:1,4,7,15,34
37:11 50:23 51:1	7:3,4,5,7,9,16,22,25,2	basically 16:22 20:18,21	believe 8:29 9:2,6 10:29	bottom 18:23	14:4,5,15,24,28
53:26 70:22 78:21,27	7,29,30	28:25 29:18,23	29:34 31:31	bound 11:16	15:4,10,14,28,29
81:25 84:7,20 100:20	8:1,2,5,8,16,17,19,23,	31:26,32 33:1	42:10,11,34 55:17	boundaries 15:22,28	16:5,30 17:34,9,10
112:17,18	28,30,32,3	34:25,31 46:25	62:27 65:27 66:19	24:17,18,22 28:31	18:30 19:8,10
aspect 46:1 57:15 80:4	Annamore 59:7,16	50:7,29 70:22 80:22	68:8 78:9 106:19,27	29:9,10 74:17,23	20:23,27 21:25
86:33 115:28	105:5,28	89:10	110:18 111:28	75:7,20,34 76:6,25	22:15,26,34
aspects 88:34	107:17,18,21 108:21	basis 14:13,27 25:16,22	112:14,28 114:32	boundary 29:28,30,31	23:2,5,6,8,18,20,
assess 52:16 84:28 93:31	ANNESLEY 6:23 30:4	31:31 42:9 56:2	believed 53:2	30:10 31:6	butchers 53:4
96:10 114:27	43:30 77:2 78:29	57:32 58:2 63:6	bell 85:17	76:6,29,30,32	button 16:13,21 31:3
assessing 79:5 95:20	79:21 98:30,31	67:21 80:30 94:5	belonging 65:32	77:10,12,19,24,27	68:2 80:21
assessment 80:34	116:31	114:29 117:19	below 19:20	78:1,3,6 79:4 110:16	buy 16:2
84:1,22 87:3 106:22	Apart 16:29 17:17	beacons 52:21	bend 6:26,29	box 35:19,20 47:31 48:28	17:24,26,28,30,31
110:26,27,28	111:22,23	beat 2:22 3:2 88:6	bends 7:2,8 99:7,14	115:10	18:3,4,5,6,7 19:15,18
assessments 106:31	April 11:28,30 98:6	beating 4:1	102:21,29 103:7,12	brainer 62:26	20:10 21:4,6,24 28:3
110:28	106:10 115:18	became 6:22,25 85:10	benefit 9:2 92:2 112:16	breach 75:32	91:13
assets 17:7 67:17	Architectural 105:20,25	because 1:29 4:20 9:9	bereaved 98:3	breadth 69:5	Ballinaclash 25:17,19
assigned 27:8	107:16	10:19,22 12:22,28	bereavement 4:8	break 31:21 69:29	26:15 75:10
assist 86:29 107:31	Area 1:16 6:27 7:1,4	13:6,10 14:4,7,24,28	beside 42:13 50:9 65:27	97:15,16,18,20	Ballinahinch 116:33
assistance 107:28	12:12	15:22 18:7	66:4 67:18 90:14	breakfast 51:21	Ballinteskine 100:8 102:1
associated 44:21	13:7,19,20,23,24,34	20:20,22,34	best 3:25,32 13:19 14:33	breaking 11:23	Ballycoogue 20:30,31
assume 104:1	14:3,14 15:18,20	22:12,18,22 23:1,7,12	23:27 62:31 99:31	brief 2:13 52:19	21:4,6 22:10,17
atrocious 100:16	16:30 20:3	25:7,10,15,26	102:13 106:15,19	briefed 102:6	23:11,13,14,16,17,18,
attached 61:7	22:8,9,14,32 23:11,13	26:9,19,34 27:17	113:28,32	briefly 14:21 23:10 26:33	21 74:31 75:12
attack 60:18,23	26:22 27:3 29:30	29:23,26,27,28	better 4:22 10:1,9 32:23	34:7 38:16 48:2 71:8	Ballyhenry 100:8
attempt 24:27	32:20 35:3 36:9,12,13	30:13,33 31:3 32:28	39:30 46:33 47:11	bright 88:30	Ballymanus 68:23
attend 3:3	37:1,3 42:15 45:1	33:14 35:20 38:6,13	63:14 85:7 106:16	bring 6:13 9:26 12:22	Ballynattin 55:17
attending 68:23 102:7	46:6,16 47:1,5,30	40:2 41:12,15,19	115:1 116:24	48:13 98:32	Baltinglass 3:32,34
attention 58:26 88:31	48:16,18,25,30,31	43:15,20 50:2,34	between 2:15 12:13	bringing 8:19 12:3 25:19	18:4,5 22:13 46:29
attitude 10:12	49:4,5,20,26,31,32	52:4,14,27 53:14	16:27,31 35:29 60:24	29:29 53:18	Barndarrig 17:12
attract 88:30	51:1 52:28,30 55:30	55:28 57:11,	61:5 69:27 70:23	brings 40:23 101:24	25:17,18,27,34
attractive 37:7 44:24	57:17,19,20,32,33	become 9:12 13:19 22:28	71:18 81:1 85:18	broaden 13:3	26:2,7,9,15,28 28:24
audit 59:33 102:4,5	58:10 59	28:26 96:4	87:33 90:13 94:28	broadly 10:30 97:32	29:31 30:11 75:10
augment 79:11	Arklow 3:12,19 6:22	becoming 51:23 52:33	99:25 101:21 113:26	brought 6:12,27 12:5	77:6,25 78:2 79:11
authorities 85:10 98:10	20:31,34 21:4,6	53:1 58:16	beyond 89:9	17:24 19:16 22:16	Bay 71:29
99:11 101:19,20,26	22:10,17	bed 37:28	big 3:26 12:29 13:21 15:4	23:21,22 64:8 99:26	Behan's 10:12 11:18
104:28	23:11,12,13,14,16,18,	bedroomed 37:30	20:20 22:19 50:3,21	102:6,20 112:15	Behan 4:32,33 9:7,8
authority 3:7 28:13	20,23,24 25:7,9,25	been 2:30 3:8,9,14,18,20	51:5 52:21 57:15	113:25 116:12,13	10:19 11:19 12:31
38:3,6,9 56:17	26:2,13,19,23,24,34	5:32 6:27 7:1,13,15	59:25 61:12 93:11,12	budget 97:30	17:12,13,23
59:1,34 60:8,10 84:27	27:2,3,4,6,7,9,11,23,2	11:26 12:12,13,14,15	99:30	buffer 90:13 94:27,29,30	18:9,10,13 27:10,11
85:8 95:27 98:33,34	6,27,30,32 28:3,15,20	14:7,28	bigger 12:33 22:3,14	build 14:17 17:9	28:5,11,14,17 31:10
100:6 101:3,4,5,14,15	47:2 55:17,23,25,30	15:14,19,20,21,22,28	26:14 28:15 59:27	20:17,19,24,25 21:25	39:10 41:21
102:3 104:31 106:29	70:23 71:26,29,34	16:5 17:2,3 22:21	72:1 90:14 96:34	22:10 25:13 33:32	62:13,14,24 68:1,3
113:27 115:31	74:11 99:7,14 102:29	23:7,15,31 25:29	111:29	35:32 38:17 57:33	76:10,12,19 86:6,18
avail 4:19 83:8	115:20	26:24,30 27:1,7,12,19	biggest 46:10 61:28	72:4 80:14,23 87:32	95:25
availability 51:18,20	Ashford 42:13,15	28:29 29:34 30:6	71:18,19 108:2	93:33,34	114:6,7,14,17,20,30,3
102:25,26	Ashling 7:30 36:24	32:11 33:13,15	bike 94:21	builder 18:4	2
available 4:19 12:14	Askanagap 74:30 75:11	38:23,31 39:22 40:7	billion 38:30	builders 63:7	Bible 10:30
25:26 26:19	Aughrim 3:22,26,31	41:8,17 42:21	bit 4:3 5:31 10:27,30	building 26:13 27:26	Blake's 15:19 74:19
28:7,25,26 40:25 47:3	23:20	43:6,8,14,34 44:22,24	16:1,33 29:27 30:29	33:9 38:24 44:21	75:6,13
49:27 59:21 62:25,31	Authority's 96:1	46:28 51:31,33	33:8,16 34:7 38:16	47:7 57:23	Blake 4:2,3 14:31,32
103:10 109:10 110:24	Avenue 6:21,24	before 3:16 4:23 8:7,11	40:20 50:5 53:13	61:6,8,9,10,13,29,31,	17:5 23:9,10,25 28:31
avalanche 9:28	Awards 46:15	12:4 13:29 30:26	54:19 55:25 56:14	33 62:10 83:33 88:23	29:8 31:2 43:34
average 51:25 85:28	B	31:2,9,33 35:22 40:13	60:15 63:8 64:19	89:16 94:28	45:31,32 46:33 47:14
awaiting 102:29	back	41:18 44:9,25 46:11	66:4 70:2 71:18	105:18,20,25 106:7,9	57:14 58:4,6,10,13,17
awful 1:26 9:12 43:19	1:31,32 2:6,18	50:1 54:8 55:27	73:16 74:3,6 110:2	108:6	74:16 91:2,3,17
50:1 74:34 100:29	3:5,20,22 6:13 7:32	56:22 59:13 66:11,19	113:29 114:3,4	buildings 58:11 61:4	Blessington 20:17
102:4	8:18 11:1,28 16:15	70:24 72:31,33 73:34	116:17	83:7 94:31 95:5	53:33,34 88:5,15
awareness 51:19	17:25 19:20 24:33	74:16 75:18 77:18	bits 8:1 41:1 61:7	107:18,19,22,31	Bord 35:14 60:9 64:29
away 3:28 12:16 14:11	25:6 28:33 29:29	98:7 103:20 104:14	blame 99:5	builds 37:25	114:9,11,15,20
20:15 26:23 37:25,26	30:28 31:14,28 34:5	105:2 106:28	blaming 99:9	built 15:19 16:27 27:32	Bourke's 30:9
38:9,13 41:16 46:30	36:3,17,24,26	107:13,15,23	blanche 89:2	34:17 38:25 57:16,18	BOURKE 6:25 7:25
52:34 53:10 55:2	37:10,11 38:34 39:27	110:8,31 112:2,15	58:27 61:27 62:2,6	83:3 108:5 109:23	11:3,4 25:9
66:14 68:19 69:13,16	41:7 43:28 44:23	113:2,34 114:12	83:3 108:5 109:23	bullet 34:27 35:3 57:30	29:12,13,21,23
71:27 76:19 104:30	47:17,18,19,20,30	116:3	bullying 51:17	58:5,6,7 63:24	30:10,27,29,32 55:25
115:30 116:22	51:4,7 52:16,17 53:22	beforehand 99:27	bungalows 37:28	62:23,24 75:4	56:5 60:17,18,21,23
awful 7:2 12:11 17:8	55:13 58:17 59:5	beg 47:25	burden 92:13 94:6	76:27,28,34	62:23,24 75:4
98:25 101:30 103:27	60:17 62:26,30 63:31	begin 51:25	burdens 88:2	77:7,16,23,25,30	76:27,28,34
113:18,23	64:9,10 65:	beginning 9:17 24:12			
Abstain 42:1 77:5 117:24	background 7:13 12:24	59:25 73:22			
	backgrounds 88:22				

79:10,15,18,21 87:15 116:32 Brady's 99:18 Bray 1:22,25,28 2:23 3:25 13:12,17,20,22,23,24 20:16 23:2,22 28:15 38:6,11 47:8,30 48:14,15 58:22 63:28,33 64:4,6,21,33 70:23 88:29,34 89:1,17 95:11 97:8,33 98:18 101:18 102:1,7 113:11 115:20,23 Brehehy 1:15 Brennan 1:18 Brian 110:18 Bridge 39:32 40:23 41:29 72:27 102:1 104:1 Brigid 1:15 Brittas 71:29 BRADY 1:20,21,31,33 2:2,6 4:5,6,25 5:3,33 6:5,7 37:23 55:10 68:34 69:1 78:8,9,17,20,21,24,27 ,29 83:5,18,19,21,27,29 97:12,22,23 98:19 99:1,9 103:24,25 Burke 6:17 Burnaby 93:32 Burns 108:16 Byrne 98:32 99:10 C calculations 111:7 call 6:29 7:12 14:10 35:6 47:33 64:3 100:31 116:21 called 13:29 101:20 calling 30:18 98:5 calls 51:4 calming 59:14,17 60:30 72:16,22 95:2 calories 50:17 came 2:31 11:6 15:3,24 19:33 21:9,28 22:1,16 23:15,19 28:1,2 29:24,25 31:29 33:14 55:27 62:25 72:2 73:33 88:20 107:6 112:20 114:34 campaign 56:23 camping 87:17,19 can't 8:30 12:29 13:7 18:5 20:25 22:17 25:13 26:23 27:34 28:28 29:10 31:25 33:30 38:24 40:17 43:32 47:2,3,8 49:18 53:19 60:13 61:21 62:1 66:30 80:3 81:33 82:30 95:34 105:23 106:17 107:26 112:24 114:32 can 1:23,31 2:3,6 4:4,10,25 5:18,28 6:11 7:12,33 8:20,29 9:30,31 10:7 11:1,20,21,26,28,29 12:18 13:6,21 14:11,25 15:33 16:13,14 17:13,24 18:3,7,29 19:18,26,32 20:10 21:24 22:31 23:1 24:5,22 25:14,15,20,33 26:11 28:21,24,29,30,32 29:3,5,9,13 30:11,15,24 31 cancer 51:16 candidate 78:10 cannot 30:13 canteen 31:13 capacity 22:29 25:10 26:3 28:25 113:11 capped 3:10	captain 3:4 capture 41:5 car 57:32 86:14 90:28 92:12 93:1 caravan 87:17,19 caravans 103:17 care 1:4 57:14,16,18,20,24 58:10 78:25 112:25 carefully 22:14 26:30 caretakers 104:19 carriageway 95:3 carriageways 90:29 carried 64:16 79:16 85:9 102:4 105:10,22 106:31 107:14,15 110:22 carry 64:28 110:26,27 carrying 105:16 cars 92:6 carte 89:2 case 14:15 28:24,26 30:21 48:8 62:32 72:9 88:26 92:3 105:22,30 108:13 110:14 111:11 cases 10:5 14:15 30:6 69:23,26 86:28 93:26 94:33 113:8 catchment 14:14 25:18 58:2 categories 25:31 32:4 categorised 14:11 category 32:13 34:33 80:24 cater 26:9 29:33 cause 95:12 96:22,26 104:10 caused 51:14,20 causes 92:6 causing 5:27 66:8,21 67:5 69:29 caution 106:9,31 111:8 115:32 cautious 24:32 ceiling 27:17 celebrations 2:31,33 3:4 centralised 41:9 centre 26:19 45:17,18 48:4,5 49:20,21 51:33 81:23 82:19 84:16,17 89:16 90:19 93:8 94:34 110:25 centres 41:2 47:30 48:3,4 50:17 54:3 81:24 84:4,9 95:1 certain 7:5 12:28 13:30 19:12 20:18 22:8 32:28 36:9 37:20,21 38:4 39:4,5 48:17 52:28 67:27 certainly 1:24 8:13,19 9:28,30 10:1 12:24,34 13:13 17:16,22 19:18 27:15,23 33:14,19 35:34 46:24 53:23,24 62:17,22 63:14 65:5 68:14 71:21 72:6 78:17 83:10 88:21,26 92:16 103:8 104:14,16,32 108:13 112:31 113:29,32 114:26,29 chaired 77:31 chairperson 29:26 99:21 102:20 challenges 13:14,16 102:9,12 chambers 30:31 100:10,29 champions 2:22,23 championship 2:24,27,30 3:13,14,16,18,19,23,2 7 4:1 chance 12:7,8 19:11 22:30 42:10,12,13 44:2 89:16 90:4	change 11:33 20:13 24:8,13 27:1 28:33,34 29:1,31 30:10 49:8 55:19,20 63:13 75:29 76:29,32 77:11,12 80:14 103:34 changed 10:31 20:15 34:22 40:15 60:9 61:14 76:30 101:31 104:13 107:9,10 116:10,17 changes 11:1,27,32 29:28 77:19 89:7 97:9 changing 17:1 34:20 74:23 78:1 chaos 8:3 chapter 32:15 109:17 chapters 70:33,34 115:16 character 13:19 16:32 17:2,34 107:29 108:12 characteristics 14:26 charge 15:6 chase 81:27 101:25 chat 25:3 cheap 38:10 51:18 100:17 cheaper 39:2 check 63:10 checked 110:6 chicken 51:24 child 57:14,16,18,20,24 58:10 children 14:1 50:10,11 51:11,13,19,21,25 52:5,25,34 53:1,2,19,26 57:16,17,21 90:24 91:22 102:22 chippers 53:20 chips 51:24 52:25 53:15 choice 10:14 cholesterol 51:14 choose 11:34 chose 89:11 chosen 19:3 chronic 51:10 church 76:31 circulate 32:16,20 circulated 32:10,11 34:25,26 73:26 79:29,30 109:9 117:34 circulating 8:9 circumstances 26:14 35:31 91:5 104:12 citizens 57:18 63:3 clarification 8:10 9:18 10:34 36:8 40:20 56:5 77:23 78:7 79:2,13 81:4 clarified 16:3 112:11 clarify 9:22 24:22 30:11,33 32:30 34:13 36:19 37:19 41:25 45:21 60:23 77:16 79:10,18 112:7 clarity 19:26 33:21 36:22 113:13 class 10:1 57:17,22 classrooms 12:31 clean 40:8 44:4 78:20 86:17 cleaned 39:1 cleaning 38:33 44:2 clear 9:14 10:34 11:12,15 24:21 40:13,26 41:1,6 52:14 56:1,2 77:10,23 97:17 102:17 106:5 clearly 32:4 44:26 58:18 111:6 115:7,28 close 42:13,14 46:3 65:33,34 71:20 91:25 96:22 109:15 closed 17:19 closely 104:31 closer 36:30	closest 76:31 113:1 club 2:16,18,19,28,29 3:12,27 91:3,5,28 109:12,31 112:16,22,25 114:24 clubhouse 91:29 clubs 91:9,17 92:7,22 clued 41:34 cluster 13:34 14:4,10,18 15:22,23 clusters 13:29,32 14:14,16,28 15:3,8 73:25 coach 105:25 coalesce 13:18 coastal 70:23,33 coding 30:16 coherent 69:2,8 collaboration 12:13 99:24,33 collaborative 12:13 collapse 100:25 colleague 1:17 109:2 colleagues 53:24 colour 8:9,3,9,10,11,17 colours 2:21 88:30 comb 92:28 combined 101:33 come 1:31,32 2:6 3:23,29 9:22,27 11:14,28,31 13:33 15:16 16:15 17:27 21:34 24:30,33 27:14 30:28 31:23 32:2 34:5 35:10 36:3,17,24 42:31 46:4,12 48:1 51:7 52:16 53:22 59:5,14 60:1 65:29 66:19 68:2 70:7 71:7 73:3,21 75:3,26 76:26 78:18 80:28 84:6,20 93:9 95:5 comes 10:9 51:4 52:17 69:34 92:5 99:31 103:30 106:22 110:27 114:28 115:6 comfort 28:3 coming 2:33 3:20 7:34 8:18 9:30 12:8 23:11,13,16,19,26 25:16 37:2 38:30 42:11 43:21 45:10 47:6,8,9 50:33 52:20 57:32 58:22 68:30 91:24 92:19 98:26 102:30 103:5,6,12 107:7 109:27 112:22 commence 115:15 commended 103:26 comment 9:27 12:3,27 19:18 42:24,25 51:2,3,7 59:19 62:34 63:8 70:26 96:11 104:22 112:7,11 comments 17:17 19:21 103:25 104:14 commercial 65:29,33 66:20 83:4 85:23 96:25 commitment 103:31 committee 15:25 68:23 98:7 99:1,21,24 101:14,19 102:19 committees 10:29 102:15 103:29 committing 113:14 common 53:5 68:11 communal 82:18,32 83:1 communicate 72:3 communities 65:24,27,28,29,30 66:7,8,21 68:17,18 69:5 community 1:23 2:32 4:9 14:13 22:32 65:31,32 68:7 91:14 93:20 94:6 98:4,9,23 100:11,21,24,27	102:33 103:3,4 104:5 109:13,31 112:13,14,16,17 113:16 commute 41:8 commuting 41:5 companies 52:20 66:12 83:6,8 compared 30:34 108:5 comparing 90:33 compensate 29:3 67:27 69:22 compensating 67:20,23 compensation 68:24 69:22 compete 19:3,11 competing 3:22 23:16 complaint 60:1 complete 37:31 108:30,33 118:1 completed 108:34 completely 12:25 13:4 22:1 27:12 34:21 35:7,18 37:31 38:29 64:29 68:8 70:13 88:32 107:16 108:5 110:18 111:3,17 115:3,17 completion 81:26,27 complex 22:6 23:30 24:26 compliant 116:6 complicated 71:22 complied 107:17 compliment 9:34 comply 115:31 117:17 comprehensive 115:26 compromise 20:4 compromised 47:31 concentrate 82:26 concept 62:21 114:11 115:4 concern 7:3 43:11 66:3 104:3 112:12 concerned 24:28 59:12 65:34 67:6 88:2,4 96:8 114:23 concerns 43:7 65:25 66:1 97:26 concrete 39:23 concur 40:6,8 44:6 62:9 66:17 68:16,22 98:18 110:18 condition 39:29,34 44:30 60:4 82:1,28 86:31 87:5 91:8 92:7 97:2 conditions 44:30 52:15 60:2 82:23 87:26 91:17 99:8 104:1 condolences 1:23,27 97:24,31 confident 106:20 confirm 5:4 6:14,17 45:19 114:8 conflict 35:19 78:11,27 111:18 115:12,28 116:32 conflicting 34:22,25 conflicts 110:11 111:17,19,20 confused 10:27 confusing 55:25 74:3 confusion 69:28 congratulate 115:34 2:14,19,26,29 3:12,19 7:27 congratulations 3:26,34 31:10 connect 41:23,28 72:28 84:11,24 95:19 connected 84:16,22 93:10,13 102:22 connection 22:9 connections 14:24 95:10,24 connectivity 39:34 81:23 84:5,8,25,30 92:4 93:8	conscious 17:32 20:22 31:5 47:4 57:14 consciously 20:23 consider 6:19,21,23,25 9:19 24:8,30 30:17 36:33 39:11 65:33 78:19 85:28 98:27 101:12 110:7 114:3 consideration 56:24 63:31 84:19 104:25 110:3 considerations 84:15 considered 7:14 15:5 16:25 56:17 82:18,20 107:18 110:29 considering 62:15 85:12 96:33 104:32 consistency 20:12 consistent 24:10 constant 103:29 constantly 91:23 constrained 27:22 construct 58:15 82:32 constructed 82:31 constructions 68:12 consultant 99:21 consultation 52:8,32 53:8 54:24,25 61:17 70:30,32 71:2,12,14 114:3 consultative 101:14 102:15 consulting 43:23 contacted 102:21 contained 110:5 contaminants 86:17 contemplate 53:27 contend 14:7 63:7 contentious 65:24 66:13 continue 31:18,19 40:22 64:13 71:31 109:8 114:17 continued 42:3 44:16 71:30 117:1,26 continues 33:16 continuity 64:13 contracted 16:24 contribute 22:31 contribution 44:28 84:26 contributions 44:29 45:10 control 18:23 22:19 53:9 61:27 81:33 84:27 88:32 89:28 controls 22:20 69:6,14 convened 4:15 conversations 67:4 conversion 57:17,23 58:11 converted 58:18 107:34 convinced 17:21 cool 79:1 copy 34:29 56:6 96:5 core 26:30 27:16 28:11,33 109:18 111:1,5,17,18,19,20 115:3,13,16,18,21,24, 28,29 116:6,17,20 117:5 corporate 1:15 correct 9:18 45:11 49:15 76:13 80:34 88:29 111:8 114:11 correctly 67:2 111:31 115:34 corridors 58:28 corroborated 29:34 cost 38:24,29 39:1 57:15 61:27 62:1,2,29,32 63:2 65:27,29 87:23,27 91:5 costs 33:9 38:26 61:29,31 62:6 63:1,8,9,14 87:26,27 91:6 could 2:14 4:19 5:7,10 7:7,27,31 9:34 11:15 12:32 14:18 17:9,17,26,31 19:15
--	--	---	---	--	--

20:2,12 21:34	cycleway 94:32	CIE 71:21	dated 110:3	depot 39:24	difficult 40:3 50:10
22:20,24 23:14,21	cycleways 84:18 90:9	Clare 98:32 99:10	daughter 68:9	depression 51:17	71:29 75:6 84:18
24:8,9,19,20	91:9 95:1,2	Clr 1:20,21,31,33	daughters 36:12	described 103:7	91:33 92:4 99:23
25:3,6,32 26:9,27	cycling 86:7	2:2,6,12,13,25,26	day 3:6,10,17,31,32 5:17	deserves 3:27	103:4,13
28:15 29:16 30:19	cyclist 86:10	3:11,12,24,25,30,31	7:34 8:12 9:13,26	design 7:15 6:14 73:4	difficulties 51:16 64:27
32:4,8,30 33:15 34:26	Calverstown 17:34	4:2,3,5,6,13,14,15,25,	10:24,28 12:21 13:4	81:17 82:5 84:21,24	100:22 102:24,33
36:18 38:14 43:23	Carlow 24:16,18 69:7	32,33	15:10 17:8,10 27:22	85:5,8,23 86:11,12	107:33 108:1
45:15,21,27 46:28,29	Carnew 46:28	5:3,6,16,21,22,26,33,	29:28,29 62:5 73:22	88:29,33 95:14,15	difficulty 35:12,30 60:12
47:15 48:11 49:26	Carrickmines 1:12,21	34	77:17,18,19,31 80:30	designate 73:13	64:33 71:11 94:14,19
50:15,24 54:13,30 5	97:25 98:4,17,31	6:5,7,11,18,19,20,23,	101:11 108:26 112:21	designated 47:2 84:14	102:25
couldn't 17:30 18:4	99:13 102:4,7,8,21	24,26,27,34 7:1,25	117:4	designation 32:22	dilute 33:16
35:27 99:15 111:21	104:21	8:8,10,21,23,26,27,34	days 15:25 40:15	64:5,7,12 93:23	dinners 30:25
councillors 5:27,29 8:6,8	Carrowmore 17:34	9:5,7,8,11,23,24,33,3	deadline 8:22,28,31	designed 15:7	dint 61:9
9:10 12:6 14:32	Casey's 33:17,27	4 10:12,16,17,19	deal 4:7,11,31 5:3,33	88:12,13,16 89:7	dire 28:4
15:26 17:15 24:30	34:6,10,14,18,21,23,2	11:3,4,9,10,18,19	6:12 10:12,33	designers 95:14	directed 103:27 112:10
27:11,23 31:31 32:32	7,31 35:7,20	12:27,31	16:18,19 44:31,33	designs 84:7	direction 5:32 47:9 61:11
33:19 34:27 50:1,30	Casey 4:14 26:32,33	13:12,26,27,29 14:2	60:7 95:13 96:31	desirable 14:17 92:23,24	70:8 84:1
52:19 53:9,19 54:11	29:25 31:25,26 32:1	Complimentary 118:3	99:17,22 103:28	desire 106:10	directly 2:1 44:20
66:12 68:22,23,32	34:3,16,22	Conary 74:30 75:11	dealing 3:15 5:14 11:7	despicable 100:19	disabilities 37:4,7
84:14 99:20,30	35:5,18,22,23,24,27,2	Conservation 32:27 33:5	38:7 68:3 80:30	destroy 90:11	disagree 9:16
110:29 112:34 113:24	8 36:3,6,16	34:9 105:20 107:16	100:33 115:27	destroyed 88:16	disagreement 79:19
councils 53:9	44:19,20,34	Coolboy 17:21	deals 67:10 115:26	detached 37:9,28 39:2	disappointing 69:4
counter 22:2,27	45:12,21,23 54:26	Council's 58:26	deal 10:5 56:23 73:15	detail 33:18 54:22	disaster 98:26
counterparts 63:12	55:13 56:15,25 59:12	Council 1:3,7,14	death 2:29 104:13	96:5,15	discretion 11:5 28:16
counties 22:29	60:28 71:6,8	2:3,15,31 3:6 5:8	debate 49:33 69:9	detailed 53:14 95:27	77:18
countries 67:17	72:29,31,33 73:1,10	6:15 7:16,32,33 12:29	decant 39:1	105:9 106:1,21	discrimination 46:20
country 38:30,31 50:12	74:8 79:27,30,33	15:12 16:30	decide 5:22,23,30 11:28	107:14 110:22	discuss 4:23,27 6:11
51:10 52:3,33 62:15	80:6,11,16,18,27	30:34,15,19 32:28	15:15 20:22 21:22,31	details 95:9	11:13 52:9 102:8
87:23 98:22	82:22,24,29 86:14	34:9 38:33 39:25	28:9 53:2,11 63:31	detrimental 17:17 88:31	discussed 7:1 12:9
countyside 14:18 31:28	87:12,13 90:6,7,11,19	51:26,32 61:2 64:14	64:16,17 112:14	devaluing 66:4	22:6,23 23:17 50:34
80:19	91:27,28,32 1	65:11 68:5 70:28	113:20 116:17	develop 17:32 23:14	65:6 67:4 70:24
county's 34:7	Castle 102:6	72:2,5 95:20 96:12	decided 27:16	27:13 42:12 43:10	73:25 97:32 109:3
couple 7:7 8:2 10:21	Castledermot 24:20	98:3,19,28,34 99:9,28	deciding 84:19	44:4 46:12,16 53:11	discussing 4:16,17,30
15:25 17:28 18:1	Cathairleach's 77:18	100:24 102:19 103:1	decision 10:13 12:1	57:3 91:3 112:23	34:20
32:6 58:27 63:8,11	CATHAIRLEACH	106:34 109:32 111:11	20:22 27:19 28:14	developed 17:33 23:11	discussion 10:24,31 15:9
95:11	1:9,20,22,26,30,32,33	112:15 113:25 114:34	50:4 77:31 95:16	41:9 42:22 43:18,34	23:10,23 24:7 45:32
106:14,15,20,21	2:1,2,3,4,8,12,13,20,2	Councillor 8:33 13:3	105:17 106:6,8,33	47:4 115:2	51:4,5 67:1,2 73:32
108:6,15,17 114:1	4,25 3:11,24,30	15:19 20:8 21:29	107:13,15,24	developer's 84:23	78:12,14 97:33 110:8
116:4	4:2,5,7,11,12,14,24,2	24:14 33:20,26 34:5	110:31,32 111:8	developer 56:19	114:28
coupled 107:16	5,31,32	38:2 39:12 42:32	114:1,2,28 117:10	81:25,26,27,30 83:1	discussions 51:4
couples 33:22	5:1,4,12,17,31	46:24 48:10 49:34	decisions 7:32 9:16 31:12	84:8,13,20,26 93:33	disease 51:16
course 102:1 107:18	6:2,8,14,34 7:12,23	52:18 59:5 68:1	50:13 110:20 111:10	95:8,17 96:12	dish 82:29
cover 10:32 11:18 34:17	8:21,26,27,33	69:21 70:12 72:15	112:5 113:31 116:22	112:23,25 113:5,6	dishes 82:18,19,24,32,33
35:2 36:15 74:7,9,30	9:7,22,24,33 10:16,17	73:1 77:33 86:21,24	declare 31:13	developers 37:5 48:17	83:6
covered 10:33 55:6 81:34	11:3,4,9,14,18 12:3	87:21 88:3 99:14	declined 16:33	84:3 91:34	disincentive 62:4
88:28,33 89:26	13:9,26 14:19,31	County 1:3,7,14,22,24	deem 59:1 103:17	developing 42:10 43:17	display 3:17 8:15,16
covers 58:4 91:22	15:16,31	2:3,18,21 3:13,19,31	deemed 60:30	44:2 71:1 84:9	9:3,13,19,26 10:7
coving 107:29	16:7,10,13,15,20	4:1,15 6:13,15 7:26	deeming 52:15	101:32 113:9	11:19,33,34
cows 60:24	17:5,12 18:9,11,14	8:15,29 9:9,31	deeply 13:1	developments 37:19,20	43:19,21,27 57:3,4
create 40:31 78:30,31	Centra 50:17	10:23,29 11:4	defeated 3:33	38:3 45:33 56:18	61:25,29 62:5,18
87:24 91:13	Central 98:9	12:5,12,22 13:7,13	defeats 3:28	66:20 85:4,6,23,26,28	89:21 105:9,32,34
creating 40:31 87:23	CE's 58:29 84:34	14:23,33 15:1,8,25	defer 36:18,25	87:18,19 93:29 96:25	106:20 112:13,17,29
creation 46:21 87:24	Chair 78:34	16:23 18:26,28	deficit 27:25,30 28:20	dezoned 39:22	113:14,19,33
94:33	Chairman's 11:5	19:8,14,15,19 20:4	29:32	diabetes 51:15	114:26,29,31
credit 101:17	Chairman 2:26 5:22	21:14,15,20	deficits 28:28	dialogue 100:14	115:5,17
cried 68:32	6:27 8:10 9:8,32,34	24:1,4,17,18,21,22,23	define 10:25 35:33 49:4	dictate 52:34 53:19	117:13,14,15
crisis 25:12 38:26 51:11	11:7,10,13 12:8,9	25:10 29:24,34 30:20	defined 13:30 32:15 33:3	dictates 68:11	disposal 6:19,21,23 95:8
62:14 98:11	13:12 17:13 20:2	31:29 34:8 36:34	35:31	did 4:3 8:19,21 9:4 12:22	dispose 34:33
criteria 24:9 31:30 40:29	24:15,26,34 26:18	37:10,17 39:13 40:1	defines 16:4 39:4	15:7,13 21:29,31	disrepair 106:19
93:31 110:27	27:11,23 32:1,20,22	CPG 1:9	defining 32:14 35:17	23:20 29:28 31:9	disrepute 12:5,23
critical 71:9,14	35:11,18 36:21 37:19	Crockan 70:2	definitely 9:5 52:26	32:13,16 35:27 41:17	dissemination 10:8
103:14,15	40:11,18 42:23,32	Culkin 1:16,17	63:14 99:27	45:34 61:4 63:8,9	distance 20:3 23:6 26:1
critically 62:16	45:15,32 52:12,18,32	Cullen's 41:12 69:26	definition 16:2,6 19:14	64:8 70:1 73:24,25	39:31 66:18,22 67:19
criticised 31:24	55:15,23 56:24	106:13	24:4 32:26 35:15	76:24 79:14 107:22	69:27
cross 6:31,32 39:20	57:7,14,25 61:1,18,25	CULLEN 16:7 18:32	definitions 24:11	108:15,16	distil 23:27
crossed 47:19 79:33	62:14 65:4 68:1,14	19:25 20:14	degree 6:29 104:27	didn't 4:9,25 8:7,13 9:10	distinguish 85:18
crossing 70:32	70:27 78:19,34 84:33	24:14,15,22,24	delay 1:9	16:29 21:30,32 23:15	disturbance 66:3
crossroads 13:30	87:8,3	33:26,27,31 34:2,5	delayed 1:10	28:9 42:13 57:29	diversion 7:8
crucial 51:19	Chamber 67:11,14 69:32	37:18,19,22,24,34	delete 35:15 36:1 105:14	68:2 71:13 73:13	divert 26:23
crying 69:5	78:23,25	39:4,7,21 40:5,6	delist 107:22	76:2 77:18 78:29	diverting 26:18
current 18:21,26 31:29	Charlesland 47:28 48:16	42:6,8,32 43:26 55:22	delisted 105:34	79:13 82:10 88:20	divide 91:21
38:5 43:6 44:26	49:23,24,30 93:11	56:34 57:1 59:5,6	deliver 71:16	93:9 94:18 96:33	division 66:7,21,26
64:17 86:8 106:16	Chief 11:22,26,29,31	60:30 65:19,22,23	delivered 77:20 93:7	103:1 108:29	109:17
109:22	19:27 28:21,29 29:9	66:17,22,26,32 67:8	demand 26:12,14 30:15	112:4,10 113:5,18	divorce 32:6 34:34
currently 20:10 25:9	51:31 58:25 59:32	68:14 69:31	41:3 44:26 48:9	died 97:24	document 8:5 9:9,25
43:6 61:6 100:33	75:17,28 76:17,21	72:22,26,27 74:5	75:33 100:34 101:13	difference 18:7 46:30	10:1 12:29
101:24	80:34 86:23 93:16	80:3,8 105:3,4 106:20	democratic 114:33	54:8 61:5 81:34,1	59:15,24,25 73:26
curtailed 67:30	94:19,31 112:9	108:4,20 112:19,20	demolished 105:30	89:5 93:13 94:3	79:29 80:29 92:27
curve 111:34	117:14	D	demonstrate 32:8	different 7:7 10:26,31	111:4,7 112:21
cut 40:21 97:29,30	Children's 51:13	daft 18:5	demonstrating 35:2	15:1 18:29 22:20	115:16
cuts 103:31	Chris 41:12	daily 31:31 102:34	density 38:6,12 111:16	24:32 31:30 34:13	documented 66:1
cycle 39:30 40:3,21 55:5	Christian 111:11	damage 51:18,20	department 38:7	46:7 50:23 51:32	does 9:18 14:6,7 20:3
58:28 81:24 84:4	Christopher's 36:7	damning 97:28	50:13,14 58:26 63:6	53:29 61:34 63:7	24:18 28:26,30 36:15
86:12 89:23,25	Christopher 13:10 23:22	dangerous 6:29 7:2	88:22 101:32 102:6	69:6 72:20 88:22	41:16 49:7 50:18
90:4,13,33 91:22	31:34 34:4 35:28	dare 78:32	103:1,33,34	93:4 101:29 102:15	54:32 61:27 65:31
92:14 93:3 94:29,30	36:18 39:21 42:31	data 60:10 111:7,8	depend 25:31	104:14 113:2,9	73:29 74:6,9 78:4
115:25	64:25 80:20 96:24	116:25	dependence 68:19	116:9,10	79:19 82:29 83:3
cycled 93:1	City 34:9 51:32 111:11	date 10:18 100:7	depends 10:25	differently 93:23 104:12	

87:7 89:34 95:12,22	drives 101:23	economic 32:8,20,26	engaged 15:1	75:25 79:32 82:16	exterior 108:10,18
97:8 115:9,31	driving 103:13	33:3,4,12	engaging 102:5	83:11 97:15 100:6	external 82:17 105:27
doesn't 7:8 10:32,33	dropped 93:1	35:2,4,26,31 38:32	engineer 30:1 79:14,17	everyday 51:23	extra 5:9 16:27,29 18:25
16:24,31 17:8 18:7,23	dropping 91:24	40:29 44:25 66:34	engineering 96:3	everyone 69:31 73:26	26:6 38:32 61:34
25:33 35:5 39:28	due 27:33 31:10 32:18	80:25	engineers 87:33 88:22	74:3 97:24,31 100:22	62:6,29 63:1,9,12
41:3 43:14 50:18	42:9,12 59:7 83:27	economical 81:12,21	91:6 95:14	102:26 103:4	109:14 115:19
53:17 58:16 59:21	88:11 107:18	economists 88:22	enhance 55:30	everything 9:9 10:33	extract 30:13
68:24 71:4 80:23	dedicated 35:26	edge 81:23	enjoyed 2:32	13:5 23:27 41:12	extractive 86:22,27
85:18 86:4 89:23	duplication 35:24,29	education 51:19 98:10	enormous 41:3	46:1 58:28 80:17,18	96:30
92:20,21 93:6,13 94:2	duration 18:27 24:1	104:6	enough 14:29 24:21,24	91:22 97:24 100:24	extraordinary 2:18
95:22 105:16,20	during 1:1 24:30 25:4	effective 101:20	38:17 40:11,16 42:20	115:26	extreme 81:2
dogmatic 19:10	31:7 45:10 74:25	effectively 25:28 26:10	48:16 58:24 59:23	everywhere 8:3 19:8	extremely 38:11 68:7
doing 2:18 8:15,31 11:23	75:8,14,21,31 76:7	27:26 43:7 66:10	62:34 65:18 72:11,17	evidence 40:14,15,16,34	71:29 77:30 105:30
13:20 29:5 42:22	101:31 109:5	70:2 75:13	78:13 88:24 91:13	41:1,6 111:10,12	eye 37:3
48:6 50:32 55:2 67:4	dwellers 69:23	effects 17:17 67:5	94:30 99:22 111:13	evident 103:31	Edenderry 2:22,29
70:3,5 75:9 77:24	dwelling 34:21	efficiency 61:4 62:28	115:22	exact 27:17 40:24	Elizabeth 1:18
85:13 87:27 99:9,29	35:13,16,30,32 36:1	81:7,9 85:1	ensure 1:4 46:34 58:24	43:19,21 64:17	Emma 1:17
100:24 102:15 103:2	58:16 66:23 69:13,17	effort 4:20 7:30 10:4	entering 24:32	exactly 5:29 36:19,22	Emmets 2:23 3:26
107:17 109:5 111:29	dwelling 66:14 69:16	12:13 21:20 92:28	entertained 26:11	52:29 87:12 92:19	Enda 104:7
116:10	D21 80:19	103:16	enticing 52:22	93:27,28 94:1 107:22	Enniskerry
dollars 38:30	Daire 96:27 109:8	egress 104:20	entire 34:19 45:1 89:11	examined 10:13	13:16,17,18,21,25
domain 30:33	Dáil 98:8	eight 3:14 4:26 7:26	105:5 115:18	example 11:33 22:10,12	113:6
don't 1:24 2:2 4:17 5:2	December 7:24 101:32	12:11 21:24 31:2	entirely 39:26 65:2	36:12 46:16 58:12	Enterprise 46:15
8:28,30 9:28	Defence 98:7	51:22 58:18 74:16	entitled 9:19,20 89:4,6	107:13 113:6	Environ 13:24 55:17
10:10,11,27,32 11:10	Deirdre 108:16	75:27 76:3 79:26	entitlement 2:7	examples 85:9	EPA 60:7,8
12:12,15,21,24,33	Derek 39:19 40:6,21,33	84:1,2 108:25	entrance 37:11 53:25	exceed 75:31	Equally 15:2 46:14 71:11
13:10 14:29 15:18	41:15 72:15	either 10:11 16:14 17:29	90:29 102:30	exceeded 26:5,27	107:4
19:10,17,32,33 20:34	Des 7:29 15:16 16:8	28:23 50:8,9 62:19	entrances 7:6	exceeding 62:31	Essex 79:7
21:5 22:28,29	46:22 49:8,15	65:5 105:20	environment 38:7 50:14	exceeds 75:30	European 51:1 66:29
25:10,20 26:11,21	Development	elaborate 105:7	56:23 59:30	excellent 39:31	67:16 69:13,17,24
28:27,32 30:7,22	4:15,18,22,26 5:17,34	elderly 37:3,6,30	environmental 96:14	except 14:28 20:9 28:4	Executive's 28:29 44:34
32:22,32 33:7	6:2,25 7:5,26,29,33	elected 63:3 69:30	110:26,27	45:22	45:21 75:17,28
34:25,30 36:10,15	8:16,29 9:14,31	101:22 117:31 118:1	epidemic 51:11	exception 44:24	76:17,21
37:34 38:4,10,12,26	10:23,25,27,30 11:4	election 52:17 56:23	equality 98:7,21,22	exceptionalism 48:10	Executive 11:22,26,29,31
39:32 40:12,15,24	13:5,12,13,14,24,31	66:20 69:4 78:11	equation 26:30	excess 56:18 69:18	12:8 19:27 28:22
41:8,13 44:3,31 45:18	14:23,34 15:8 16:23	electricity 69:10 103:7	equity 62:20	excessive 62:32	29:9 46:7 51:31
donation 3:6,9	17:16,21,25,27	element 23:22 39:20	equivalent 27:2	exclude 8:13,32 15:8	58:25 59:32 80:34
done 2:27 3:29 6:2 7:7,10	18:22,23,26	eleven 4:26 25:7	ergo 109:12	20:20 21:29,30 38:16	86:23 93:16 94:19,31
8:5 9:2,25 10:3 12:11	21:12,16,18,24,25,33	29:18,22 39:18	erroneous 111:3,7,32	45:34 46:1,6,7 55:16	112:9 117:14
14:21,22,33 15:25,27	23:25 25:11,14 26:4	74:11,28,30 75:12,28	errors 1:5	58:7,13 75:2	F
20:12,13 21:22	27:19 29:24 30:20	76:18,22 85:3,4,32	essential 88:27 109:31	excluded 21:1,5 22:19	fabric 104:20 107:6
23:26,27 27:15 30:18	31:29 32:27	108:25 117:3	essentially 35:3 109:20	29:28 43:7 77:20	face 13:13 23:4
31:28 39:27,29 44:26	33:1,5,11,13 37:17,25	eligible 22:5,10,11 34:32	establish 27:13 43:21	91:1	facilitate 8:31 29:31
51:18,31,33 54:11	40:9,	eliminate 39:1	57:4 110:12,23	excluding 20:30 47:14	70:22 94:32 97:15
67:21 68:26 77:31	Director's 19:31	else 10:31 17:17 18:33	established 26:11	54:3 56:15 58:6	facilitated 69:11
88:34 89:1 94:5	Director 7:12,13,29	19:22 41:17 54:28	establishing 70:34 71:1	exclusion 32:25 33:3	facilities 14:29
95:26 99:22 103:9,11	11:14,16 12:3 15:17	57:23,32 69:7 74:3	98:8	80:25	facilities 37:6 57:14,18
104:3,12 107:23	16:9,12,14,16 17:7	79:4 82:16 99:5,9	estate 37:6,24,27,32	excuse 74:34	72:16 86:7,10,12
110:32 113:2	18:34 19:26,32	103:8 110:17 114:12	39:25 84:21,22 95:17	executives 44:30	90:23
door 68:6	20:15,27,30,33	115:23	estates 37:2,9,10 38:9,33	exempt 89:8	91:4,5,8,14,23,26,34
double 2:27 93:22,26	21:2,5,7,9,13,19,28	embargo 25:11	46:28 88:5 95:12	exemptions 52:14	92:3,7,12,17 93:3
109:20	23:29 24:23 25:3	emergency 99:6,17,23	esteem 51:16	exercise 15:27 70:1	94:4,20 95:28 96:21
doubt 3:15,22 88:23	28:9,12,15,19	emissions 59:30	estimates 117:29	exist 81:24	101:34 112:23
107:8 112:20	29:2,7,18,32	emphasis 68:17	etcetera 13:30 62:1	existing 13:24 17:2,30	113:25,31
down 2:29 3:6 11 9:21	30:5,10,25,30,31,34	emphasise 47:12	86:26 91:18	39:23 41:15 84:18,24	facility 25:11 46:5
11:23 15:4 18:22	38:2 39:6,8 41:11	employed 46:12	ethnicity 98:7	93:18,32 95:5	57:16,20,22,24,31
20:16 21:1 22:5	42:25 45:8 46:24	employees 96:3	euro 3:7 53:7	exorbitant 15:6	58:2 91:23 92:18
23:16,27 27:1,18	48:8,15,20,23,25,30	employer 46:10	evaluate 106:2 110:24,28	expand 17:1 18:2	93:21 96:33 112:25
28:10,12,19 30:6 37:5	49:11,17,19,26,30	employing 46:16	evaluated 105:21	expanded 48:2	113:5 114:25 115:7
41:18 46:4 49:14	54:10,18,	employment 18:27 39:28	evaluates 110:26	expanding 16:34	fact 45:2 51:12 104:4
50:4 53:19 58:25,27	Disclaimer 1:1	40:7,9,28,31,32	evaluating 96:12	expansive 54:19	104:12 9:24 15:18
59:13 60:22 62:1	District 1:25 4:10 6:28	42:8,15,16,21 43:1	evaluation 86:34 106:1	expect 85:25	17:32 18:3 22:2
65:31 67:12,13	7:14 13:15,25 29:17	46:8 47:9 55:20	even 4:27 28 5:7,10 10:4	expectancy 51:25 85:13	25:27,31 31:3,5 33:7
68:28,30 70:8 77:5,9	49:5,14,15,16,21	78:30,31 85:23 96:25	13:1 14:29 17:31	expensive 38:11 62:16	46:2,10,17 47:4,12,28
81:28 85:8 87:28	50:31 55:25,31 74:12	104:6	22:15 38:33 40:16	91:7	50:18,32 57:14 58:27
92:17 94:29 96:30	98:18	employs 39:23	43:31 48:11 53:27	experience 15:26 66:25	65:8 67:26 71:28
97:29,30 101:25,26	Doran 18:11 31:8	enacting 98:10	61:12 64:32 70:33	68:22,27 72:2	102:3,9,16 106:14,17
103:32 106:22,3	Dublin 17:30 23:16,19	encompass 13:25	71:30 80:4,31 87:34	experienced 62:15	114:31
downturn 42:9,12	34:8,9 41:2,8,9 46:16	encompasses 56:33	91:33 93:22 106:7	experiencing 25:12	facts 102:14
101:31	47:7 51:32,33 70:29	encourage 90:25 94:23	109:1 111:16 112:28	experts 107:15 115:3	fair 1:30 5:26 24:24 44:6
draft 7:26,29	102:6 103:10 111:11	113:21 114:27	evening 4:34	explain 41:11	58:1 65:18 77:30,32
9:13,15,16,18 10:20	Dun 61:2 62:21 63:12	encouraged 49:8	event 1:24 2:15 58:23	explaining 78:2	78:13 92:27 112:32
11:13,19,32 12:21	Dunlavin 93:12	end 9:13,22 10:28 12:20	events 1:21 97:25,26	exploit 93:17	fairly 11:8 14:25 42:11
20:27 21:2 22:11	E	13:4 17:8,9 22:27	98:4	exploited 30:2	59:21 63:15 114:4
32:2 34:19 43:7,27	each 43:21	32:25 43:22 62:5	eventually 3:29 9:18	explore 68:18	fairness 4:26 5:16 27:5
50:2 51:2 53:21 57:5	earlier 9:1 42:12 46:3	66:10 70:1 75:14	106:18	express 2:3 54:27 63:4	75:2 95:25 112:4
73:20 115:6 116:5	47:6 51:22 54:21	82:14 88:32 89:11	ever 10:2 17:13 48:20	expressed 1:11 14:32	115:10
117:14,16,18	94:1 114:31	91:8 98:8 111:34	62:14	97:24 100:8	fall 26:2 51:25 106:18
drainage 110:25	earliest 76:20	112:20	every 5:8 18:2 21:3 31:25	expresses 97:31 98:3	111:27
dramatic 103:9	early 8:18 46:15 117:30	ending 7:24	37:32 38:34 41:6	extend 3:25 19:20 28:25	fallout 102:8
draw 41:3 58:26 64:24	easier 25:25 34:7	endorse 37:17	56:15 57:15 59:22	71:26,27 78:3 105:1	familiar 109:29
105:16	easily 88:24	ends 32:31 58:23 65:8	69:6 70:1 72:10	extension 44:24 63:9	families 1:23 66:21
drawings 95:34 96:3	east 46:15,25	energy 61:3,11 62:10,28	88:26 89:11 99:15	100:8 101:29	69:23,30 97:24 98:3
drawn 101:26	easy 49:12 50:9 51:17,20	65:24,26 66:10,12	101:15 102:20,24	extensions 57:18	99:7,12 100:13,33
dreadful 27:12 103:5	74:6 102:10,11	67:17,28 68:19 69:10	everybody 1:11 8:3,10	extensive 105:8	101:1,2,5,7 102:11
drive 104:26	eat 50:11 52:25 53:1,2	81:7,9,13,21 85:1	11:15 46:11 49:9	extensively 105:6	family 34:34 35:1 36:14
driver 57:33	eating 51:17	enforce 82:22	54:28 61:5 73:29	extent 12:28 25:13 27:29	66:4 101:7
drivers 66:34	echo 71:33	engage 108:16		58:4 76:32	

fantastic 2:27,28 3:4,5,10 31:8 71:15 76:22 85:10 105:2	56:34 61:2 62:21 65:14 79:32 80:15 87:13 92:27 111:22 112:12	foremost 1:10 2:17 100:26 foresee 84:8 forgive 99:10,15 forgot 31:9 forgotten 22:30 form 26:3 46:20 96:12 formal 8:24 format 11:12 31:32 former 1:14 108:8 formerly 16:10 forms 102:27 fort 85:10 forth 44:4 forthcoming 78:11 forum 98:8 forward 4:9,10,29 7:5,11 8:8,19 9:26,27,30 11:2 12:20 15:12,31 23:31 29:14 30:15 43:31 50:19 53:29 60:30 61:13 62:25 66:22 68:5,17 96:5,14,18 97:34 99:33 103:27 104:4,28 111:2 112:9 113:4,6 114:33 115:2	61:12 64:5,7 65:31 70:33 94:32 97:33 104:25 106:30 future 3:15,21 6:31 13:22 17:20 25:10,16,21 27:5 29:31 44:2,7 51:27 62:31 64:16 78:3 89:8 94:14,30 95:1 100,26,29 96:1,32 97:2 104:12,28 115:14 Fail 67:13 78:10,12,31,32 Fassaroe 58:22,32 February 11:24 Fein 1:23 Fianna 67:13 78:10,12,31,32 Finally 53:22 97:4 Fire 102:5,6 104:9,13,18 Firhouse 41:3 Firstly 7:27 22:28 105:14 110:11 112:7 FITZGERALD 3:11,12 6:22,24 20:6 25:23,24 27:5,24,25 28:20 29:5,16,19,20 71:24,25,33 74:15,16,22,24,27 75:5,6,18,23,26,31 76:14,19,23,25 77:10 77:18 78:19,22,25 102:17,18 Forget 17:19 70:12 81:9,12 82:26 Fortune's 54:31 71:8,15 Fortune 10:16,17 12:27 31:23 37:13,15 41:34 44:14 47:22 50:8,26,27 54:6,7,16,20,23 66:31,32 70:21,22 72:7,8 77:22,23,26 81:32 82:10,11 85:15,17 86:13 89:14,15,19 96:18 97:10 Fox's 9:24 33:21 34:15,17 41:12 71:15 111:25 116:9 FOX 2:25,26 8:9,10,21,23,27,34 9:5,8 11:19 13:10,12 22:33,34 31:34 32:1,11,13 33:27 34:19,22,24,26,30 35:3,5,11,20,26 36:1,19,21 39:21 42:31,32 43:5,34 44:6,14 49:3,4 55:12,15,20 57:2 58:1 61:24,25,31 64:25,26 65:8 70:27 71:4,9,11 72:2,22 90:31,32 91:12 9 Frank 1:14 Friday 8:5 10:5 34:14	generate 69:10 generated 46:8 generating 45:33 65:26 generation 51:27 68:28,30 generations 25:16 65:30 69:23 108:13 generator 103:8 generous 3:6 genuinely 37:7 gesture 3:10 get 2:13 4:19,22 5:14,17,22,23,27,28 6:2 8:7,10,23 9:21 10:12,13 12:8,15 13:2 15:13 16:29 17:30 25:4 26:13,29 27:31 29:14 31:27 32:26 34:26 36:25 37:2,25,26 38:6,12,17,25 39:32 40:1,26,29 41:7,9 43:19,28 44:31 46:34 51:4 52:7,9,29 53:3 54:5,8 59:26 61:10 gets 18:7 51:24 65:28 getting 5:9 10:18 12:10 21:19 33:15 34:16 37:8 47:9 62:31 86:2 87:31 94:15 102:12 103:7 109:15 113:15,28 gift 95:21 giraffe 57:31 girlfriends 2:33 give 5:19 7:13 9:27,29 15:12 16:26 19:11 20:3 22:24 25:33 28:2,6 29:3 31:23 32:27 33:5 34:26 50:20 52:9 58:12 61:8 68:29 71:25 75:3 81:8 95:8,23 98:28 100:32 101:17,27 107:28 110:6 116:24 given 11:12 13:14 16:32 28:19 47:28 49:30 57:20 62:2 107:15 110:4,24 112:31 gives 8:18 20:2 46:7 65:7 114:31 giving 16:28 41:17 42:12 46:27 62:18 102:14 glance 111:33 global 50:34 goes 3:28 9:13 10:14 30:33 39:27,34 47:30 49:15 64:1 77:7 99:11 102:17 103:28 105:32 114:29 going 2:4,6,31 7:8 9:9 10:11,24 11:2,19 13:13 15:29 16:18,28 17:1,20 19:6,17 20:7,20 21:21 24:3 25:34 26:1,29 27:28,31 28:26 30:15 31:9,18,19,20 32:12 36:18,24 38:12 42:21 43:32 45:19 46:20 47:7 49:1,13 50:2,19,33,34 52:4,32 53:8,9,14,20,29 54:24,25 55:14 gone 3:21 6:3 7:28 10:2,4,6 24:27 33:18 49:15 75:24 82:13 85:14 86:15 89:20 92:27 107:30 108:8 117:9,10 good 1:9 3:33 7:4 17:16 22:10,11 29:33 30:2,17,25 38:13 42:19 45:15 51:21 52:5,26,29 55:29 56:13 64:14 66:27 69:27 72:4 75:6	78:19 81:17,23,27 83:9 84:5 86:30 87:1 90:21 97:31 101:21 107:13 110:6 112:1,14 got 2:32 3:2 4:12 5:1 7:15 9:4 12:33,34 23:2 30:13 34:14 41:26 50:15 55:9 71:13 73:26 79:32 82:9 85:16 97:10 103:33 govern 9:9 69:12 governed 106:27 governments 67:12,13 grab 100:16 grabber 103:22 grade 17:1 grandfather 116:33 grandmother 1:17 granted 43:14 49:26 58:17 114:15 grave 52:33 grease 86:17 great 2:18,28,31 3:5,17,20 4:5 5:4 6:14 7:18,23 9:2 13:9,27 25:25 39:28 45:24 47:20 48:9 58:21 59:28 60:34 64:9 65:29 71:22 87:13 100:23 102:15 109:27 greater 13:19 111:29 greatly 48:2 69:18 green 62:20 65:24 greenish 83:30 greenway 70:29 ground 13:32 14:3 71:28 93:24,30 grounds 90:7,28,29 91:33 groups 93:20 101:18,22 102:11 grow 13:14 22:9 26:24 28:29,30 growing 28:24 29:3 109:30 growth 18:28 19:4,6,14 22:15,22 23:31 25:10,19,28,30 26:18,19,20,22,27,34 27:3,7,9,30 29:31 33:28,31 74:17,29 75:9,10,11,15,21,29,3 0 76:6 109:16,17 guarantee 28:30 109:1 guaranteed 5:3 guess 116:21 guidance 46:27,31 63:7 guide 85:23 guided 112:34 guidelines 50:13 52:12,14 61:26 66:18 69:2,6,8,25 73:20 105:18 106:5 107:17 111:18 116:6 guilty 53:14,15 gun 47:26 guys 59:2 Gael 38:30 61:2 62:21 Gaelic 2:15 Galway 70:29 71:11 GAA 3:6,9 72:14 90:18,21,22,28 91:4,28,33 92:3,22 94:3 109:12,31 112:16,22,23,25 113:21,27 114:24 GALLAGHER 1:14 7:22 18:19 32:10 36:4 39:18 41:22,23,27 42:5,30 44:18 45:27 54:34 55:8 56:29 63:17,21 65:21 70:20 79:21,26 80:19 82:9 83:17,26
--	---	--	--	---	--

108:20,29 116:27	hardest 14:22 86:27	16:1 17:23 19:33	27:2,4,8,25,32	immediately 1:33 2:6	industrial 39:22,25,33
117:3,28,31,34	hardly 101:30	21:11 24:8,27 25:29	28:3,7,23,24 29:34	impact 33:2 66:3,33	41:2 45:33,34
Geraldine's 3:12	hardship 69:29	26:26 27:16,20,30	30:19 31:4,6	68:5,16 77:34	46:1,18,21,28
Gerry 3:1 5:5 6:20 33:20	harping 23:13	28:14,21 30:1	37:20,27,28,29,30	78:1,2,3,4	47:2,12,14,17,18,20
34:5 42:17 86:21	has 1:11,25 3:8,9,18	31:4,14,22 32:28	38:4,5,6,8,10,12,17,2	80:29,32,33 85:7	48:25 49:17
109:7	6:3,27,30 7:1,13 8:17	34:6,10,26 36:26	2,24,25 39:6,7 56:19	96:22,26	industries 41:9 44:21,23
Glendalough 59:8	9:2,3,8,11,12 10:5	37:2,11 39:20	57:19 61:27,28,29,32	implement 64:4 82:24	47:2,4,6 86:27
God 99:6	12:12,13 13:26	40:24,34 44:3	62:6,10 63:11 68:24	98:6 100:19	industry 44:20,21,28,29
Government 10:32 41:13	14:6,7,28	45:19,32 46:5,11,13	75:29 77:	implementing 64:6	46:2,16 49:15 71:10
66:19 67:9,10 69:3	15:14,18,19,20,21	47:7 51:2 5	housing 10:25 13:31	implications 49:14	86:22 96:30
97:32 98:9,33 99:9,11	16:5,24,29 17:2,8,22	heretofore 104:33	16:30 17:18 18:21	imply 59:21	inert 96:33
111:18 116:5	23:3,22 25:29 26:3	heritage 105:23	19:3 24:26,29,32	importance 4:30 8:32	inference 116:23
Grainne's 54:19,33	27:1,7,19 28:5,29,31	106:2,27,28,33	25:11,12,15,21,27,28,	important 1:33	inflicted 67:22
Grainne 40:4	29:8,9,34 30:6 31:11	107:27,31	30 26:4,6,27 28:21	4:27,29,30 6:1 9:12	inform 106:21
Grand 45:24 55:2 105:1	32:11,14 33:15 34:16	hiding 100:18,30	29:32	11:2 22:28 40:1,9	informal 8:12
Grangecon 16:22,29	35:16 36:13 38:31	hierarchy 18:29 22:5	30:14,15,16,30,31	48:22 50:31 51:31	information 10:7,9,15
17:9,34 18:4,6 24:20	39:23,24 40:7,14	high 51:12,14,15,17 59:7	32:11,13,15,16,17	52:6,7 62:28 66:34	30:3 59:34
Greenane 74:31	43:10,14 44:	61:8 69:15 103:32	34:19,21	67:1 102:16	106:2,6,8,11,26,31
75:1,2,12	hasn't 1:24 23:2 71:30	104:13 105:25	35:14,17,20,21,33	108:15,16,31	107:1,23 110:33
Greenfield 81:23 114:10	83:33 106:14 114:7	higher 23:5 27:17 68:31	36:2,29,31,32,34	impose 91:17	113:34 114:1 116:24
Greenpeace 39:24	hasty 106:33	86:9	37:2,6,9,10,24,26,30,	imposing 105:28	informed 29:32 106:6
Gregan 1:18	hate 27:15 103:11	highlight 46:20 51:18	32 38:2,8,34	impossible 13:2 59:26	informs 58:10
Greystones 23:3	hated 114:34	53:14	39:2,11,13 49:31	impractical 91:9	infrastructural 26:3
39:22,31 40:1	have 1:13,32	highlighted 79:33 82:20	56:18 62:1,14,16,19	imprecision 62:18	infrastructure 10:26
41:24,28 47:29,31	3:14,20,22,32	97:28	63:	improve 39:34 61:10	28:28 45:3 55:28,29
48:2,3,8,10,14,16,21,	4:11,12,17,20	highly 27:8	how 4:18 5:23 10:25,34	88:13 92:26 93:33	ingress 104:20
24	5:1,2,14,17	hill 103:17	11:1 31:14 34:27	99:28 101:34	initial 14:6 17:25 37:23
49:4,5,11,20,21,22,31	6:4,6,8,9,16,19,22	him 3:4,5 8:32 17:22	37:20 43:32 46:16	108:7,11	initially 62:29
50:14 52:28 54:11	7:3,7,9,10,15,18,28	63:10 68:14 73:28	50:31 52:29 53:11	improved 104:21	injuries 3:3
63:9 71:19 93:32	8:4,5,6,28,34	75:3 78:31	54:1 61:7 63:1 64:1	improvement 6:31	injustice 68:9
107:5,12	9:1,10,11,17,32	his 11:25 17:17 34:16	67:31 78:31 80:30	improving 113:30	innocuous 11:8
Group 26:5 27:14 34:9	10:1,2,10,19,22	35:6,8,19 52:14 63:12	82:22,24,29	inaccuracies 28:9 114:17	input 10:21 11:1 12:2
93:34 101:6,18,19	11:1,10,13,26,32	66:33 74:19 77:30	84:7,16,21,28 89:7	inaccuracy 114:18	insert 35:16,20
H	12:11,14,19,29,33	78:30 85:7 105:33	90:17 94:11 95:18,32	incentive 37:4	inserted 90:34
habitats 66:3	13:8,15,16,18,26,34	112:7	97:5 100:23 103:8	inches 13:3	insertion 63:25
habits 51:17	14:1,5,9,13,19,21,24,	historic 2:20	104:11,15 111:2,21	incidence 51:12	inside 15:22 24:23 79:4
had 1:26 7:31,32 8:7	26,32 15:7,10,22,29	historical 105:25 107:30	113:4,28 115:16	incidences 95:11	107:9 108:4,5
9:1,3,25 10:5	16:31 17:17,19,23,33,	history 1:25 2:19 6:30	however 27:22 35:11	include 23:20 29:30	insight 104:16
12:5,7,30 13:8 14:34	haven't 2:30 14:14	18:34	52:3 70:27 84:22	32:17 33:22 35:22	insist 38:7
15:2,6,20 19:32 20:17	22:21,22 24:1,29	hit 16:13,21 31:3 55:4	huge 6:3 7:28 10:11	49:24 58:32 64:17	insofar 25:15
21:2 23:10,31 24:7,29	30:13 43:34 51:34	80:21 83:32	14:34 15:24,27 17:10	71:13 72:17 76:31	inspection 106:2
28:11,14,16,17	82:9 99:4 108:34	hold 35:16 66:15 87:21	27:3 41:2 43:9,24	85:34 87:2 105:34	inspections 107:15
30:20,29 31:29 32:2	111:3	holistic 115:26	66:7,26 68:3 69:3	included 31:3 32:14	installation 62:25
34:32,33 35:31 37:1	having 12:30 19:8,9,11	home 2:16 3:33	71:34 88:2 91:5	35:15 43:26 54:4	instance 24:16,18,19
40:12 44:9 45:32	24:11 26:20 27:6	32:16,18,19 33:22	99:31 103:16 104:4	57:5 59:9 61:1 62:27	92:5 101:13
46:5,28 53:3,13 56:27	28:26 30:16 38:10	34:32 35:3,4 43:2	113:11	63:25 64:17,18,23	instate 43:27
65:12 66:17,25 67:1	48:8 51:12 54:24,27	57:2 62:25 66:5	hugely 4:29	78:14 86:10,12,31	instead 29:2 37:9 58:24
71:28,30 73:32	57:31 60:1 62:24,29	108:7	human 23:29	87:5,20 95:15 97:2	86:2
74:7,16 75:9,10 78:21	63:31 65:7 68:18	homeless 28:5 38:25	humanity 98:26	105:32	institution 32:19
82:2	88:24 90:24 102:32	98:24 102:28	hundred 18:1	includes 19:15 34:24	33:23,24
hadn't 23:11	111:33 115:25 116:19	homelessness 62:20	hurdle 108:2	49:6 55:5 57:1	insulation 62:10
half 5:7,10,19 6:30 14:11	hazard 96:21 116:21	homeowner 22:3,18	hurdles 108:2	including 6:31 12:6	intakes 51:17
30:6 36:18 90:12	head 3:3 40:26 61:32	homeowners 22:12 32:15	hurlers 3:26	13:25 19:1 49:23	integral 37:16
94:15 101:2,33	63:28,33 64:4,6,21,33	honest 27:28 71:30	hurling 3:19 4:3	98:9,34 105:34 106:2	integrated 73:23 88:34
halting 100:22 101:7,34	97:8 110:10	103:11,22	hurt 30:34	107:16 111:30	95:3
102:2 104:18	headache 85:10	honestly 109:7 111:28	husband 1:15	inclusion 29:30 95:10	integrating 35:6 105:20
hamlet 14:10	heading 32:8	hope 12:18 30:25 65:7	Hang 19:26 65:20	inclusive 9:29	intelligence 55:10
hand 61:9 68:30 73:28	headline 100:16,17	69:31 71:4 84:32	HD21 31:30 33:6	inconsistent 68:7	intend 21:5,29,30 67:25
93:9	103:22	hopefully 6:31,32 79:18	35:12,15,22	115:16,18,	intended 1:3 46:27 80:25
handed 28:10,12 68:28	health 50:14,32 51:27	97:33,34	Headed 34:20 80:19	117:5,13,15,	intensification
73:27 80:18 85:8	53:3 66:1 98:10	103:5,13,33,34 104:3	Hollywood 6:30,32	incorporate 113:25	86:27,29,30,33 96:31
handful 107:19	healthier 52:23	hoping 86:9	Homes 62:7,27 65:34	increase 16:34	intention 9:14 14:17
handled 67:23	healthy 51:21	hot 50:17	66:4 107:34 109:23	25:14,17,18	20:20 46:24,29,32
hands 27:12 108:6	heaps 87:25	hour 5:7,10,19 12:32	Hospital 51:13	26:8,9,22,28,29 28:27	113:8
handwritten 34:15 35:33	hear 33:30 35:27 52:8,9	31:14,19 36:18	Hotel 107:5,6,23	51:10,14 61:27 62:1	interchange 44:3
happen 23:28 26:26,28	61:22 63:2 69:3	hours 29:24,27	I	74:32 109:19	interchanges 46:3
27:29 28:26,30 63:4	79:13 86:3	house 3:8 15:5 16:2,29	idea 9:30 12:3,16 22:8	increased 33:34 62:19	interconnector 69:11
97:26 98:5,20 99:14	heard 9:13 91:6 112:1	17:31 18:3,4,22,23	24:31 30:17 38:29	63:1	interest 6:21,23 31:12,13
happened 1:12 3:1 15:18	hearing 75:6 106:26	19:19,26 20:10,24,26	51:21 52:26 55:29	increases 109:26	78:11,16,19,22,27
22:9 99:13 102:29	heart 47:31,33	21:4,12,16,17,24,25,3	62:2 71:25 76:30	increasing 26:29 42:14	79:8 106:28
103:31	48:14,15,17,24,28	2 23:17,25,34 24:5	77:5 9 83:9 93:21	74:18	interested 10:19 66:12
104:10,15,17,33	51:15 106:16	28:4 31:27 32:7	95:14 106:7 109:10	indeed 1:25	interesting 115:1
happening 10:2 12:7	heat 62:29	33:23,32 34:33,34	115:2 116:21	indicate 5:24 84:3,8	interests 20:12 75:2
13:6 22:30 38:18	hectare 111:16	35:32 38:6,13 55:26	ideal 40:31 92:11	86:29	106:15
46:30 103:20,21,22	hectares 111:16	58:16,18 61:32	ideally 92:33	indicated 64:34	interim 28:31
104:28	held 2:10 6:15,17 19:2	62:3,29 63:1 66:23	identified 44:22,24,28	indication 20:3 25:32	interior 106:17
happens 9:9 10:20 41:18	help 16:28 17:1 51:27	67:18 68:4,10 70:1,28	115:8	114:31	intermediate 2:27
65:15	52:5 66:11 109:21	77:28 80:28,31 83:3	identifies 111:6	indications 89:29	internal 105:34 106:2
happy 6:33 8:8 12:15	113:31	104:13 105:5,24,25	identify 13:14 104:21	indicative 25:30 28:22	107:6,14,29
16:3 18:24,30 22:6	helped 48:3 65:28	106	identifying 13:22 56:22	29:1,2 31:4 74:23	internally 105:26 115:15
48:33 49:1 54:29	helping 113:30	housed 100:21	100:22	75:11,15,20,29,30	internals 84:9
55:11 58:14 61:18	her 54:22 106:3,34	housekeeping 7:5	ignores 10:25	76:6	interpret 46:32 49:26
69:13,18	108:17 110:9 111:33	houses 14:26 15:19,21,24	illegal 100:9	indicator 86:30 87:1,2	interpretation 77:30
72:11,12,17,21 73:28	here 2:2,30 3:7	16:25,27,28,31	image 40:26	indifferent 78:19	into 2:31 3:20,21
84:2 111:32 114:29	4:10,15,16,20,25	17:28,30 18:1,6 19:28	imaginable 7:2	indigenous 101:1	4:18,22,29 5:27 6:3
hard 27:20 50:13 51:4	5:6,22,25,31 7:26,34	22:28 23:31	imagine 7:34 61:14	individual 85:6 107:22	7:28,30 9:16 10:4,6
80:30 86:28 91:21	8:2,30 9:8,13,32	25:17,18,24,26	imitation 107:30	individuals 82:32	11:23 12:5,22,29
110:12	10:2,34 14:6,32 15:14	26:22,34	immediate 20:1	indulgence 1:28	14:16,34 15:9 17:6

18:33 21:28 23:15,19
25:21 26:23 27:5
31:4 32:4 33:30
34:17 35:14 36:10,30
38:32 41:34 44:2,7
45:6 46:23 47:3,6,7,8
48:13
50:1.2,17,23,28,33
51:5 52:9,27 53:9 54
introduced 13:29 38:23
investigate 64:4,7,24
70:12
investigation 44:7
investigations 79:16
investments 10:26
invited 102:23
involved 12:25 72:4
87:18 88:11 99:24
involving 98:8
iota 16:29
irony 68:3
island 69:5,9
isn't 1:33 2:4 9:3 16:7,28
17:18 20:17 25:2
26:19 29:3 31:22
35:19 41:19 52:22
85:23 95:17 99:22
101:4 103:27 117:16
isolated 40:3
issue 4:6,7,27,31 18:25
29:10,11 51:24,27
52:6,7 53:24,25 57:15
61:28 65:24 66:13
67:6 71:19 77:30
82:5 91:34 92:7
95:13 98:26 99:12,31
102:2,20 103:29
106:3,31
issued 9:25 80:32
issues 7:3 10:25,33
11:7,8 15:2,4,13
22:16 59:6,16 67:8,10
75:13 97:27,32
99:17,30 101:17
102:1,2,7,25,26 104:4
107:11 108:15 110:9
113:19 114:3
it's 1:33 3:13,20,27
4:14,20
5:22,23,25,27,29,32
6:28,29,31 7:10 8:31
9:2,12,14,20,26
10:1,24,28
11:4,7,11,12
12:16,28,29
13:1,5,6,14
14:15,29,30
15:14,28,29,31
16:12,19,20,25
17:2,7,10,20 18:6
19:10,13 20:10,14,22
21:22,28,31,32
22:17,19 24:1,6,21,26
26:
item 2:12 4:26 5:4
6:17,18,20,27 7:23,25
15:33 18:12 23:10
74:28 80:11 81:19,20
items 7:7 66:26
its 16:34 33:2 48:31
75:30 94:30 116:14
itself 16:31 25:30 44:21
It'll 2:13,17 4:13 5:3 9:22
10:28 11:16 15:34
17:7 19:23,32 32:20
34:5,26,29,30 43:5,34
44:14 45:7 49:30
52:19 53:15 58:29,32
61:21 63:26 69:31
71:15 73:28 74:5
75:20 76:3 78:16,22
80:2 81:12,17,32
83:8,21 85:1,15 86:9
87:8,15 89:15,22,25
90:1 94:17,24 97
IDA 46:29
INAUDIBLE 91:22
Ireland 37:12 69:8 98:8

Irish 26:24,25 34:9 89:13
95:13,17,18,19,23,29,
34 96:2,3,4,5

J

jam 41:6
jarring 88:32 94:34
jersey 2:21
jist 33:4
job 10:3 31:9 46:21
87:24 88:10
jobs 26:21 87:23,33
join 13:18
judge 61:3
jump 47:26
junction 39:22 55:34
56:1
junctions 41:1,8
just 1:21,22,28,33
2:12,16 3:5,10,12,16
4:4,7,16,22,25
5:14,31 6:4,8 7:13,31
8:8,9,10,21 9:5,14,22
10:7,23 12:3,27
13:4,12,27,28
14:21,28 15:10 16:13
17:7,19 18:22
19:19,32,34
20:2,12,13 21:2,34
22:9,14,19
24:1,10,27,30,32
25:4,6,24 26:26,33
27:30 28:2,9
justified 25:16 58:2
justify 58:1
juvenile 109:14
Jack 55:26
January 101:33
Joe 3:7 30:34 31:1
103:28
John 6:16 99:1 103:18
104:25
Johnstown 74:30 75:11
Joint 98:7
Junior 2:30 3:34
Justice 98:7

K

keep 3:28 5:13 9:29 37:3
48:3 55:14 60:24
62:27 64:29 68:6
108:12
keepers 69:24
keeping 9:15 71:10 86:17
95:2
kept 23:11,13 86:29
key 44:22 81:17 84:15,19
88:34 89:2
kick 4:29
kicked 2:2
kickng 110:2
kids 53:11 90:24 104:1
killed 102:21
kilometre 33:28,32 67:25
80:8,9
kilometres 18:28,29,31
19:3,8,10,16,18,20,24
28 20:2,4,13,29
21:8,9,11,14,15,17,20
26
23:2,3,15,19,21,25,34
24:6,8,10,16,17 26:2
33:34 34:1 69:26
71:31
kind 17:19 20:12 22:9
24:32 27:21 33:4
40:12,20 42:7 50:30
20:9,13,18 23:4
52:25 67:3 68:6
89:19 91:14 99:33
110:20
knocked 3:3 46:26
knocking 34:13
know 1:25 3:4,5 7:31
8:3,6 9:3 10:28,32
12:18,34 15:19,21
19:17 20:4 23:26
26:12,21 28:28 32:23
33:18 36:15 37:8,29
38:32 40:7,24 42:9

43:13,15,16,26 44:31
45:25 50:10
52:2,13,26,27 56:28
57:3,18,19 61:12
62:3,34 63:1,25
67:9,18,32,34 69:26
70:3,33 71:12
knowing 106:26
knowledge 14:13 116:4
known 6:24 9:4
knows 100:22
Kathleen 1:17
Kenny 104:7
Kerry 46:10,34 47:3
KENNEDY 66:16,17
69:21,22 74:33,34
91:10,11
Kilcarragh 99:7,14
102:21,29 103:7
Kilcoole 49:6,17
90:17,18
Kildare 7:15 17:33 24:15
69:7
Kilmacanogue 2:30
3:9,27
13:16,17,18,21,25
41:6 59:7
Kilpedder 39:22,33 40:1
41:29
Kiltegan 24:19
Kindlestown 6:19
Knockroe 6:26

L

lack 30:30 36:22 51:19
69:1,19 71:12 103:30
106:26
lacking 88:23
lads 2:33,34
laid 93:25
land 7:6,10 8:2 11:33
13:34 14:5 15:5,22
30:11,13 31:5
38:10,11 39:21,23,24
40:11,28
42:9,10,11,13,20,22
43:8,10,32 46:3,25
58:24 64:27 68:27,29
75:2 77:10,12 78:1,9
81:33 84:13,15,17,19
103:10 109:13,28
110:13,15,23,24,28,2
9,30,31,32,33
111:2,13,14,15,28
landed 83:33 108:9
landlord 71:20
landlords 100:28
landowner 15:22 105:33
landowners 7:3 65:5
70:30,32
71:2,12,14,22 78:1,4
81:29 113:3
lands 13:14 15:23 26:8
43:17 58:22 73:13
landscapes 80:23 82:26
lane 3:8 30:34 90:4,14
lanes 58:28 90:13 92:14
lapse 48:11
lapsed 49:27
lapses 48:20,31
large
14:4,10,11,22,23,24,2
5,27
16:2,12,24,27,32,34
17:1,8,24,26,29
18:7,28 19:18,19
20:9,13,18 23:4
24:7,12 25:17,31
26:4,6,11,27 27:5
28:23 30:13,14,16,20
46:5,27
73:23,27,29,31,33
74:18,22,25,29
75:9,21 76:7 85:24,25
90:33 93:7,11
101:12,31 111:34
113:
larger 13:33 14:34,2,5
85:25

last 1:11,26,28
2:14,17,20 3:1,2 4:9
5:8 6:28 8:11,20,24
9:1,5,11 10:4 12:8,11
14:22,33 16:23,33
22:16 23:26 24:28
27:12 28:5 29:6,25
30:12 31:29 32:25,31
33:1,13 34:14 37:1
38:23 39:26 42:8,32
43:31 51:13 53:2
55:28 58:1 65:5
74:10 77:17 80:22
87:30 91:6
late 3:32 11:5,6,8
29:25,27,29 31:24
56:8 76:12 107:2,20
112:21 113:18
later 4:17,19 9:31 46:15
50:34 79:18 84:21
95:12 106:32
laudable 87:22
law 1:16 107:26
lay 95:9,18
laying 84:5
layout 40:24 93:16 95:12
lead 11:27 37:12
leadership 52:6
learn 3:21
learn 72:1 90:17 98:32
learned 1:27
learning 115:3
least 15:21 19:6 20:2
28:6 48:31 66:14
69:15 101:15 109:13
114:26
leave 5:28,29 29:5,16
30:24 40:9 49:11
57:30 58:3 64:13,15
75:27 78:32,33 79:1
82:15 83:34 94:16
106:10 113:20
leaving 19:26 40:30
66:26 78:16 94:17
lectures 78:17
left 4:17 7:32 11:5 27:22
43:16 55:13 73:10
75:5,24,33 76:33,34
78:32 108:5
legal 9:25 34:34 51:34
70:5
117:7,10,12,14,18,19
legally 32:6 67:33 89:5
97:17
legislation 69:5
legitimate 14:15
legs 60:24
lending 107:7
length 23:23 69:5
lengthy 23:10
less 11:16 37:25 44:2
46:27 65:32
lessons 1:27
let 8:8 11:16 12:18 16:19
21:19 52:15,24 55:11
57:10 61:17,28 66:13
68:29 78:31 87:17
90:4 99:13 106:32
112:12,13
level 14:16 18:5 19:15,20
20:10,11,16 21:1,24
22:5,7 23:2 47:30
50:34 51:1 59:6,13
67:21 68:12,13
73:27,29 96:2 103:31
104:26
levels 18:29 20:25 21:29
23:1,5 51:11,12 60:2
90:34
levy 81:34
library 1:19
life 25:18 51:12,25 85:12
86:22 98:20,28
lifestyle 51:17 52:23
lifetime 24:30,33 31:7
45:11 74:25 75:8,31
light 13:28 34:15 50:31
55:4 57:13 66:17

70:27 93:18 98:17,19
102:7 106:5
lighting 72:14 90:21
like 1:25,29,34 2:26,29
3:5,25 4:9 10 6:2
7:29,31,34 8:27,32,34
9:5,9,14,34
10:11,17,34 12:25,31
13:6,19,22 14:21
17:21,23,33,34 18:32
20:13 23:4,33 26:19
27:14 31:21 32:16
33:8,14,17 36:11,27
38:17 39:11,27
40:6,8,34 41:5 42:32
44:6 45:4,28 47:30,32
48:1
likelihood 16:34 27:6
likes 36:33 37:8 46:14,34
49:23 68:16
limbo 43:16
limit 33:29,32,34
80:8,9,10,14
limited 14:28,29 16:30
line 32:25 33:7,17 41:27
49:14 58:25,27 63:24
71:20 85:8 94:28,29
95:12 102:13 106:30
linear 71:9
liners 100:18
lines 42:8 111:19
link 58:24 74:19
links 26:21 81:24
list 16:16 35:29 59:14
listed 66:32 105:22 108:2
listen 19:21 65:25 69:30
112:4 113:32
listened 26:24 65:28
listening 62:25 102:18
listing 105:4,21
106:17,18 108:20
lists 62:20
literally 27:8
little 5:31 7:13 16:1,33
22:24 23:1 26:1
33:16 36:30 40:20
42:10 53:13 60:15
65:31 66:4 80:26
86:9 88:32 113:29
114:4,30
live 14:4,9,18 17:11,29
24:31 26:15 27:32
32:20 38:22 44:27
67:25 71:20 92:12
109:22 111:13 112:13
lived 20:20,23 36:13,14
106:14
lively 48:4
liver 51:14
lives 1:13 53:10 104:11
living 14:10,17 17:14
18:34 20:16,31
21:14,15,19 24:1,6
27:33 28:5 37:30
40:29 68:31 95:28
99:7 100:12 102:31
105:8 106:16
load 59:17 82:19
localities 19:7
locality 22:31
locally 104:16
locals 19:11
locate 47:5
located 56:11 65:27 90:7
92:33 96:22,23
109:14
location 52:13 56:16
93:6 95:27
locations 15:1 42:33
43:6,19 53:5 58:27
81:23 91:7 100:22
lodged 29:24,29 77:17
log 96:31
logic 12:17
logical 35:7 65:26
long 5:12,25 6:29 7:2,9
14:22 15:29 18:34
22:8 26:25 31:10,14

38:32 39:2,31 51:5
65:11 70:3,24 71:9
81:6 83:29 90:18
98:13 99:17 116:4
117:4
longer 22:12 30:15 32:18
34:32 35:9 51:23
105:22
look 4:19 8:13 14:25
17:26 24:19,20 27:29
28:31,32 29:8 32:29
37:9 39:28,30 40:15
43:27 46:24 47:14
50:20 61:6,11,12
75:15,20 81:34
84:10,13,14,23,29
85:7,21 87:20 90:17
92:3 93:14 98:27
99:31 100:25 101:34
103:20 106:22
110:9,11,24,25,30
112:20,30 113:13
looked 22:14,15 58:10
63:10 85:9 105:23
113:3
looking 5:6 10:29 11:23
13:20 15:6,11 26:26
27:17 29:27 31:4
32:2 33:3 35:6 37:31
46:34 47:1 50:8
52:28 61:15,27 74:18
76:29 77:23 85:5
86:33 87:18,34
89:21,29 90:23 92:34
94:28 95:10,25
100:16,17 112:21,24
115:23
looks 23:4 87:30
loose 84:17,30 110:16
loosen 17:9,10,14,24,31
19:5,17 21:21,31,32
loosened 17:27
loosening 17:26 21:3,23
22:27
lose 98:28
loses 48:5
losing 2:34 100:27
loss 105:28
lost 1:12 55:24 98:20
104:11 105:26
lot 10:5,22 12:11
14:23,26 15:9,13,17
17:8 22:22 23:6
24:29 26:9 27:32
31:3,28 32:2 38:33
45:32 46:30 47:2
48:6 51:5 52:28
58:27 61:12,33 62:1
67:1,2,11 70:34 83:7
85:9 92:12,16,17
95:26 98:25 100:14
101:30 102:5,9,12,19
103:20,27 104:27
107:14,32 113:19,
105:22 22:20,25 48:4
53:6 57:32 89:13
112:31
loud 102:17
low 78:29 95:2
lower 21:1 26:16
lowish 111:16
lucky 91:13 101:21
lunch 25:3,4 30:26,28
31:2,9,13 35:5 51:21
73:26,27,34 74:16
75:18 118:3
lunchtime 73:33
Lacken 3:1
Landscape 32:24 33:2,8
66:3 68:10 69:23
80:22,26,33
85:4,5,7,11,34 86:1
87:18,20,27,31,34
88:1,7,10,20,25 90:11
93:18 94:12,13,14
97:5,6

Landscaping 85:5,9,13,22 94:11 97:5	79:13 85:26 88:20 89:5 93:13 94:2,29 95:16 96:11 105:15,33 106:6,8,21,33 11	means 28:23 38:24 48:5,31 49:16,17 62:6 69:7 91:3,4 meant 16:3 29:7 49:21 59:24 meantime 48:27 measures 59:6,14 61:27 64:4,6 98:10 meat 53:3 mechanism 28:34 75:29 112:29 mechanisms 95:1 110:12 media 66:1 medium 22:15 85:25 111:16 meet 26:6,11 67:17,27 101:13,15 meeting 1:1,7,26,28 2:15 4:10,15,18,25 5:9,14 6:8,13,15,17,27,28 7:1,14,16,31,33,34 8:25 10:9,10 11:27,30 12:4,7 15:14 31:13,24 36:24,27 77:31 78:34 97:33 98:18 99:23,32 102:7,20,24 104:9 109:4,5,8 112:21 117:29,30,33 118:7 meetings 1:3,4 5:13 17:25 68:23,33 102:29 112:31 meets 116:5 melting 50:29 member 12:34 34:34 78:10,31,32,34 79:8 100:9 102:19 members 1:9 2:13 4:8,14,29 5:18,19,22,23,25,31 7:14,16,28,31,32 10:8,11 12:7,13,14,16,19,21,2 4,25 13:2 15:10,12,15 16:16 19:17,21 20:5,22 21:22,28,31 22:16,23,24 27:20 28:9 29:17,29 30:17 31:33 38:30 44:25,28 45:12 51:6,9,28 55:25 57:22 61:17 63:34 64:8,1 memory 67:1 mention 3:5 31:10 46:10 93:6 111:4,18 mentioned 8:6,10 23:24 30:30 34:20 75:1,12 100:9 104:26 105:31 merely 29:28 merge 54:13 merged 34:27 merging 34:25 74:9 merit 104:32 mermaid 89:16 message 51:26 102:17 met 5:27 25:29 100:6,13 103:3 106:14 109:24 metre 70:1 90:12,13 metres 47:28 48:26 50:8 53:34 66:14,18,22 69:13,15,16,24,25,26 71:26 92:33 93:6 mic 33:30 middle 57:31 might 9:27 11:23 12:4,20 14:5,10,15 19:10,17 22:25 24:33 25:3 27:19 37:4,7 51:32 53:13 54:5,8 62:21,26 68:10 90:79 85:26 91:12 92:1 96:11 101:6 108:3 110:28 114:8,21 115:21,22,23 mightn't 27:29 53:34 73:10 mile 6:30 14:11 miles 14:11 19:7 84:17	million 7:24 97:29,30 101:34 103:32 mind 9:15,18 36:6 52:17 62:27,28 68:7 69:34 92:5,30 mindful 106:28 mindling 107:6 minds 84:5 mine 116:32 mini 116:13,14 ministerial 105:18 106:5 107:17 minor 3:18 33:18 minute's 2:10 minute 9:1,5 23:26 34:26 55:28 93:28 minutes 1:4 4:27,28,34 6:15,17 31:23 36:23,25 87:30 97:16,18 misleading 96:11 111:7 misread 89:31 miss 2:31 missed 94:19 missing 11:21 missions 60:10 mistake 19:5 46:1 47:14 mistakes 11:16 13:1 23:28 90:17 mitigate 94:32 mitigating 47:6 87:24 mix 2:4 38:2 mixed 15:23 21:19 37:27 mixture 37:3,28,29,32 moderate 33:28,31 109:17 moment 14:27 16:23 17:18 18:28 19:13 20:25,34 21:24,27,34 22:4,10,19,20 33:11 34:24,33 36:17 44:27 46:6,18 47:5 55:14 61:33 71:19 78:3 82:1 83:9 93:5 99:7 100:12 101:1 102:5 106:6 111:14 114:24,25 115:27 moments 4:7 44:3 46:5 money 38:31,33 43:16 62:26 94:5 98:33 99:11 101:25,27,29,30 103:1,33 monies 98:33 99:11 monitor 60:3 monitoring 60:19 monstrosity 68:6 month 118:1 months 5:8 6:28 28:3 59:9 98:21 100:7 103:6 105:32 108:17 113:24 114:1 moral 99:13 more 6:34 12:2,33 13:21 14:17 16:14 17:10 19:16 20:21 21:23,27 23:1 24:4 26:10 27:5 28:4 29:3,33 30:5,26 32:32 37:4,7 38:18,25,26 44:24 46:30 48:11 50:17 54:19 59:23 60:31 61:32 62:11,16,29 64:33 69:25 71:22 74:2 78:5 85:26 87:22,27 90:34 92:16 93:24 95:2 morning 4:21 8:1 34:16 41:6 45:32 75:7 78:21 80:3 most 3:20,33 4:20 7:2 10:5 13:7 15:20 19:15 20:5 22:28 28:17 31:31 32:23 36:16 52:13 66:7 68:3 72:11 80:29 81:12,21 83:5 84:15 90:7 94:4 99:25	100:19 101:7 103:25 104:10 107:2 114:26 mostly 71:21 mother 1:16,17 motion 1:28 2:3 4:9,28 5:18,26 28:31 30:17 31:8 34:6,11 36:28,31 49:1 50:28 66:13 71:25 97:34 98:1,13,19,28 99:18 103:26 104:4,7 109:3,33 111:25 motions 5:6,7,9,12,15,19,24,3 3 6:12 9:26 50:27 54:18 61:22 108:27,31 motorists 41:4 motorway 39:22 41:1,8 56:2 67:25 motorways 67:20,23 mountains 66:20 70:2 move 14:16 16:8 22:17,31 23:1,5,14,18,21,22,24 25:2 36:17 37:16 44:19 45:28 49:33 72:9 87:8 88:13 97:24 100:11 103:19 115:2 moved 78:6 movement 26:16 86:28 98:12 107:8 movements 86:26,33 96:31 moving 14:1 18:20 22:13 26:1 27:4 much 2:33 9:30 10:7,9 13:1,3,15 15:34 18:1 23:32 26:28 33:17 34:10 38:11 43:32 47:15 62:11 63:1 64:33 68:13 84:21 85:7 87:26 102:14 105:1 107:4 111:2,3 114:6 116:1 multi 18:22,23 21:12,16,17 23:25,34 24:10 multiple 24:11 81:29 municipal 1:25 4:10 6:28 7:14 13:15,20,23,25 29:17 49:4,5 55:30 72:5 74:11 98:18 99:14,16 must 2:19 9:28 13:2 18:27,31 45:6 65:25 myself 3:16 12:9 17:29 45:7 47:22 50:31 72:24 75:34,2,4 78:2,20 82:30 99:15 109:29 mystifies 17:3 M50 41:2 Manager 1:14 9:22 76:29 111:31 March 11:25 17:25 19:16 56:25,26 106:3,10 112:29 115:6,10,18,34 116:1,23 Margaret 97:14 100:31 102:14 103:2,15,28,32 105:1 Martin 1:15 Mary 1:18 103:28 Matt 61:20 Maureen 1:18 MALONE 100:31,32 103:2 104:16,25 MATTHEWS 11:9,10 19:31 24:25,26 26:17,18 27:27 32:21,22,31 33:1,11 35:30 40:10,11 42:18,19 43:30,31 45:9,10,13,25,30 52:11,12 55:4,9	56:9,10,13,17,21,26 57:6,7,10 58:15,22,31,34 59:29,30,32 60:15,18,20,22,25,34 61:1 63:17,22,24,28,30 64:1,12,21,23 65:10,1 McCarthy 1:18 McDonald's 50:15 McDONALD 56:5 McLOUGHLIN 40:5 47:21,22,24,25,27 48:13,16,22,24,26,33 49:7,12,21,24,34 50:1,30 51:6,28 53:22,23 54:15,32 63:26 65:21 67:29,30 70:5,9 72:9,10,15,20,23 90:16,17,20 Mellos 6:21,24 Minister's 52:12 67:10 Minister 39:26 40:13 41:17 67:9,12 70:7 115:31 Miriam 54:28 55:32 Mitchell's 41:21 MITCHELL 38:20,21 39:19,20,40,23,34 43:26 45:15 47:34 48:2 59:4 60:17,26,27,29,33 61:30,31 62:9 67:15,16 71:17,18 72:15 104:8,9 Monday 1:7 6:15,17 Moore 1:17 Mountain 34:8 MURPHY 1:15,18 53:12,13,18 54:29 56:14 58:12 68:21,22 71:32,33 80:7 83:3 90:1 N nailed 81:27 nailed 9:21 namely 64:27,30 naming 99:15 nanny 53:1 narrow 10:24,28 12:27,28 19:18 24:4 58:29 84:19 90:3 narrowness 95:2 national 33:33 38:23,27 44:23 61:26,27 66:29 67:8,19,21,23,26,30,3 1,32,33 68:10,11 69:1,2,8,19 70:5 97:29 99:10 103:27,31 104:17,23,26,32 nationally 101:3,26 104:27 native 16:1,2,5 21:26 33:28,31,32 34:31 natural 93:18 nature 65:30 80:25 87:20 91:21 96:1 nauseam 111:10 near 36:32 44:3 nearest 13:33 nearly 72:24 101:4 110:4 115:9 necessarily 36:14 46:26 88:26 89:1 104:29 necessary 34:21 35:13,16,30,32,34 36:1 44:27 56:17 72:10 84:28 93:9 103:17 need 1:27 5:31 6:6 7:4 11:27 13:16 22:2 25:15 27:25 28:6 31:12,14 32:8,11,13,14,15,16,1 7,20 35:3,4,15,17,20,21,26
--	---	--	---	---	--

,33 36:2,8,30
38:4,8,12,25 40:12
41:4,7,9 44:1,28
47:5,31 50:7 51:18
53:13 54:1,11 55:17
58:15 61:28,32
67:4,27 69:28 71:16
72:1 80:33 82:6,12
needed 38:8 56:2 72:6
104:26 105:8
needs 10:31 22:34 23:6,8
26:23,24,26 33:6
34:21 50:32 69:7,27
80:24 102:25
103:11,23 106:22
109:30 111:2 112:31
114:4
negative 46:13 62:20
66:3,33 67:5 68:16
104:29 109:16 112:15
negativity 67:5
neighbour 65:31
neighbourhood 50:17
92:33
93:4,7,10,19,21,22,24
94:4
neighbours 2:16 17:29
neither 28:21 37:10
53:27
nervous 16:1
network 89:25 90:8
networks 89:23
never 5:13 15:5,7 37:1
43:17 46:27 58:18
59:13 64:17 65:33
89:16 90:8 92:30
113:11
nevertheless 15:14
new 6:32 8:19 11:11
22:28 30:14 34:32
35:3 37:31 40:7
44:26 58:15
62:10,25,27 66:18
75:8 77:34 80:18
89:6 91:29
93:10,29,30,33
95:4,5,6,17 101:24
104:24 109:23,27
116:12
news 103:12
next 2:22 3:26 6:13 8:18
9:10 10:9 11:19,24,28
12:1 17:28 28:3
39:21 41:11 42:6
46:15 53:16 56:1
63:22 64:16 67:20
68:30 70:21 83:30
84:34 90:13 95:30
105:3 106:3,10
107:21 113:24 115:18
116:1
nice 107:19
night 97:34 103:13
nine 19:20 21:24 25:7
29:18,21 51:22
74:11,27,28,29,30
75:10,28 76:18,21
83:26 84:3 117:28
nobody 18:33 19:22
46:11 54:30 55:32
57:28 62:2 66:4 75:5
78:30 86:3 98:16
105:7
nod 75:3
noise 60:2,3,6,7,8,13
66:2 67:24 96:22,26
nominated 15:26
nomination 78:10
non 33:33 36:33 60:31
110:16
nonsense 100:30
nonsensical 100:18
nor 1:25 28:21 37:10
norm 69:17
normal 2:13 55:34 61:15
84:22
normally 16:4 60:7,8
85:25

not 1:3 2:4,19,31 4:30
5:9,14,26,34 6:9 7:22
8:11,15,19,24,31
9:13,24 10:14
11:6,7,28 12:2,16,18
13:5 14:5,6,7,15
15:10,28
17:1,10,27,33 18:19
20:21,32 21:23
22:9,14
23:3,4,7,18,20
24:1,10 25:12,26,32
26:5,25,27,29 27:28
28:18,20 30:10,16,33
31:5,6 32:1,3
note 1:4 61:4,5 66:10
108:15
notes 12:5
nothing 15:17 28:25
52:20 53:32 69:4
79:9 86:32 99:9
103:22 107:26
108:5,7
now 1:30 2:8
4:11,16,18,20,31 5:8
8:8,9,20 10:15,24
11:20 12:11 13:32
14:25,33 15:5 16:9,10
17:15,21,34 18:24,28
19:26 20:11,15,17
24:30,32 25:6,26
27:11,22 29:7 30:2,13
32:3,12,28
34:17,29,30 37:7,14
39:19,25 40:15 41:3
42:33 43:17,20,26
44:31,33 45:33
nowadays 51:21
nuggets 51:24
number 1:11,13 2:12
4:26 5:4
6:17,18,21,23,28
7:3,23,26 13:9,27
14:22,25,32
15:2,4,32,34
16:11,20,22,33 17:9
18:20 20:8
22:16,21,23 25:17
27:12 28:22 29:22,28
31:2,4,20,22,25,26
32:5,24,31,32 33:18
36:26 39:19 41:27
42:6,31,33 43:8,13
44:1,19 45:24,29,31
numbered 32:31
numbers 25:31 26:11,29
86:29 100:33
numerous 40:34 105:27
110:28
nursing 43:2 57:2
nutrition 51:21
N11 39:32 40:1,12,22
44:4 45:33 46:3 47:7
55:34 104:2
N81 6:30,31,32 7:2
Newcastle 23:4 49:6
72:14 90:20
Newtown 4:1
109:12,15,17,18,20,2
2,28 110:7
111:5,6,13,14
112:13,16
113:12,16,21 114:22
115:9,13 116:13
Newtownmounkenkenny
110:5,15 111:2
112:27,28 115:19,24
116:12
Nicholas 3:33
Nicola 6:14 59:4 79:1
86:24 102:20 103:19
Nolan 8:33,34 9:11 70:12
96:27 109:9
112:4,6,7,11,12 113:1
116:27
None 105:6 110:31
North 38:11 45:2 47:8
115:8,9,22

Notice
5:6,9,12,14,19,26,33
6:5 38:29 108:27
Notices 5:7 109:3
November 1:7 111:31
118:2
NRA 39:26 40:2
NTA 58:26

O
o'clock 4:15,25 8:1
31:13,14,25
obesity 50:12
51:1,10,11,15
object 64:7
objected 17:15
objection 13:27 53:8
54:24 55:5 56:10
62:4 63:33 68:23
73:16 74:17
86:4,16,20,22 87:10
89:23 93:14 117:23
objections 29:9 39:26
40:2
objective 13:22 40:24
47:15 58:34 59:32
61:1
64:12,14,15,19,31
65:11,12 67:16,24
71:16,22 107:21
objectives 33:7 59:9,14
61:16,34 62:5
67:19,27 100:6
obligation 37:26 105:15
obligations 100:6
obliged 41:14
obvious 21:32 64:27
114:24
obviously 1:27 5:13 6:4
9:4 20:22 31:11,12
35:26 42:14,26 50:27
52:3,28 57:9 65:23
67:18 77:34 84:31
91:20 97:26
112:20,26 114:17
occasion 64:28 99:22
occasions 15:3 17:13
64:30 103:16 107:10
occupancy 18:21
occupied 48:4
occur 1:5
off 3:10 15:24 25:3 27:27
28:4 31:27 68:4
73:32 77:28 80:28,31
85:18,24 87:33
91:13,24 93:1 110:2,9
114:24 115:20,21,27
offensive 67:25
offer 1:23 13:21 68:25
113:13
offered 102:32,34
offering 112:23
offers 14:23 100:14
office 7:15
officer 105:23
106:2,27,33
107:27,31
official's 37:23
official 1:3 38:1 42:24
104:16,29
officially 8:12 17:5 31:9
50:33 55:2
officials 8:4 17:15 39:25
47:11 101:22 102:11
offshore 68:18 69:9
70:13
old 12:31 15:18,19
16:26,30 17:33 18:4
19:4,14 32:3,4 40:15
111:4
olds 51:22
omit 34:19 35:18 72:17
omits 34:21 35:7
omitted 22:1 34:23
once 38:34 97:8 110:23
one 2:12 3:1 5:4 7:2
8:6,9,30 12:34
13:9,11,17 14:29
15:2,4,11,13,15,17,21

,24 16:7,9,25,29
17:3,10,13 19:15,34
21:5,29 22:1,24,27
23:1,2,11,13 27:15
28:3,4,20 29:3,28
30:26 31:13,14,27
32:4,10,11,16,19,25
36:17,18 37:28 39:11
40:29 41:2,3,12,23
42:5,6,8,3
onerous 85:12 92:6
96:32
ones 15:18,26 16:19
22:20 26:16 52:21
60:12,30 74:7 96:30
100:20,27
ongoing 59:8 89:7
only 2:19 9:13,26 14:10
17:3 18:24,25 19:13
20:33 23:29 24:5
27:3,8 29:26 30:18
31:24 32:5 35:30
41:3 44:21 46:2,24,27
53:33 55:15 57:2,24
73:13 74:19
75:5,24,33 85:26 92:5
93:10 99:16 100:7,15
103:3 105:18,19
109:22 110:18
111:15,33
onus 52:2
open 5:18 9:15,26 14:18
19:8,19 23:31,32
24:28 38:34
47:11,14,32 50:5
62:27,28 68:6 80:19
87:28 88:27 113:30
opened 18:8 99:8
opening 35:12,15,22
100:7
opens 22:18
operation 86:27
operations 86:29
opinion 6:4 8:23 11:7,25
52:16 57:3 61:22,23
96:12 108:17 113:15
114:5
opinions 50:23 52:16
opportunities 44:22
opportunity 2:14,31
8:13,18 9:27,29 15:12
20:16 23:14,23 25:34
26:1,13 44:4 52:7,9
61:11 97:18,22 106:9
114:27 116:16,23,24
oppose 62:9 90:27
opposed 16:28 76:30
106:25 113:33
opposing 100:21
opposite 12:25 47:9
optimistic 26:14
option 14:3 27:21 28:17
options 25:25
28:11,14,17
order 15:12 22:2 29:26
31:7 34:23 46:34
50:24 91:13 94:32
111:6,15
ordered 36:4
orderly 8:31 12:10,16,17
orders 4:6,11 5:7 97:23
108:27
ordained 104:17
organisation 53:3 79:8
113:30
organisations 2:14 98:12
organised 93:5 111:29
original 14:17 19:23
31:32 54:16 74:31
105:6 108:6 114:34
originally 49:21
other 1:13 2:33 4:29 5:13
9:17 10:6,11,22 12:7
15:15 17:8,10,33
18:1,12 19:7,17,21,34
20:15 22:27,29
24:1,2,3,4,9
25:9,12,31

26:5,6,7,28 27:21
28:20,27 29:28 30:6
32:19 33:18 41:7
43:2,15 44:21 46:32
52:4,19 53:1 56:33
57:19 61:9,16,22
63:34 64:25 66:27 6
others 14:15 28:29 44:1
103:16,26
otherwise 9:1 26:29 38:7
88:32
our 1:12,17,23,25 2:14
4:10 6:11,27 7:1
8:4,13 13:33 15:12
17:25 21:7 22:28
23:27,33
25:13,15,18,21
27:1,33 30:12,16,20
33:7 34:9 37:1,3 38:7
40:30 46:24,29
50:11,20 51:18,25,27
54:10 55:30 60:11
63:12 64:13 66:34
67:9,12,13,31 68:31
69:30 72:5 78:34
82:2
ours 3:7
ourselves 5:30 12:15
27:20 30:16 99:25
111:30
out 1:12 2:34 4:22 5:8
7:15 8:15,16 9:2,11
10:7,8,13,14,15,20,33
11:25 12:15,20 13:3
15:29 16:5,18,23
17:23,27 18:30
19:13,33 21:17
23:1,6,12 26:30
27:4,9,28 29:26
30:16,19,33 31:12
32:9 34:9 35:34
37:8,10 38:31 39:11
40:13,30 41:7,12,14
43:21 44:1,26 45:
outbuildings 105:5
107:34
outdoor 57:23
outer 108:10
outlet 50:15
outlets 47:23 50:9,19
51:33 53:6,24,28,34
68:19
outline 8:29 11:15,16
61:5 110:9
output 115:24
outs 100:15
outset 15:34 70:31
outside 15:21,23 18:29
19:14 23:24 25:14
47:1 48:3,5 50:16
53:28 65:17 69:19
78:23,25 79:4 81:33
82:19 83:7
84:10,17,27 91:34
92:1,6 107:7
outskirts 48:14 90:8,22
outstanding 97:10
over 1:10,11 4:17 6:28
7:33 10:2 11:34
14:22,33 18:26 22:16
23:11 24:28 25:24,33
27:4 28:27,28
33:12,13 35:5
37:20,21 38:16
39:7,32 40:1 51:13
54:5 59:15 61:32
63:13 64:16 66:3,33
68:25 69:4,10,15
71:26 73:26,28 91:6
99:2 103:31
107:10,32 110:12
111:11,12
overall 7:4 26:29 36:32
82:12 83:18 88:29
97:9 116:34 117:5
overcrowding 102:2
overdraft 7:24
overdue 6:29 98:13

overlooked 56:16 65:28
overnight 71:10
overrun 22:28
overview 100:32
overweight 51:11
own 2:16,19,29 3:12 4:21
11:29 12:27 13:16,18
27:13 33:33 65:8
67:12 78:1,7 79:28
84:10,23 92:2 98:34
99:16,28 100:21
101:8 106:2 108:7
111:5,17,20 114:30
116:32
owned 32:16,17,19 35:4
71:27 78:9
owner 22:1 56:6 105:15
owners 40:7 42:12,13
43:15,19,20 105:9
106:15 108:8,16
113:7
O'BRIEN 1:14 5:21
11:16 12:3 15:17
16:9,12,14,16 17:7
18:34 19:26,32
20:15,27,30,33
21:2,5,7,9,13,19,28
23:29 24:23 25:3
28:9,12,15,19
29:2,7,18 30:5,25,34
38:2 39:6,8 41:11
42:25 45:8 46:24
48:8,15,20,23,25,30
49:11,17,19,26,30
54:10,18,33
55:1,3,7,19,34
O'Connor 2:21
O'NEILL 5:6,16,26 6:20
31:22 34:5,6
36:27,28,31
37:19,21,25 38:29
39:10,13 67:7,8
88:3,4,8,11,15
90:26,27 108:27,31
109:1,3,6
October 6:18 7:14
Offaly 2:21,22,29
Often 110:30
Oireachtas 98:6
Okay 1:9 2:12
4:5,12,14,24 5:1,4
6:6,9,14,20 7:25
8:26,33 9:22
11:3,9,14 12:3 13:9
15:31,32 16:6,7,11,20
18:20,32 19:25
20:7,8,14 24:14
25:1,5 26:17 28:8
29:13,21,22 30:4,9,26
31:8,19,21,26,34
32:21,33 34:3,4,12,28
35:11,13 36:17,20,26
37:18,33 39:9,19 40

P
package 69:22
page 18:22,23
32:15,31,33 34:20
35:7,8,17 36:8 81:19
85:22 87:16 109:17
pages 34:19 116:4
paid 43:32
paint 89:3,9,10
painted 88:30 89:17
palatable 85:26
paper 8:1 12:31,32 13:3
26:5 41:1 65:26
papers 100:18 102:34
paragraph 18:22 33:1
35:12,15,16,17,18,21,
22,32 36:2
paragraphs 32:24,32
80:22
parallel 62:20
parameters 26:9
parcel 23:17
pardon 47:25 71:28
parent 50:10

parents 50:11 51:19 52:2,8,24,34 53:2,26 57:15	perhaps 13:20 22:24 24:16 30:17 91:1 109:29 114:8	plans 12:4,11,12,33 13:6,7 30:18 33:13 36:32 43:14,16 45:3 57:3 59:13 64:13 84:4 88:23 90:34 92:8 95:27 113:10 116:13,14	possibility 14:2 17:14,24 50:18 64:4,12,15,25 68:19 82:17 84:18	principle 39:12 43:2 52:20 53:32 55:29 113:1 114:11,20	properly 12:32 30:17 78:2 114:13
parish 2:16	period 3:28 11:34 27:4 29:4 62:26 63:13	played 88:5 97:8	possible 15:9 29:12 16:1 18:2 27:19 40:2 63:28,32 64:30,32 65:2 70:12 92:17 95:34 112:26 113:26,28	principles 26:20 81:17 110:11	properties 101:9
park 2:21 92:5,34 93:12,21,32,33 94:2,20,22	periphery 48:25	plant 16:30 26:12,25 27:6	pot 50:29	prior 45:5 70:30 81:26 111:30	property 6:24 13:34 78:34 96:4 105:6,8
parking 90:29 92:12	permanent 16:1,2,5 21:26 33:28,31 34:31	plantation 88:4	potentially 14:8 26:34 27:3 40:31 67:6 69:29 71:10 78:27	priority 6:3 114:23	proportions 89:7
parks 50:9 85:22,28,30,33 86:2 92:33 93:4,7,10,19,22,24 94:4	permission 14:3,9 24:19,20 26:7 39:24,25 41:15,16 43:14 45:1,5 47:29 48:10,20,31 49:31 50:9,16,21 57:20 58:31 68:4,9 79:3 82:27 89:5,8 91:3,29 99:8 114:10,15	planted 88:5 97:8	power 95:16 100:25 104:30	private 36:32 37:25,32 38:8 64:27 100:25 101:8	proposal 4:12,33 5:20,32 6:5,7 7:11 8:14,24,28,34 11:6,12 14:18 15:31 17:16,25 18:9,11,21,30 19:23 20:7,17 21:7,11 22:11,17 23:30 25:6 26:2,22 29:23,33 33:17,27 34:3,4,21,31 35:7,19,21 36:6,19,20 38:5 40:4,17 41:21 42:17 45:11,16 46:22 47:22 49:9 54:13 55
part 6:25 7:17 10:31 11:12 13:19 14:12,33 15:20 18:31 19:1 23:1,17 37:4,7,16 39:13 44:30 46:1 55:5,11 56:11,20 59:22 60:4 64:20,24 72:11 78:12 93:3,4,7,27 94:13 95:31 96:7 107:11 109:31 115:24,34 116:16 117:23	permutated 23:7 person 3:1 33:6 68:9 85:7,11 88:23 personal 6:3 14:13 79:8 personally 6:2 79:15 100:12	planting 88:12 play 93:17 110:27 played 3:32 playground 93:26 94:1,2 playgrounds 56:11,15 playing 92:5 please 2:4,8 16:21 20:8 24:22 25:6 31:3 50:23 57:27 76:5 78:7,34 79:2 86:6,18 87:11 89:34 96:24 105:1,10	posters 56:22 pot 50:29 potential 14:8 26:34 27:3 40:31 67:6 69:29 71:10 78:27 potentially 12:2 30:19 34:22 84:27 90:8 pound 38:32 power 95:16 100:25 104:30 powers 89:9 practicable 86:11 90:10 practical 53:32 54:1 60:10 80:34 83:15 86:12 90:5,30 91:20,22,25,26 92:16,22 93:13 practically 82:29 practice 53:17 71:5 practices 60:21 prayers 1:12 preaches 53:17 precedent 72:22 preclude 50:18 83:6 predicting 103:11 prefer 16:16 41:34 51:6 113:34 preference 31:31 premature 110:8 premier 3:13 premises 54:3 72:4 106:19 prepare 11:22 13:20 prepared 43:24 63:2 94:13 111:31 113:31 preparing 88:23 presence 90:11 present 7:22 18:19 26:14,21 39:18 42:5,30 44:7,18 46:31 63:21 67:18 70:20 79:26 83:26 105:22 106:11 108:25 109:28 117:3,28 presentation 31:30 presented 12:29 31:32 presenting 112:21 preserve 108:9,13 preserved 58:24 106:16 preserving 108:18 pressure 26:23 51:15 69:3 97:31 116:22 pressures 24:29,33 presumably 14:17 71:21 presume 33:22 49:15 pretty 15:32,34 33:17 52:12 61:5 prevent 46:30 preventative 98:5 prevented 104:15 previous 7:32 11:4 23:12 29:24 34:32 55:27 63:29 67:12 68:16 69:9 100:9 108:16 113:9 previously 3:15 30:6 32:16,17,19 35:4 40:7 51:31,34 114:8 price 62:30 prices 15:6 62:19 pride 3:17 primarily 23:23 primary 51:11 53:33 69:1 prime 7:10 principal 108:1	probably 3:33 11:28 13:13 14:22 15:5,20 19:5,6 22:25 23:15 25:6 26:2 29:29 46:10 48:9 58:4 59:17 61:12 65:11 85:6 89:15 93:7,8,9 104:25,26 106:6 109:5 112:4,10 113:1,10,28,34 114:4 115:1 116:24 problem 4:17 5:23,24,27 7:10 11:10 19:6 26:18 27:9 28:27 32:22,23 35:24,28 46:4,33 50:12 52:32 53:29 54:27 59:12,15,20 61:25,31 64:6,33 66:7 67:18 69:1,3,18 72:8 80:6,13 83:13,14 88:15 89:22 92:23 93:19,27,28 94:1 99:3,4,15 103:27,30 106:18 107:12 108:9 1 problems 15:17 51:12 52:4 59:8 61:33 65:4 70:29,30 92:6 95:12 99:16 103:6 proceed 106:32 proceed 6:8 10:34 process 9:17,23,31 11:15,16 12:16 13:13 31:28 51:2 82:33 84:20 96:7 101:32 110:16,19 112:11 113:2,5,9 115:14,26 116:10,11,16 117:9,10 processes 116:13 produce 59:33 producing 12:31 production 10:1 productive 81:12,21 professional 88:18,19,26 112:9 113:15 professionals 88:1,21 106:29 proffer 103:10 profits 66:12 programme 51:13 100:7 programmes 97:28 progress 107:21 progressed 70:31 progressing 43:13,14,15 progression 12:17 progressive 61:16 prohibition 32:27 33:5 80:24 project 62:24 projected 13:14 109:17,19,20 projections 109:24 projects 66:10 101:27,28 102:13 promised 97:11 promote 51:19 promoted 17:15 promoting 18:1 68:12 87:31 proof 86:30 proper 10:32 69:5 91:33 92:12 96:15 110:3,6,7 114:1,28	proposals 2:5 8:4,6,7,11,12,13,17,1 9,20,29 9:31 10:5,10,13 11:6 13:9 17:23 18 12 19:29 26:11 27:14 29:25 35:6 73:22 75:9 85:4 88:20,21,25 95:20 103:34 105:2 113:3,4 propose 1:28,29 2:2,3,6 4:6,11,31,33 5:33 6:4,33 7:23 11:29 13:10,22 17:1,3 18:10 20:2 31:18 32:6,9 33:28,33 36:27 55:20,30 57:4 73:28 98:11,13 104:6 108:27 proposer 6:16,18,19,22 proposes 35:18 proposing 2:33 4:27,28 5:11 14:14 20:11,32,33 25:8,16,18,27 27:1,23 29:23 30:3 31:33 35:14,20,21,33 36:1 39:25 43:27 44:27,29,32 45:32 46:2 51:6 56:6 58:7 61:6 71:4 72:12 74:31 84:21 93:30 105:10 113:22 prospect 28:6 80:31 prospects 32:27 33:5,12,14 80:23,26,28 protect 19:7 24:31 52:5 protected 82:16 105:15,18,19,29,30,3 3 106:4 107:14,20,27 protecting 19:11 106:19 protection 13:16,21 32:26 33:4 105:27 protocol 6:11,12 8:3 108:29 109:4 117:33 protocols 110:12 prove 23:29 32:19 35:4 78:13 86:27,28 proven 106:18 provide 8:5 25:15 37:26 40:24 42:20 59:33 72:27 81:30 84:18,26 91:4,5,8,34 92:1,18 93:18 109:31 provided 7:5 13:23 20:28 21:3 28:27 57:24 81:25 93:19 94:5,22 109:26 providers 94:5 providing 26:25 60:10 66:10 67:24 82:18 84:24 92:13 provision 35:13,16,30 57:16,21 82:20 91:18 109:13 116:12 provisions 92:34 116:21 proximity 14:4 110:25,26 prudent 43:18

psychological 51:16	61:3 62:22 63:17	rationale 44:14	referenced 102:9	renovated 105:6 107:33	restricted 14:27 19:12
pub 53:15,20	77:16 79:21,30 80:3	reach 27:28 39:32	references 70:34	renovation 107:26,31	21:21
public's 61:22 116:4	81:1 83:17 84:4	113:12	referendum 98:21	rent 102:26,27 103:4	restricting 60:2
public 1:3,26 8:15,16,18	93:11 95:26 105:14	reaching 51:11,22	referred 34:19 101:14	rented 100:26,27 101:8	restriction 18:26
9:2,27,29	108:20 109:11,14	104:33	114:7	repair 89:4	19:13,15 20:10 21:25
10:7,8,13,15,20,27	112:26 116:27	read 12:32 32:9 41:28	referring 85:25	repeat 19:32 42:19,21	22:1 26:24
11:1,20,32 12:2,5		49:30 50:7 54:12	refers 34:31,33 35:4	repeated 19:33 37:1	restrictions 14:23
15:2 30:33 43:19		59:26 75:20 76:4	56:18 87:17 93:5	repeating 19:34	18:3,34 19:17 22:4
51:2,3		80:7 98:1	reflect 14:3 35:5 115:21	replace 13:23 25:30 36:1	23:12 38:18 51:32
52:8,10,16,27,30,32	qualification 31:26,27,28	reading 93:18 114:7	reflects 34:30 50:28	replicated 22:13	restrictive 19:16
53:8 54:25,27 55:26	88:24	ready 30:2 97:22	reform 10:32	reply 67:9	21:23,27
57:10 61:17,25,28	qualifications 16:14	real 10:33 68:31,32	refusal 15:24	report 6:25 7:13	24:6,17,18,27 28:17
62:16,17 65:25 95:32	17:26	112:30	refused 35:31 68:10	11:22,25 29:34 60:1,4	81:28 106:17
96:11 102:10	qualified 26:15 79:7	realise 10:28 50:10 51:20	regard 4:19 10:6,8,14	87:26 98:6 104:10,16	result 98:21 109:27
112:13,16 113:19,33	85:11 87:27,33	57:29 69:27,28	15:7 23:24 33:2,27	106:3 110:6,29,30	retail 47:24,28,29,31,33
114:2,24,29 116:3,19	88:1,11,16,18,19,20	80:7 98:1	41:14 53:8 73:23,25	111:3,31 114:7 116:3	48:9,11,17,21,23,30
publicly 40:25	94:16	realistic 66:18,22	75:14 76:28 80:26	reports 10:18 63:11	49:15,16,30,31 50:19
published 66:19	qualifies 33:6	69:24,26 114:28	105:2,4 106:9	repossessed 32:7 33:23	53:33
pull 58:30	quality 32:3,7,23	reality 13:32 14:3 23:5	113:18,23,30 114:2	repossession 32:18 33:21	retailing 48:28
pulled 57:12	82:5	68:31,33 108:9	regarding 7:6,7 66:2	35:2,4	retain 14:8,14 16:22 40:6
pun 71:28	quantity 63:8	113:10	93:4	represent 3:26 46:14	43:32
purchase 23:17	quarries 96:34	really 17:18 21:22 22:21	regardless 99:29	65:25 69:30	retained 33:14 96:1
purchased 24:5 25:24	quarry 39:23,30	26:9 27:11 35:14	regards 10:25 14:33	representative 1:26	retaining 14:30
43:10	quarter 2:24 4:26,33	36:28,32 37:2,8 39:13	15:11 27:13 32:24	101:18,22 102:11	retention 96:4
purchases 18:31	querying 57:15	50:1 52:5,29 53:20	37:3,12 40:21 43:34	representatives 25:21	reticence 81:33
purple 89:19	question 10:19 15:10	56:1 57:29,31	47:23,27 53:5 57:25	63:3 65:25 98:9	retire 31:9
purpose 54:20 57:16	20:33 21:29 26:31	60:9,11,13 61:13	67:30 100:12,22	102:10 114:24	retired 36:13
purposes 1:2	32:28 38:4 60:25	62:27 63:29 67:11,13	113:30	represented 2:21	retirement 31:11
push 69:7 72:1 99:33	62:31 70:13 78:24	79:7 84:12,27,28	region 62:3	representing 98:12	retrospect 19:5
104:26,32 112:29	79:2 80:22 89:15	87:31 92:21,28	regional 7:15 19:4,6	100:28	return 31:14
pushed 27:20 67:13	95:21 96:19 107:4	93:6,13 99:22,34	23:31 24:3 28:13	reps 101:22	review 8:5 10:20
put 2:17 4:9,10 5:9 6:12	108:1,6 109:21	102:15,16	111:20 115:30 116:6	reputation 72:5	28:31,32 29:7,8,10,24
7:30	111:13 114:13	realtime 1:1,2	regularise 100:10	request 11:18 59:34	31:7 55:27 75:14,21
8:2,3,8,10,16,23,28,3	questionnaires 117:34	rear 109:10	regularising 108:1	60:3,31 86:10 96:5	76:7,20 77:17 101:25
1 9:1,2,4,16	questions 61:19 78:18	reason 4:21 7:26 8:7	regulation 38:18	requested 60:10	107:22 110:8
10:5,18,20,21,22	96:31 113:23 116:9	11:8,12 14:16,29 17:7	regulations 6:26	requesting 92:32	115:18,22
12:17,20 13:23,28	quick 85:21 97:16	23:21 26:7 27:17	38:23,27 61:11,13,34	require 60:11 79:19	reviewed 75:8,21 77:13
15:12,31 17:7	100:16,32 109:6	34:18 37:7 41:14,17	62:10 102:7 117:32	97:17	115:34 116:15
22:11,23 23:31 24:2	110:9 111:33	42:33 43:5 46:2 72:4	reign 33:12	required 37:5 81:24,25	reviewing 77:15 104:20
25:3 26:5,24 29:14	quickest 99:2	87:2,3 105:5 113:6,32	reintroduction 14:6	82:18,21,22 84:25	revision 77:24
31:4,6 32:13 33:8	quickly 5:23,28 34:31	reasonable 20:3 58:1,3	reiterate 107:23	85:6 86:1 94:32	revisit 28:33 58:32
38:23 39:1	42:6 70:31 103:11,19	92:8	reject 11:28 38:29 64:26	101:15 115:9	revisited 55:30
43:18,21,27,31 44:25	105:7	reasons 30:6 42:15 43:8	rejected 11:7 64:9,30	requirement 22:18 59:33	revisiting 52:30
45:5 47:10,14,19,32	quite 12:15,25 27:28	51:32 64:27 68:8,14	81:13 84:31	87:2 89:4,8 91:29	reward 46:33 47:13
48:17,18,22,28 49:21	38:21 39:25,31 42:34	105:10	relate 22:4	94:27 96:32	53:28
50:28 51:3,7	43:5 44:1 48:5	reassess 61:3	related 43:1	requirements 34:17	rewarded 34:23 46:33
puts 9:19 83:1	52:17,22 56:7 57:21	recalibration 115:21	relates 85:22	61:9,26 86:16 94:14	72:12
putting 4:28 8:15,19 10:8	61:14 64:27,30 67:25	recall 11:6 12:4	relation 1:21 31:26,27	110:23 117:31	rewarding 35:11
12:10 18:25 19:15	71:29 76:30 77:34	received 11:26 34:15	43:7 44:20,30,34	requires 88:25	rewriting 2:19
38:18,26 40:12 47:17	86:28 87:19 91:7	47:28 101:28	51:30 59:16 64:26	requiring 51:22 94:31	rezone 8:2 111:28
48:3,4 50:20 51:2	92:2 101:26 102:18	recent 40:28 51:10	98:24 102:3 113:2	research 44:26	rezoned 43:9,10
52:30 53:25 55:1	103:11,22 107:32	98:4,7	115:8	reservation 44:30	ribbon 2:15
57:21 61:22,26,29,31	109:14 116:17	recently 61:2 64:26,30	relations 116:32	reservations 52:33	rid 53:3
62:15,17,18 64:9 70:1	quota 19:4	66:1 101:26 103:4	relationship 96:1,2	61:26,29 112:26	ride 94:20,22
82:24,33 83:6 85:13	quote 92:2	reckon 96:32	101:21	reserved 23:34	ridiculous 43:32 87:31
87:22 88:2 89:3	quoting 32:30 99:10	recognise 5:12 58:29	relaxation 33:8	reservoir 72:28	right 1:30 4:18 7:6 11:19
90:12,23 99:5 106:20	Qs 63:10	recognised 18:24	relaying 107:34	resided 36:9	15:21 19:4 20:17
112:32 113:14 115:5	QUIRKE 7:13	recognises 67:26	relevant 40:17 80:5	resident 16:1,2,5 18:27	27:5 28:1,17 29:19
116:5 117:12,15	R	recognition 98:7	reliable 30:2	21:26	36:26 45:31 46:1
pylons 66:4 69:28	radial 33:33	recollection 11:4	reliably 29:32	residents 14:24 25:15,21	47:10,17 50:16 51:26
Parnells 3:19	radius 19:9 20:18,21,28	recommend 7:16 11:26	relook 48:27	33:28,31 34:32 95:12	61:11,21 63:14,22
Pat 6:22 18:11 20:6 31:8	21:6,31 22:8,12 70:1	106:10 110:29	remain 17:20 42:9 105:6	96:22 113:21	73:20 77:3,20
69:21 79:29	raft 15:6	recommendation 11:24	106:4	residual 86:17	78:18,20 79:28 84:6
Patrick's 2:16,17 63:9	rail 26:21	19:31 23:33 28:29	remainder 101:5	residue 66:27	92:15 94:4,7 102:18
Pauline 1:17	railway 71:20	45:22 75:17 76:21	remains 42:15 106:18	resist 59:22	103:6 106:30 113:5
Pavee 97:25 98:11 104:4	raise 109:5 113:6	84:6 86:9	remember 12:23,31	resisted 48:3	117:29,33
Planning 6:25 7:27 8:13	raised 10:19,29 30:12	recommendations 11:29	17:13 24:12,28 27:20	resources 81:13,21	rightly 108:7
9:9 10:34 12:19,23	36:9 66:26 97:26	39:20 72:12,18 76:17	79:19 80:2,3	86:8 88:11	rights 4:8 12:16 53:10
13:5 14:3,9,21	102:23	98:6 112:8	remind 51:9 100:3,5	respond 9:15	71:1 97:27 104:5
24:19,20 25:28,29	raises 33:11 66:26	recommended 21:11	117:31 118:1	response 8:6,8 14:6	rigmarole 80:1
26:7,10,19 29:4	raising 97:26 115:30	72:11	remit 60:11 111:27	16:25 18:24,25 37:23	rise 32:27 33:5
30:6,31 32:3 33:15	ramifications 43:9,24	recommending 23:30	remove 19:23,28 35:21	38:1 39:4 40:14	risk 51:15 110:27
34:7 39:24 40:14,15	51:1	record 2:17 51:30 53:23	39:10,26 81:12 82:20	44:34 45:21 47:32	risks 59:18
41:16 42:19 43:13	ran 1:10 70:29,30	54:12	93:15 94:16 95:4	51:31 54:10 58:25,29	river 28:6
45:4 47:29 49:31	rant 12:27,30 59:25	105:15,18,19,29,31,3	107:13 108:20	59:32 60:5,16 66:10	road 7:9 41:4 55:28,29
50:9,15,20,32 51:4	rapid 58:23	3 106:4 107:14	removed 19:28	73:11 81:28 86:32	59:8 60:22 65:31
54:11 56:17 57:19	rate 15:24 61:7 104:13	records 95:34	43:10,18,20 64:29,32	94:18,31 108:3	72:13 87:28 90:8,14
59:34 60:10 61:4	rather 8:18 16:18 19:8	recreation 55:16 93:24	65:2,9 105:19 106:4	responses 50:3	92:6 94:28 95:2
65:11 68:4,5,9 77:28	20:4 24:3 25:25	rectified 103:23	107:28	responsibility 51:26	102:22 106:22 110:25
80:30,32 82:23	28:22 48:30 50:4,34	red 35:1 53:3 72:13	removes 22:18	52:24 91:28 99:13	roads 26:20 33:33 58:26
Pleanala 35:14 60:9	57:1 60:1,4,13 61:7	79:34 87:22 115:30	removing 6:29,30 81:11	104:30	81:24 84:18 88:8,15
64:29 114:9,11,15,20	68:18 73:20 82:32	redeemable 30:7	105:4	responsible 7:28 84:24	90:3,25 94:27 95:4,6
Proposed 6:16,19,22,24	84:13,20 115:25	redesign 96:13	renamed 32:3	95:29	103:13
7:25,29 16:4,10 19:27	116:2	reduce 27:2 40:2	renewable 65:24,26	rest 8:20 30:21 39:11	roadscape 58:29
20:27 21:2,9 22:26	rating 44:29 61:8,10,11	reduced 28:1 80:33	67:27 69:10	55:20 57:30 106:21	rock 3:19 27:29
25:29 26:4,33 32:2	62:10	102:27	renewed 74:25 76:7	restaurants 53:25	role 51:19 52:34 101:16
33:21 36:10,11 44:20	ratio 86:8,10,14	refer 18:23 85:21	renovate 106:17,20	restoration 7:9	104:30
49:8 51:9,28 58:23	rational 66:33 111:10	72:17 85:31	107:27	restrict 92:18	roll 30:29 50:17 55:14

roofs 82:24,32	44:9 50:11 55:15,20	77:16 79:21 80:3	serious 25:12 51:24,27	show 3:28 51:10 52:6	slight 1:9 22:26 32:5
rooftop 100:23	57:2 64:17 66:25	87:16 108:20 111:25	52:4 61:26 66:1 67:6	58:15 98:32 99:10	44:30
room 27:18 52:13 60:29	78:33 85:4 86:14	116:27	97:26 99:3 108:17	shower 78:21	slightly 1:10 31:30 34:23
78:32 107:8	92:34 93:21,27,28	seconder 4:12 5:1,18,19	seriously 27:14 115:4	showing 13:11 18:33	59:12 93:4
roundabout 72:17	94:1 96:25 100:20	6:5,18 13:10,26 14:19	served 26:20 92:33 93:6	19:22 55:32 57:28	slip 30:29
route 37:5 70:23	107:5 112:10,26	18:11 20:6,14 30:4	serves 40:23 67:1	80:20 98:16	slot 11:23
routes 70:34 71:1,9 84:4	113:12	31:7,8 34:3,4 37:13	services 1:16 7:12,29	shown 51:14	slotted 32:4
90:33 93:3	sat 107:4	40:4 42:17 43:29	11:14 17:19 23:33	shows 52:26	small 14:25 15:4
row 2:20	satellite 82:18,24,32,33	45:27 46:22 54:30	30:1 39:33 40:3	side 17:29,33 37:10 54:1	16:22,28
rugby 3:33	83:1,6,8	55:7,9,22,32 56:12	46:25 79:14,17 92:13	69:4 71:26 103:17	17:2,4,24,26,29,32
rule 39:5 91:22	satisfied 61:17	59:4,11 61:20	95:18 104:30	104:2	18:1,5,6,7
ruled 29:26	saved 38:10 62:25	63:23,25 65:10,13	63:23 64:7 72:22	sides 90:32	20:11,17,24,26,29
rules 30:14	saving 67:3	66:15 70:25 71:6	60:7 64:4 72:22	sight 96:2,4	21:14,25,34 22:5
run 2:34 7:6 34:30 38:32	saw 37:15 43:29 50:14	72:14,15,29 73:17	80:31 84:25 89:6	sightlines 30:7 102:31	23:2,3,5,32 24:5,8
39:2 51:13 60:31	56:28 70:26 71:6	74:4 77:1 81:31	94:31 101:15 110:11	sign 5:4 6:14,17	25:14 27:5 28:23
71:11	say 2:17,30 4:25	82:6,9,12 85:14	111:1 116:18	significance 4:30	29:19 30:13,14,16,20
rung 63:8	10:24,27 13:8 14:14	86:6,13,18,21,24	setback 94:32 95:5	significant 11:32 16:26	31:5,6 33:28,31 46:16
runner 109:5	15:10,19 16:33 17:7	seconding 7:10 18:11	setbacks 94:34	63:15 70:29 93:11	50:21 51:26 59:7,8
running 27:6 52:17	19:32 22:4,13 23:25	55:10 57:26 59:12	sets 61:34 111:1,19	105:27 110:2	64:8 70:2 72:16
runs 48:26	24:19 26:34 27:11,15	83:17,20	setting 11:25 64:12	111:27,28 114:4	73:23,25,31,33
rural 13:29,31	28:21,30 31:20 32:34	secondly 3:34 22:30	65:33,34 93:31 96:8	115:8 116:2	74:17,18,19,25,29
14:2,4,9,12,21,24,26,	33:17 34:7 35:27,34	33:16 39:30 43:13	settle 25:25	significantly 101:34	75:1,7,8,21 76:7
28 15:6 16:2 17:14	36:12 37:9 39:20	72:2	settled 22:25 98:8 99:13	signing 87:33	smaller 17:14 22:13,31
19:34,1 24:12,26,31	40:3,34 41:15,17	section 7:27 33:27,31	settlement 20:27 21:3	signs 51:15	27:18 28:15 54:1
25:24,26,34 26:15	45:15 47:13 48:2,30	34:19 37:19 40:14,16	26:3 46:25 47:1	silence 2:10	smallish 13:30
27:3,4,9 28:7	49:13 50:5,24 52:7,27	79:17 84:6 85:23	90:34 109:15 115:30	silly 53:27	soccer 91:4 92:3
31:27,31 32:3,20	53:26 54:27,32 59:31	86:19 87:16 92:1	settlements 13:15,25,30	similar 10:12 11:12	93:22,27 94:3
34:19,33	61:21 62:25 63:14 6	93:31 100:10,13,18	20:23 40:11 57:33,34	15:32 16:12,17 17:34	social 30:14,15,16,19
35:3,13,16,30,32	saying 5:25 8:2 16:27	101:12	73:27 74:28 75:33	20:9 31:29,32 53:13	32:8,19,25 33:3,12
36:1,9	17:17,18 18:27	sector 80:29 100:26	76:2,23,24,28 79:26	60:2,28 61:1 67:23	35:2,26 36:8,28,31,32
46:4,8,16,19,21	20:10,30 21:2,16,26	sectors 98:10	83:34 95:30 108:25	92:32 98:5 107:12	37:26,32 38:33 61:34
47:1,5,8,12	22:17,34 23:8 26:28	sedate 51:17	several 102:28 107:10	simple 42:34 43:5 68:10	80:25
57:17,20,22,32,33	27:27 34:1,22 35:28	see 2:28 3:5,17,20,33	111:26	114:14	society 52:3
58:10 65:24,29,30,34	40:8 44:9 46:19	4:9,18,30 8:30 9:30	severe 3:3	simplify 24:27	socio 35:4
66:3,7,8,21 67:19	48:20 50:30 52:34	12:7 13:4,6,19 14:6	sewage 16:29,30,31	simply 14:24 103:10	sockets 103:8
68:7,8,11,18	53:19,28 54:20 55:9	16:1 17:28 18:22	23:33 25:11 26:12,25	105:17	solace 25:33 28:2
R755 72:27	56:19,32 59:16,25	22:26,29 28:32 29:10	28:25	sin 37:10	solar 68:19
Rathdown 61:2	64:19 68:6	31:30 32:4 33:14	sex 79:9	since 2:14,30 3:14	sold 47:23 49:24 51:24
Rathmore 41:12	69:17,27,31 74:21	34:27 35:1,12 36:25	shadow 101:16	9:11,12,32 28:19	81:27
Rathnew 2:16,19,26,28	85:24,30 89:2 92:3	37:1,10 38:10 39:27	shall 13:23,24 33:7	71:30 80:27 97:28	solidarity 98:3
3:15,25	112:30 113:12 114:32	41:18 45:16,17 46:20	45:1,2 86:2,5,19	singing 100:23	solutions 99:32
Rathwood 46:14	116:9	47:2,32 50:2,3,4	shape 46:20	single 19:26,28	solve 34:23 38:25
Rectory 105:4 108:21	says 15:22 32:25 33:1	52:17,27,29 56:6,27	sharp 51:10	21:23,24,32 37:30	solved 107:11
Redcross 25:17,20 75:10	35:12 69:27 72:27	61:17 62:17 63:1	sharpen 52:16	59:22 61:28 102:24	some 1:5 5:7,8,10,25
Registry 79:7	80:23 85:12 98:3	64:1 65:12 68:9	she 11:16 23:29	sister 1:18	8:10 10:26,29
Relatives 102:21	107:26 111:32 115:13	71:11 7	105:23,24 109:5	sit 72:2 96:10 101:19	13:31,32,33 14:15,25
Residential 66:14 84:14	scale 58:2 85:24,25 93:8	71:11 7	114:8	105:17 113:21	15:3 17:19 19:9,17
96:26 110:13,17,22	96:34 114:9	seeing 62:5 68:32 69:8	sheet 80:17,18	105:17 113:21	20:12 22:9 25:4
RH14 31:29,32 32:3,4	scenario 92:4	104:9	shelter 94:20,22	site 15:5	26:16,28 27:29
Roadstones 96:34	scenic 87:19	seek 88:27	shelved 70:29	39:27,29,31,32,33,34	28:2,6,28 31:4,6
Rose 103:28	scheme 19:4 44:28 67:20	seeking 33:32 80:14	ship 71:28	40:7,8,24,25,31	36:34 37:10 38:22
Roundwood 105:5	88:31 101:6	seem 40:31 63:14 65:26	shocked 98:32 99:4,17	41:7,23,28 45:3,17,18	40:23 41:9,15 42:10
108:21	schemes 36:32 101:31,33	67:30 86:4 89:23	shocking 98:31	46:12,34 47:1,2,3	43:15,17,18,34 44:2,4
RT22 55:6	102:5	92:21,29 112:24	shoes 83:30	63:27,33 73:32 84:23	45:16,18 47:1,4,6
Ruttell's 15:18	school 51:11,22 63:9	116:9	shop 88:28,30,33,34	86:34 91:34 92:1	50:13,29 51:19,20
RUTTLE 6:34 7:1	schoools 23:33	seemed 67:2	89:6,7,10	100:8,9,10 105:24	52:6 60:12 61:14,16
9:23,24 13:27,29	50:9,16,20,21	seemly 12:22	shopkeeper 89:4	107:8,11,31,34 108:1	64:16 65:7 67:21
14:20,22 36:5	53:26,28,33 84:4,9	seems 36:11 48:10 69:17	short 21:8 61:5 62:17	114:10,15	77:17 79:17 89:20
66:15,24,25 80:13	110:26	95:20 104:10	97:20 100:7 104:11	sites 15:6 41:2,4,5,7	87:11 89:34 102:9
118:3	scientific 15:27	112:22,25	109:20 111:15	43:7,13,15,26,34	80:2 81:10 11:10
S	scrap 94:12	seen 1:24 3:32 7:28 9:32	shorten 47:15	44:4,8 46:5 47:2	16:1 23:15 24:18,19
safe 90:25	scratch 92:30	10:2 15:4,24 22:22,29	shortfall 27:30 115:8,23	63:28,32,33 73:16,19	31:5,9 32:7 39:24
safeguard 51:27	screened 96:23	24:29,33	shortly 52:17	84:7 100:22 101:8,34	43:10 45:19 46:33
safely 91:23	sea 71:26	self 51:16	should 4:16,18 5:19	102:2 104:18,19,21	56:13 70:10 77:20
safety 87:3 102:4,5,6	season 19:8	sell 15:23 33:23,24	8:2,14 9:6	102:2 104:18,19,21	87:11 89:34 102:9
104:3,9,18	second 4:13 11:34 18:31	selling 15:23	10:3,8,15,30,31,33	sitting 5:12 115:10	somebody 8:30 11:10
said 2:17 7:1 9:2,8,11	22:30 43:34 44:34	sells 18:4	14:8 15:27 17:20	situ 26:10	16:1 23:15 24:18,19
12:30 15:14 17:18,22	45:7,28 55:11	selves 110:6	19:7 21:4 24:2 25:13	situation 7:8 48:26,27	31:5,9 32:7 39:24
18:10 24:12 27:15	56:13,20,21,31	semi 37:9,28 39:2 59:25	26:5,16,20 27:14 28:1	87:31 90:20 91:25	43:10 45:19 46:33
28:5,26 29:32	57:8,17,22,27,30	send 41:17 51:26 61:4	31:11 32:13,23,27	99:23,33 102:13	56:13 70:10 77:20
31:11,25 35:7	61:21 63:26 64:24	103:1	33:5 34:4,32 36:33	103:9,20 106:21	56:13 70:10 77:20
42:12,22 44:9 47:10	66:17 69:31 71:15	sending 56:31	37:12 38:26	107:5 113:34 114:21	56:17 62:17 65:28
51:6 53:3 54:3,20	72:34 73:19 74:5	senior 2:24,27 3:22 30:1	39:28,29,30,33	situations 90:22	66:27 67:5,21,24
62:24 63:8,11 69:9	77:2 80:20 81:6,32	73:33 79:14,16	40:6,16 41:23,28	16:10,11,19,23 18:20	69:34 70:23 80:2,4
70:10 71:33 72:2	83:18,21 85:15	73:33 79:14,16	43:18 45:19	21:24,25 22:5,21	81:26 86:9 89:9
77:17 79:17 89:15	87:11,15,21	sense 16:18,24,32 27:29	47:9,12,33 48:22	27:4,7 31:21 42:5,30	90:33 91:29 92:34
95:25 98:11	89:22,25,34 90:6	37:15,17 38:5,19 53:5	52:2,23 53:4,5,6 55:9	51:14 63:21 70:20	93:11,14,32 95:16,30
99:10,22,25	93:4,15 94:15,17,24	65:32 68:11 79:12	57:22 58:2 62	74:2,9 83:33 90:34	96:8,9,11 98:20 99:29
102:18,28,32	98:15 105:12 107:34	83:5,7,9 92:19	58:22 59:2 60	95:30 98:21 101:6	100:17 103:9,11 1
103:18,21,32	109:34	sensitive 99:12	59:12 60:1 61:1	103:32 108:25 111:16	100:17 103:9,11 1
108:7,28,30,33	secondary 33:9 95:10,15	sent 27:1 69:10 96:6	62:1 63:1 64:1	42:14 85:20	sometimes 46:1 50:12
114:17,3	seconded 5:21,32	102:28 104:7	65:1 66:1 67:1	sized 22:15 51:22	51:20 52:16 65:29
sake 38:32	6:6,16,20,22,24 7:25	sentence 29:4 39:10,12	68:1 69:1 70:1	sizes 51:22 56:22	90:4 102:33
sale 32:18	13:26 15:31 16:7,10	sentiments 98:18	71:1 72:1 73:1	skills 63:13	
same 3:34 15:32 17:8	17:5 18:32 19:25	separate 74:28 85:30	74:1 75:1 76:1	sky 27:33	
23:6 24:9 25:12	20:6,14 31:34 40:4	separated 32:6	77:1 78:1 79:1	slack 113:13	
29:18 32:8 33:24	47:34 56:14 62:34	separation 34:34	80:1 81:1 82:1		
39:1 42:7,8 43:2,5,31	63:17 66:15,25 70:26	sequence 45:2,6	83:1 84:1 85:1		
		series 98:10	86:1 87:1 88:1		

somewhere 10:31 57:32 69:7 91:13 115:23	110:10 115:7 116:1,2,3,4	street 51:13 53:33,34 88:31 90:21	superior 60:8 supersedes 48:19	Sinn 1:22 Sligo 70:28	talking 5:13,26 26:1 28:11 37:5,26,27 47:6,7 48:15 49:4,5 52:13,21 58:6 63:12 67:8,10,11 73:8 75:1 76:12,19 79:8 87:23 91:5,7 92:14 93:29,32 94:33 98:23 100:4 106:7 110:4 111:17 114:10,21
son 68:9	stages 12:2 86:22	streetscape 88:33 89:11 94:33,34 107:19	supervised 56:12,19	SNELL 2:12,13 6:16 30:29,33 30:31 85:18 99:1 100:2,3 102:18,32 103:18,26,29 106:24,25	talks 50:16 tape 87:22 tapped 35:14 target 16:25,26 25:19,28,30 26:4 28:22 29:2 74:32 109:19 111:1 115:24 116:14
sons 36:12	stakeholders 43:23 64:34 72:4	streetscapes 89:21	supplied 79:11	Sorcha's 36:2 Sorcha 7:30 8:23 11:16 21:19 30:12,14 32:2,13 34:5,28 35:16 36:18,19 70:34 73:21 93:2 110:9 111:32 114:8	targeted 109:24 targets 26:6 74:29 75:15,29 101:25 104:27,33 109:29 111:20 116:20
soon 6:32 9:4 42:11 61:14 75:5 116:15	stand 2:8 49:25 57:20 78:10 112:1	strength 43:17	supply 29:33 30:30 62:16 79:10,11 87:33	South 6:30 23:11 45:2 46:15 71:22,26	tasked 91:18 98:10 tax 44:24 tea 31:21 36:3,4 118:4 team 2:32 3:2,16,20 4:34 8:24 70:1 84:14 96:10 105:1 110:24 112:9
sooner 8:17 50:34	standalone 105:21 116:14	stress 66:21 69:29	supplying 91:9	SPC 12:9 54:11 56:23,24,31 59:28 60:31 96:15 98:34 99:6,17,25,32 100:13,29 101:16	teams 3:21 tearing 88:6,8 tease 112:31 teased 7:15 114:4 teasing 23:1,6,8 technical 33:24 technicality 115:6 technically 48:28 101:32 technology 62:31 63:13 teenagers 51:13 television 99:10 tell 12:19 76:26 77:31 78:16,22 80:2,30 111:10
sorry 4:14 5:4 6:20 21:19 30:10 34:29 36:27 44:5 45:34 47:25 49:10 59:21 60:17 65:13 66:28 67:16 76:6 79:27,28,30 80:21 81:15,19 83:32 85:14 86:8 90:6 93:3,16 94:10 109:7,15 117:4,30	standard 7:10 37:11 40:8 60:7 61:15 101:2,3,5,13 108:11	stretch 62:9,11 69:6,12 stringent 52:23	support 8:32 9:8,24,30 14:6,26 25:22 27:23 33:17,19 34:6 37:34 40:17 43:33 49:1 50:30 51:6,9,28,30 52:19 55:26 65:8 66:11,12,22,29,30 69:32 71:4,23,25,29 83:10 92:21,29 95:25 98:1,19,28 99:18 104:4 105:23 106:13,20 109:32 111:12,21 112:24 113:33 114:32	SS9 31:29,32 Steve 60:12 Steven 7:30 63:17 79:27 83:30 Stratford 24:20 92:5 Sugar 51:17 64:9,26,28,31,34 65:1,2 Sunday 2:20,22 3:26 Sylvester's 76:26 Sylvester 6:16 Syria 98:26 Syrian 98:26	tasked 91:18 98:10 tax 44:24 tea 31:21 36:3,4 118:4 team 2:32 3:2,16,20 4:34 8:24 70:1 84:14 96:10 105:1 110:24 112:9
sort 8:2 12:21 16:12 19:9 48:29 52:33 53:1 57:31 72:16 97:27 99:6 104:13 105:15 109:1	standards 4:6,11 5:6 97:23 108:27	strong 19:34 33:6 37:8 87:2	supporting 27:15 34:10 50:29 62:18 112:30 113:14 115:4	T table 44:9 48:1,7 54:9 55:33 57:28 59:19 60:5 63:5 78:14,17 101:21 109:18 115:13,29	temporarily 7:9,23 89:21 104:2 ten 4:8,34 5:3 16:5 21:9,15,20,25,26 22:5,21 23:2,3,15,19,21 24:1,3,33 25:7 29:18,21 36:13 37:1 39:6,7 45:16 62:11 69:16 74:11,28,29,30 75:11,28 76:18,21 81:3 83:27 84:34 98:20,27 110:19
sorts 2:34 50:16 61:34 64:27 65:4 92:6	stands 16:22 59:26	strongly 13:17 39:14 42:11 46:31 47:27 72:3 90:27 106:19	structure 105:28,32 106:4 107:1,27	tables 68:31 tackle 15:24 51:24 tails 60:24 taint 78:22,23,25 take 1:4 2:23 4:28 5:33 11:11,29 12:16 14:2,28 15:1,11,33 16:9,10 18:25,30 20:30 21:17 23:2 24:16 25:7 26:22,33 27:14,26,28 28:4 29:13,18,21 31:6 35:34 36:7,22 37:7 38:31 41:16 45:4,6 48:31 51:26 52:20 54:7 56:30 57:1,11 58:5 60:7,8 61:18 63:16 72:7 73:16,7	temporary 7:9,23 89:21 104:2 ten 4:8,34 5:3 16:5 21:9,15,20,25,26 22:5,21 23:2,3,15,19,21 24:1,3,33 25:7 29:18,21 36:13 37:1 39:6,7 45:16 62:11 69:16 74:11,28,29,30 75:11,28 76:18,21 81:3 83:27 84:34 98:20,27 110:19
sought 70:32 78:10 108:17	start 1:10 4:26 6:31 13:9,13 24:33 28:3 31:11 36:27 52:4 60:6 81:28 90:12 98:22 110:2 117:30	struggle 90:4 struggling 38:17	structures 105:15,18,19,29,32,3 3 106:4 107:14	takeaways 50:21 51:23 taken 1:34 4:33 7:20 18:17 28:17 39:16 41:32 42:28 43:34,9 44:12 50:33 54:1 59:6 60:9 63:19 70:18 73:18 79:24,33 83:24 88:1 98:5 99:17,27 100:15 102:24 108:23 116:29 117:12,14,21 109:4	term 98:8 terms 14:23 23:22 45:33 46:7 54:13 56:4 62:10 67:17 85:6 89:3 93:8,23 100:33 101:11 104:6,18,21,23,33 107:26 114:24
sounds 102:15	starting 31:24 101:30	studio 45:17	struggles 90:4 struggling 38:17	take 1:4 2:23 4:28 5:33 11:11,29 12:16 14:2,28 15:1,11,33 16:9,10 18:25,30 20:30 21:17 23:2 24:16 25:7 26:22,33 27:14,26,28 28:4 29:13,18,21 31:6 35:34 36:7,22 37:7 38:31 41:16 45:4,6 48:31 51:26 52:20 54:7 56:30 57:1,11 58:5 60:7,8 61:18 63:16 72:7 73:16,7	terraces 37:9 terraced 68:4 98:31 99:25 terribly 56:1 territory 62:30 text 1:1,2 100:8 than 8:18 10:1,9 11:17 14:17 16:18 19:8 20:4 21:27 24:3 25:25 26:7 28:22 29:33 30:6 32:23 37:25 46:31,33 47:11 48:30 50:4,34 57:1 60:1,4 61:7 62:11 65:32 68:18,31 69:25 73:20 82:32 84:13,20
source 30:2	state 1:25 53:1 57:24 105:18	studios 42:14 45:13	struggling 38:17	talked 1:34 31:3 44:3 46:3 56:22	
spaces 90:29	stated 40:34 42:32 66:13 71:11	study 88:34	struggling 38:17		
speak 15:34 17:5 18:32 29:16 33:30 46:23 49:1 53:23 55:23 78:22 80:20 99:16	statements 4:6,11 5:6 97:23 108:27	stuff 10:22,29 12:10,31,33 51:5 67:11 87:32 113:26	struggling 38:17		
speakers 10:6 68:16 70:12	stands 16:22 59:26	subject 94:19	struggling 38:17		
speaking 3:31 50:31 75:23,33 79:3	start 1:10 4:26 6:31 13:9,13 24:33 28:3 31:11 36:27 52:4 60:6 81:28 90:12 98:22 110:2 117:30	submission 9:19 11:8,20,22 42:34 56:6 105:16,33 106:21 116:25	struggling 38:17		
special 4:20 6:15 48:8 63:22 98:18 99:23	statute 76:8 81:34	submit 106:1	struggling 38:17		
specific 101:4,6 110:16 116:19	statutory 12:28,33 28:32 29:8 76:7 101:15	submitted 11:12 36:21 45:4 110:3	struggling 38:17		
specifically 44:21 89:1 93:5	stay 19:23	submitting 11:11,25 36:21	struggling 38:17		
specifics 102:8 104:21	stayed 3:31	subsequent 1:2	struggling 38:17		
specifies 36:8	stays 17:3	subsequently 65:1	struggling 38:17		
specify 88:8	step 31:12 51:26 61:11 75:32 84:27 88:2 89:9	substantial 39:25 67:17 85:6 94:34 105:28 110:31	struggling 38:17		
spectrum 98:24	steps 98:5	success 3:28 14:28	struggling 38:17		
speculation 33:33	stick 38:26 43:4	successful 3:20 14:7 15:20,28	struggling 38:17		
speed 33:29,32,34 59:7,8 80:8,9,10,14	stifle 12:24	successfully 110:19	struggling 38:17		
speeding 59:16	still 15:28 22:3 27:3 33:22 34:8,9,32 36:5 47:32 49:25 50:29 53:15 64:14,15 67:2 75:26 76:14 81:2 82:33 93:19 96:3 117:16	such 2:14 4:30 12:28 23:17 26:19 30:7 37:5 50:3 51:23 53:27 67:5,19 88:4 90:30 91:17 97:16 104:11 110:7	struggling 38:17		
speeds 95:2	stipulated 58:18	sudden 15:6	struggling 38:17		
spelt 16:5	stock 25:27	suddenly 15:5 27:18,21 115:25	struggling 38:17		
spend 4:27,28 38:33 67:10,11 99:11 101:27 113:23	stone 9:3	suffered 3:3,27	struggling 38:17		
spending 62:29	stoop 78:29	suffering 62:19	struggling 38:17		
spends 98:33	stop 7:7 33:15 39:32 41:4 43:14 53:2,4,7 58:16 67:2 83:27	sufficient 17:18 31:6 42:22 109:24,28	struggling 38:17		
spin 114:24	stopped 71:30	suggest 19:26 22:22 40:11 58:1 59:28 66:14 70:31 95:16 105:30 108:12	struggling 38:17		
spirit 65:32	stops 40:23	suggested 22:1 24:2 28:21,29 34:16,18 39:21 45:18 49:9 105:16,31	struggling 38:17		
split 54:8	storage 86:16 96:21,26 store 52:22	suggesting 15:26 24:3 39:27 76:29 91:12	struggling 38:17		
splitting 66:21	story 90:32	suggestion 17:14 29:1 35:1,5 37:16 105:29 113:30	struggling 38:17		
spoke 75:18 87:25 93:28	straight 44:10 53:25 71:27 115:30	suggestions 9:10,17	struggling 38:17		
spoken 7:3 18:3 19:34 99:30 111:30	straightforward 5:16 36:28 64:33	suggestive 88:25	struggling 38:17		
sport 93:5	strains 28:4	suit 98:29 102:25 106:32	struggling 38:17		
sporting 2:14 92:7 114:25	strange 24:29	suitable 13:14,31 94:2 109:15,16 110:33 114:21	struggling 38:17		
sports 90:23 91:3,9,23,26 92:4,17 93:3,21,24,30 94:4 113:25,30	strategic 59:23,24 60:31 110:26	sum 103:25	struggling 38:17		
sportsman 3:5	strategies 111:18	summer 12:1	struggling 38:17		
spot 115:27	strategy 26:30 27:16 28:11,33 75:21 109:18 111:1,5,17,19,21 115:3,13,16,18,21,24, 28,29,30 116:6,17,20 117:6	sun 89:11	struggling 38:17		
spread 27:2	stream 42:11	suns 72:2	struggling 38:17		
spreading 27:9			struggling 38:17		
square 47:28 48:26			struggling 38:17		
stack 115:30			struggling 38:17		
staff 7:27 8:13 10:1,17 12:19 14:32 96:3 103:2,15,26,28 110:6			struggling 38:17		
stage 5:33,34 7:6 9:26,31 11:5,20,26 13:2 28:32 29:5,10 31:8 48:9 58:32 61:18 79:18 84:21 95:10,14 102:22 105:24 106:5,10,11,32 107:2,20 108:7			struggling 38:17		

90:14 92:16 94:32
104:33 113:2,9
115:25 116:2,14
that
1:10,12,13,24,28,33,3
4 2:3,17,30,32,33
3:2,6,9,16,17,32
4:4,11,12,16,19,22,29
,31,33
5:1,3,12,16,20,24,25,
29,33,34
6:3,5,6,8,10,11,12,16,
18,19,20,22,23
7:5,10,11,16,18,25,33
8:3,4,6,7,10,12,14,17,
18,28,29,31,32
9:2,9,10,12,13,16,18,
20,21,24,25,30 10:4
their 1:11,13 2:33 7:14
8:11,17 9:12 11:21
13:16,18 14:32 15:26
17:30 18:24 25:32
26:6 27:12,13 31:9
32:7 33:6,22,32,33
34:33 41:16 43:16
44:30 50:3,24
52:7,16,25,34
53:2,11,26 55:26
60:24 61:4,32 63:4
65:7,31 66:5,13
68:24,26,27,28,30
80:24 84:1,3,5,10,2
them 1:11 2:28 3:20,21
5:10,14,26,33 7:6
10:13 11:23,24,31
13:19 14:1,11,16,26
15:18,19,20,28,33
19:11 21:30 22:15
24:4 25:25,31 26:21
27:4 30:18 31:23
32:32 36:15,34
37:5,7,27 38:22 39:1
40:3 41:2,5,14,17,18
43:18,27 44:1,2,4
50:27 54:13 57:5
59:15,17 60
themes 44:22
themselves 2:34 14:1,12
100:29 101:22 102:12
then 2:3,6 5:23,25,28 6:9
9:12 10:20 11:24,32
12:6,27 13:10,22
16:20 17:19 18:12
19:23,25 20:7,8 21:5
26:27 28:22
29:1,2,22,26 30:27
32:32 34:5,28 35:8
43:10,22 44:31 53:4
54:26 55:2,11 57:30
58:13,23,24 63:31
65:15,16 68:12 73:3
75:15,27,29,33 76:15
80:5
there 1:26,28
2:31,32,33,34 3:1
4:7,17,19
5:9,12,16,18,19,23,32
6:5 7:2,3,6,28
8:1,2,9,30 9:28
10:11,12,13,15,20,25,
28,33 11:8,14,32,33
12:2,6,15,19
13:10,11,28,33
14:3,5,8,16,17,34
15:3,9,19,21,25
16:13,26,27,30
17:7,11,18,31
18:2,21,22,34
19:2,3,4,13,27
thereafter 10:21
therefore 17:19 38:25
104:12
these 3:14,17 5:8,16 10:2
12:21 13:32 14:13
15:2,11,12,17,26,27
16:16 20:22,23
22:22,24,31 23:32
27:21 32:14 37:6,29
38:24,34 40:13
41:12,16
43:7,13,17,20 44:4,8
46:5 47:1 51:18
52:21 57:3,4
59:6,9,22 62:1,28
63:13 65:27,29
66:7,20 67:22
68:8,12,24,28,29,
they'd 8:5 61:3 85:24
89:6 91:4 93:8
they're 5:26 7:4 14:9,24
15:23 17:27 22:12
25:7 26:9 27:18
32:31 36:11 38:22,25
41:5 43:1 47:3,30
51:23 59:21 62:2,6,20
64:2 65:1 68:25,31
69:24 80:29 82:31
83:9 84:10 85:24
87:22 88:6,8 90:23,29
91:17 93:4,19 95:14
96:21,26
100:12,15,23,27,30
101:20 102
they've 3:10 3:18
14:33 15:20,28 16:3
27:15 36:11,13,14
43:6 86:28 97:27
108:8
thick 12:32 13:3
thickness 87:25
thing 12:12,30 13:17
14:17 15:13 16:12,14
18:25 20:15 22:28
31:24 32:5 33:24
50:3,7 51:23 53:27
54:20 57:21 71:5
72:3 84:29 90:13
95:20 97:27 104:30
106:30 112:14,15
113:20 116:20
things 5:13 10:26,29
12:4,15,17,22 20:23
34:6 38:5 39:27
53:5,7 59:24,26 60:15
63:13 65:5
67:4,16,19,22 72:1
86:27 87:22,24,32
92:15,26 96:34 99:2
103:20,34 113:24
116:9,10,16
think 1:10,24,27,29,33
2:32 3:18,31,33
4:18,20,21,22,29 5:18
6:3 7:4,28,33
8:16,21,31 9:12,20,28
10:2,3,7,9,11,21,23,2
4,26,27,30,32 11:1
12:4,22
13:3,4,7,8,10,17,18,1
9 14:20,29 15:9,19,34
16:2,5,18,19 17:15
18:24,29 19:4,6,9,10
20:4,19 22:34
23:6,8,20,30
thinking 8:23 52:4 96:34
98:22
thinner 13:3
third 32:25 33:1 93:16
107:34
this 1:22,24,30,31
2:2,4,6,27
4:16,18,19,20,21,23,2
5,27,28,34
5:23,24,27,30 6:27,33
7:1,28,29,30,31 8:2
9:3,9,16,17,22,24
10:1,3,6,9,14 11:5,19
12:9,27,30,32
13:2,13,20,29 14:1
15:5,13,16 16:14,22
17:13,24
18:12,21,24,26
19:1,3,16,33
20:9,15,33 21:20,28 2
20:9,15,33 21:20,28 2
those 1:12 7:8 8:6,8
11:22,27,29 12:2
13:32 14:16 18:6
23:6 24:31 26:20,23
32:23 41:4 42:15
47:6,8 59:26,28,34
61:9 67:3,21,25 69:12
72:16 74:9 75:27
78:13,18 84:4 89:2
91:4,5 92:18 95:20
96:3 97:9,10
101:2,5,33 105:10
106:2 108:4 109:31
116:13,22
though 21:8 45:13 71:30
80:31 97:17 95:22
thought 7:7 8:23,28 9:11
12:9,11,19 13:30
15:29 16:16 19:16
23:7 63:9 73:13 95:6
112:10,15
thoughts 1:12 41:10
47:34 53:13 116:31
thousand 116:4
threatening 51:12
three 2:20 3:28 6:18
14:11 15:20,32,34
16:3,4,5,19 18:19,27
21:14,20 23:34
24:2,10 28:3,31
32:24,31 37:28,30
42:5 60:16 61:34
62:26,29 70:20 71:31
74:1,7,9 76:19 80:22
81:22 82:13 85:10
throats 67:12,13
through 3:21
5:7,10,17,22,23,28,34
10:2,10 12:34 13:2
15:4 16:16 23:7 32:6
33:13,18 34:30,31
35:2 39:34 40:21
49:15 56:23 57:12
59:8,9,13,28 60:31
62:14 67:19 72:10
75:7 77:19 79:34
82:23,27,33 84:13
88:24 92:27 95:20
96:2 103:28,29,30
105:16,26 107:20 10
throughout 36:34 61:4
64:13,15 67:30
throwing 30:18
thrown 8:1 38:31 81:7
111:34
thrust 22:34 23:8 57:29
tick 115:10
ticks 61:10
tidied 39:29
tidy 55:13
tie 75:13
tied 27:13 108:6 109:16
tighten 58:34 60:15
tightening 22:26,27
tighter 24:9
time 1:32 3:13
4:17,19,21 5:29 6:13
7:2,30 8:4 9:20
10:4,15 11:7,11,13
12:23 15:13 19:2
21:13,21 22:1,3,12,18
23:6 27:20 29:25,30
32:15 36:5,10 39:26
41:18 42:10,14 44:27
45:18 48:26 50:11,29
53:16 55:29 57:2
60:34,4 62:16,19,30
63:13 65:12 67:10,11
70:24
times 2:14 3:21 6:28 18:3
41:34 62:29 65:6,29
69:16 75:13 101:16
tiny 10:17
tired 86:2
today 4:10,16 5:10,17
6:3,11,13 7:26
8:12,14,15,16,18,20,2
5,28,29,32
9:1,6,13,21,28,31
10:10,12,20,22 11:11
31:12,30,33 44:29,32
46:26 50:2,4 51:2
61:16 66:22 67:30
75:13 95:26 105:23
106:33,34 110:18
111:3,25,27
112:8,11,22 114:33
115:5
together 2:34 3:14 12:18
15:33 27:14 35:6
49:34 50:28
54:7,13,34 56:30,32
115:27
toilet 97:15
told 10:28 15:22 17:25
30:1,14 68:4
tolerate 62:19
tomorrow 97:34 102:6
104:17
tone 92:15
tongue 30:29 109:15
too 5:12 9:21 10:24
12:27,28 15:23,29
18:1,3 19:18 20:29
21:8 23:32 24:6,28
26:25 29:24,27 33:6,7
37:8 44:28 53:6 56:8
59:25 65:29 74:6
75:4 81:28 85:12
88:2 104:14 107:4
112:34
took 2:15 41:12 63:9
73:32 77:31 90:18
100:4,5 113:29
tooth 92:28
top 32:14,32 35:16 38:16
44:9 48:1,7 50:34
54:8 55:32 57:28
59:19 60:5 63:5
68:31 73:27,30 78:14
110:9
topography 110:25
tops 66:20
toss 117:18
total 16:31 26:4,27 27:8
28:9,12,15
totality 30:20
totally 6:32 65:4 87:30
91:9 102:23 113:7
touch 2:2 4:30
tourism 4:1 55:16 56:1
66:4,33,34 68:17
71:10,34 114:9
tourists 89:13
towards 41:24,28 46:13
52:23 84:26
town 2:16 18:3 15 12:11
13:6,12,22,24 16:2
18:5 20:18,20,21
24:16,17 25:13,25
26:24 27:13 33:32
47:33 48:2,4,5,17,28
49:5,11,22,31 53:33
54:3 56:15 59:23
71:19,23 72:16,23
81:24 82:18
84:4,8,16,17 92:8
93:8 94:33 95:1
109:17,30
110:5,13,24,25
113:27 116:1
townhouse 38:5
towns 17:33 19:1
22:14,15,19,22 23:6
25:9,10,12,14 27:18
33:28,32 54:1 73:24
89:13 113:11,12
116:12
trade 48:5
traditional 89:13
traffic 30:7 41:6 47:7,9
59:7,14,17 60:30
72:16,22 87:3 95:2
96:31
tragedies 98:5
tragedy 1:12 98:17,20,31
99:26 100:3,4
102:3,29 103:5,12,20
tragic 1:21,24 97:25 98:4
trails 70:34
train 8:23
training 109:14
transactions 43:8
transcribed 1:1
transcript 1:1,2
transfer 43:8
transferring 34:34
transformed 108:5
transition 19:6
translated 36:10
transport 57:32 58:23
67:24 86:26
traveller 1:23 97:28,29
98:4,7 99:21,22
100:6,11,32
101:34,1,2,4,6,12,14,
17,18,22,23,24,28,30
102:9,11,12
104:5,19,33
travellers 4:8 97:27,32
98:8,11,12
99:4,6,12,28
100:20,29,34
101:18,19,22 104:23
travelling 4:8 98:23,24
99:2 100:11,21,24,27
102:33 103:3,4
treacherous 99:8
treat 68:11,12
treatment 25:11 26:25
27:6
treats 51:23
tree 88:8,9,16 97:8
trees 88:5,12
tremendous 10:3 109:12
trend 101:3,11
tried 47:15 71:26,27
trouble 71:13 102:3
true 114:8
truly 87:31
trust 3:7,8,9
try 12:20 22:7 23:27
24:27 25:2 40:29
47:27 61:5 68:4
71:18 85:11 91:26
97:24,32 99:28
100:10,19 101:13
104:2 113:22
trying 4:6,22,29 16:2
17:30,31 18:6 19:5
20:25,33 22:27
27:4,13,30 33:16
46:6,20 47:11 52:34
53:9 57:33 58:28
60:15 68:9,29 75:13
78:22,23,25 79:19
86:33 87:24,32 89:10
92:26 94:28 96:31
99:31
tuned 35:14
turbine 66:4 69:15
turbines 65:23,33 66:2,8
67:11 68:8
69:10,12,28
turn 50:4 112:24
turned 30:6
tweak 11:1
twenty 36:24
twice 38:34
two 6:17 8:6 12:2,4,32
13:27 14:11,29 15:21
28:5 29:7 32:16,17
34:22,25,27 35:3,6
37:28 38:30 39:27,33
40:3 41:11 43:26
50:27 54:18 57:3
58:5,6,7,13 59:13
62:26 63:27 64:3,30
69:25 71:14 72:1
74:27 75:14,22,23
76:8,10,19,31,32
77:13 81:15,20 90:13
97:10,1
type 10:3 22:16 35:1
36:33 37:16 38:5
40:13 42:21 84:29
88:8,16 92:13,18
95:27 114:21 116:20
types 22:20 38:2,14
100:34
typical 2:28
typing 45:34 73:5 86:5
typo 21:13,16 23:25 24:1
Taisces 34:8
Tallaght 6:32
Tank 40:29 44:25
Taoiseach 98:6 104:7
Temple 51:13
Thank 2:26 3:24
6:10,14,27 7:23,29,31
8:34 9:32,34 10:15,17
11:13 13:1,12 24:34
32:1,20,22 35:11
40:10,17 42:16,23,32
44:5 45:31 47:21
49:28 50:25
52:11,12,18 53:12,18
55:15 57:14 59:10
60:34 61:1,18 66:30
68:33 69:32 70:27
72:27 77:33 94:24
98:29 99:6,18
Thanks 2:13,24 3:10
8:27 10:17 11:10
14:32 26:18 40:20,26
45:24 50:27 57:7
61:25 63:4,16 66:32
69:1 72:25 87:1,6
97:23 98:31 100:3,30
105:1,4 106:25
111:25 112:2,34
That's 4:16 5:10,19,27
6:3,9,14 7:10,18
8:11,17,24,32 9:32
10:4,30 11:2 12:23
13:7 14:18
15:9,17,20,23
16:6,10,14
17:3,5,11,15,20
18:5,19,32 19:3,23,25
20:3,16,33
21:16,23,26,30
22:1,11
23:15,19,21,24 24:12
25:20,27,30
26:7,12,13,30
28:2,10,21 29:4,18
30:
The
1:1,2,3,4,9,11,16,21,2
3,25,28
2:3,13,15,18,19,20,21
22,23,24,26,29,30,31
32,34
3:2,3,4,6,7,8,9,13,14,
16,19,20,21,22,23,25,
32,33,34
4:1,3,4,6,7,8,9,14,15,
17,18,21,22,23,26,30
5:6,7,8,9,14,17,18,19,
22,23,24,27,29,34
6:2,4,5,7,8,9,13,15,17
,19,21,23,25,28
They'll 2:22 66:19 81:6
101:32
They 2:18,21,23,27
3:17,20,26,27 4:4,30
5:22,26
8:5,7,14,18,30
9:5,10,11,16,30
10:5,12
11:20,21,23,31,32
12:7,20
14:11,12,14,18,26
15:1,15,24,27 17:30
18:1 20:20,28 21:3
22:11,12,22,28,31
25:7,15,25 27:14
31:1 32:3,4,7,8,26
33:23 36:12,13,14
37:8,32 39:3
Thomastown 74:31
75:11
Thursday 23:27

THORNHILL 98:16,17	29:5,16 30:24	17:1,2,4,7,29	20:23,34 22:29 23:15	32:6 37:4 57:12 75:7	39:23,33 40:23,25
Tinahely 1:16,19 4:3	31:18,19	18:6,7,28 19:8,18,19	27:32 30:11 31:3	86:8 106:34	41:8,14 42:14 43:7,23
TIMMINS 3:30,31	unusual 4:3	20:11,19,24,26,28	35:10 36:6 37:1	were 1:22 2:34 4:25 7:3,6	45:1 46:3,6,14,25
6:26,27 7:1 14:20,21	unzoned 26:8 77:10,12	21:25 22:5 23:2,3,4,5	38:22 40:20 41:27	8:1 10:5 11:5 12:6	48:18 50:12 51:14
15:33,34 16:18,22	78:3	24:5 28:31	42:6,31 45:16,17	15:10 16:16 19:5,17	60:20 61:3 62:6
17:17,22,23	upgrade 16:24,32	29:3,4,9,31,33 33:32	46:2,23 47:4,15	20:28 21:3,21	63:28,29,33 66:7
18:14,20,21	upgraded 17:3	47:33 56:15 59:7,9	48:1,17,23 49:11 50:7	22:7,8,14,23 23:30	67:17,24,
19:4,13,23,28	upgrading 16:33	74:17 75:7,8,30	53:11,22,23 54:18	24:3 27:16,22 28:1	while 1:4 10:22 13:21
20:7,8,9,25,29,32,34	ups 10:20	77:25,27 79:11 90:12	wanted 26:8 34:13 36:33	29:25 34:20 36:9	30:29 36:34 51:31
21:4,6,8,11,16,23,32	urban 13:15,19 57:16,23	94:1,2 105:28	40:26 46:7 58:9,34	46:6 47:7 49:13	61:10 66:27 81:5
22:34 24:5,12 25:2,5	58:27 65:33 82:26	villages 13:33	53:26 54:33 58:10	53:26 54:33 58:10	95:28 105:26,33
33:10,11 35:34	90:19,33 91:21 92:16	14:1,2,4,5,10,12,13,2	59:13 60:29,30 62:11	59:13 60:29,30 62:11	106:14 109:23
38:15,16 46:22 47:19	94:27 95:4,6	14:1,2,4,5,10,12,13,2	63:28 77:19 79:16	63:28 77:19 79:16	whilst 1:27 2:20 65:24,26
53:31,32 54:5	urbanised 14:12	16:12,18,34	83:27 84:19	83:27 84:19	97:31
57:26,27 58:7 62:8,9	urged 106:9 111:33	17:8,24,27,29,32,33	88:5,11,13,16 100:26	88:5,11,13,16 100:26	who 1:12,16 3:1,2,31 4:1
72:34 73:22,26,28,31	usage 107:33	18:2,6 19:1,2	102:21,28,34 10	102:21,28,34 10	7:27 8:14,30 12:6
83:1,13	use 12:12 22:20 24:9	20:9,13,17 21:14,34	warehouse 47:28	weren't 20:20 22:6 23:12	13:34 14:4,8,21 15:11
Tom's 54:19	27:7 33:33 38:32	22:13,15,24,28,31	warehousing 47:29,33	36:26 102:27	16:14 17:9,24,26
Tom 1:16,18 37:13	41:15,16 67:24	24:7,9,13,15	48:9,11,17,21,23,30	what's 9:30 17:27 18:26	18:3,7 19:18
54:30,32 71:4	81:12,21 93:24,31	25:14,17,31	warned 42:21	21:27 28:19,21 30:4	20:10,18,23 22:19
Tommy 24:14,15,22,24	97:2 107:10 109:27	26:5,6,11,23,27,29	warnings 40:13	31:33 33:17	25:8 26:15 27:32
33:26,27,31 34:2	110:14	27:5,9,18,21	wary 45:3 56:15	35:7,23,29 36:11,16	29:27 31:31
37:19,22,24,34 39:4,7	used 33:15 35:33 40:29	28:23,24,27,30 29:19	was 1:24	45:18 56:2 57:28	32:6,14,17,19,22
43:30 59:6	65:7 69:9 92:23	30:13,14,17,20 31:5,6	2:10,28,31,32,33,34	58:16 62:28 63:32	33:6,22 34:32,33 35:3
Touché 107:5,12,13,23	useful 15:29	73:21,23,27,29,31,32,	3:1,2,3,4,5,10,16,32	68:26 77:5,9,34 78:1	36:11,13 38:7 39:4,21
Tower 109:23	users 94:21,22	33	8:3,12,22,23,31	79:34 83:14 84:15	43:10,23 45:28 46:7
TR222 55:6	using 24:10 110:19	virtually 66:5 114:33	9:24,25 11:5,6	88:18 103:21	51:10 52:17 55:10,23
Tulow 24:16,18	usual 57:7	virtue 46:17	12:4,7,9,16,30,32	what 4:16 5:10,29,34	66:12 67:20
U	usually 90:28 95:1	vision 93:7	13:29 14:34	6:7,11,28 7:34	whoever 28:1
umbrage 78:29	104:13 116:1,4	visited 106:14	15:3,5,7,8,9,11,14,24,	8:14,21,23,24 9:8,27	whole 2:32 4:7 9:17
unacceptable 66:1	utterly 13:4	visual 66:2 68:5	25 16:3,26,27 17:3,25	10:19,20,24,27 11:12	12:12,15,16 18:26
unanimity 41:20	Ultimately 21:28	80:29,32,33 109:10	18:17	12:7 13:7,29	20:4 23:23 39:29
unanimous 55:25	Unless 29:14 73:2 98:5	visually 88:31,32	19:1,2,3,4,5,9,32,34	15:15,22,24 16:3	40:14 49:14,15 50:7
unanimously 7:16 15:8	103:21 109:5	vital 10:21,26	33	17:16,22 18:10,23	51:1,5 54:20 57:32
unauthorised 107:32	V	vitality 9:12	21:2,3,7,9,13,14,19,2	19:31,32,33,34	65:23 80:1,31 82:19
108:1,7,15	vacant 111:14	voices 9:12	0,21,29	20:10,12,30,33	83:19 88:12 90:11
unaware 43:20 113:7	valid 117:9	volume 64:5	wasn't 12:22,23 15:27	21:2,9,13 22:7,30,34	105:3 109:13
unbelievable 5:25	valuable 15:23	voluntarily 92:13	20:19 27:22 46:29	23:2,8,17,30	117:12,13 118:1
under 3:19,32 4:3,4 13:5	value 67:3 101:33 105:25	voluntary 93:20,34 94:5	55:28 60:13,18 74:6	24:3,8,11,12 25:20,29	whom 80:4
16:26 17:30 18:4	112:32	vote 5:2 6:6,9 7:18,20	77:17 101:30 116:13	26:10,28	whose 91:28
19:4 22:11 30:14	various 7:6	18:12,17 19:32	waste 27:6 59:30 95:8,9	27:1,22,23,26 28:5,29	why 7:26 8:17,30 11:8
32:4,7 33:6,8 43:1	10:6,18,26,28,29	29:13,15 30:23 38:28	96:21,26	29:4,5,8,14	17:3 19:3 23:24
59:30 72:20 73:1	13:30 14:4 15:1 41:1	39:3,9,16 41:19,30,32	watch 50:10,11	whatever 8:7 9:15 10:32	25:27 26:7 34:18
81:20 82:5 83:8,30	43:23 53:5,7 65:5	42:3,26,28	watching 12:23	12:14 14:10 16:23	41:17 47:8
89:11 101:27 111:27	87:32 91:7 92:14	44:10,12,16 49:10	way 3:29 4:23 8:31 9:32	17:18 21:30,31 24:17	57:15,22,29 58:7
116:12 117:31	101:26 113:24	54:17,24 63:16,19	12:9,10 13:20 15:15	31:19 36:12 50:21	65:12 66:20 68:8
undermining 42:20,22	vast 15:18	64:28 70:16,18	16:20 17:2,10 18:1,2	53:25 57:23 68:26	77:20,24 78:6 88:7,10
understand 4:29 31:1	vehicle 60:32	79:20,24 83:16,19,24	19:18,34 27:27,31	70:32 85:28 87:25	104:14 105:34
57:29	86:26,28,33	92:25 105:3	28:2 31:25 33:16	90:24,28 95:30	wide 69:13 98:24
understanding 8:11,20	verbatim 1:4	108:19,23 109:6	34:9 35:6 37:12,16	102:27 103:8 105:30	wider 1:23 24:3 98:3
9:20 15:7,9,14 26:33	version 22:19 34:23	116:26,29	39:10,31 42:34	113:3	wildlife 66:3
58:17,19 78:6,9	41:25	117:1,5,8,9,11,13,21,	46:31,32 50:28 52:3,5	whatsoever 15:17 23:33	will 1:32 2:8,18
underzoned 115:14,25	versus 111:11	26	56:27 59:25 61:3,6,13	46:4 78:16 113:8,31	3:15,22,29 5:24
underzoning 111:6	very 3:6,33 6:29 9:15,17	voted 26:10 45:12 64:26	63:4 65:26,32 67:23	whenever 66:18 115:7	6:9,12 7:6 9:28 10:13
unequaled 3:18	11:2 12:4,22 13:1,6	65:1 117:18	71:1 77:31 83:19	where 10:18 11:23 12:7	11:18,22,24,28,33,34
unfair 22:17 29:27 44:7	14:27,28 17:13,16,32	voting 18:13,14 44:14	92:20 100:4	13:20,29	12:1,21 13:13
77:19 87:19 91:17	21:21 22:11,17	Vance 4:14,15 5:22,34	106:19,34 107:7,27	15:3,5,20,21,26 16:30	16:15,34 17:28 22:13
92:13 107:2	23:26,30,32 24:12,29	6:18 7:25 9:33,34	108:9 109	17:13 20:21 22:4,9,14	23:28 25:6 26:6,14
unfairly 68:11	25:12,26 26:1	13:26 20:2 29:26	ways 14:26 37:8,10 39:1	23:14,19,22 25:1	27:32 28:22,29
unfairness 77:20	27:14,20 29:33 30:34	30:24 52:31,32 53:13	40:23 51:33 52:4	26:12 32:28,30 35:12	29:5,14,18,21,22,31,3
unfortunate 1:22 4:8	34:10 36:32 39:14,28	54:24,27 65:3,4 75:3	weak 52:13,14	37:2 38:5,10,11,33	3 31:14,20 34:26 35:9
110:2	40:1 41:6 42:6,9 43:5	77:29,30 78:16	wealth 87:24	39:33 42:20,22 44:3	36:3,17,19 37:26
unfortunately 4:9 5:13	45:15 46:7 47:27	87:29,30 92:9,10,23	wearing 2:20	48:17,27 50:15,20	38:6,7,28 39:9,19
13:7 50:11,14 65:13	48:22 53:3 55:15	97:6 113:17,18 115:1	weather 99:6 103:6,13	52:22,33 53:2,4,7,33	41:18,19,30 42:11,26
66:19 71:33 100:5	57:19,20,21 59:8	Vatry 72:28	week 1:26,28 2:20 3:1,2	55:27 56:11,18	43:4,16,17,
102:28 105:23 108:8	61:1,8,9,16 62:28	Vickers 3:2,7,8	4:10 8:20 28:5 30:12	57:16,18,19 58:23	willing 19:20 40:8 65:34
uniforms 51:22	65:23	Vincent 57:12 58:9	53:2 97:33	59:5 60:1,2,4,8,12	99:27
unique 13:18 25:9 44:22	via 69:11	W	102:22,30,34	70:2 71:34	win 3:27 4:3
unit 68:5	viable 27:5	waistline 52:26	weeks 1:11 45:12 91:7	whereas 14:12 17:20	wind 65:23,25,27,29,33
units 27:31 37:25 49:16	vibrant 48:28	wait 41:34 60:1 81:28	97:25	20:11 82:18	66:2,4,7,10,12,14
73:13 104:20 111:17	vicinity 20:1	105:17	welcomed 34:7	wherever 115:20	67:11,17 68:18,23
115:8,9,14	victims 1:22	waiting 25:32 60:4 62:20	welfare 86:10,12	whether 5:14 11:5,31	69:9,12,15,34 70:3
universally 14:7	view 4:21 9:24 10:10	66:18	well 1:16,34 3:21,29 4:6	12:1 18:6 19:19 32:3	73:10
universe 62:21	14:12 35:23 39:13	walk 40:1 71:25 90:25	5:25 7:11 8:23 9:8,31	36:15,31 37:32 44:31	winded 5:25
unlawful 86:32	48:6,7 50:32 54:8,10	91:23 97:16	10:5,22,27,28 11:30	52:24 60:23	windfarm 70:2
unlike 25:9	57:28 63:5 75:32	walkable 71:19	12:29,31 14:18 15:26	78:2,11,13,27 79:4	window 81:7
unlikely 27:8	78:14 80:31 87:3	walked 93:1	17:18 18:8 19:29	84:19 88:23 95:18	winning 2:26,28,30
unnecessary 30:5 95:20	88:31 100:33 104:29	walking 70:23,34	20:19 22:2,22	103:18 104:32	3:12,19
unreasonable 25:20	105:24 106:3,34	71:1,9,20 72:15 84:4	23:15,20,21 30:1,34	106:4,7 107:28 108:2	winter 59:9 103:6
unrelated 115:27	114:30 116:5	90:25 93:24 104:2	33:19 35:2,11 39:27	110:33 112:14 115:2	wish 3:21 9:20 11:30
unsafe 102:23 104:1	views 15:12 32:27	walkways 70:28	40:17 41:11 42:26,32	117:9,12,18	109:10
unsaleable 66:5	33:5,12,14 41:10	wall 34:10	43:22,24 46:17	which 1:21 2:7 3:4 4:3,9	wishes 3:25 8:14
unseemly 12:4	54:27 61:17 63:2,4	want 2:2,17 3:12,18	47:9,10,19 48:13	5:34 11:24,34	with 1:10,28 2:4,23
unsuitable 37:31	80:23,26,28 99:34	4:6,33 8:9,28 11:14	49:23 50:3 52:2,19	13:16,24 16:31 17:34	3:8,15 4:7,11,11,31
unsure 113:4	105:34 112:27 116:3	12:3,12,14,20,21,24	57:8,19,20,21 60:2	18:13 21:29 23:32	5:1,3,14,23,33
untapped 30:2	village 2:32 14:24,25	13:8,10,28 14:10	61:8,	25:25 26:8 28:23,32	6:4,8,12,25 7:6,9,11
until 4:26 25:3,32	16:22,24,25,26,28,30,	15:15,16,33	went 3:33 4:22 12:34	29:33 30:2,7,11 32:13	8:1,5,27 9:5
26:11,13 27:26	32,33,34	16:7,9,10,20,21 17:5	14:34 15:1,9,25 18:1	34:20 35:3 38:23	10:5,6,12,18,33

11:7,10 12:15,19 13:9,27 14:17 15:1 16:4,18,19 17:16,22 18:25,30 19:6,19,23 22:7,28 23:16,26 25:30 26:10,14,18,23 27:9,13,22 30:1,12 31:29,31 32:1,22, withdraw 55:6 59:32 81:17 84:1,33 85:1 86:10 87:8 89:26,27,31 94:25,26 96:14,28 97:3,5 112:12 withdrawing 45:30 73:12 87:7 withdrawn 55:8,27 56:32 81:20,21 82:4 84:2 89:30 96:17 97:7 within 13:15,34 18:28,30,31 19:7,19 20:18,28 21:16,26 22:8,12 23:2,3,5,25,34 24:5 25:13,17 26:2 28:23 29:4,34 32:28 33:32 34:1,7 40:11 42:20 49:29 52:24 55:17 66:8 67:4,25 72:16 74:27 77:27 80:2,9 84:7,23,25 85:4,5,22 92:33 95:9,16,21 99:34 105:6 106:28,2 without 27:21 37:26 42:12 43:23 44:7 68:29 89:4 90:25 99:9 103:3 106:8 110:5,32 116:19 woe 67:26 woeful 100:4 won't 2:1 26:6 27:26,32 38:6 41:16 46:30 48:11 75:31 78:17 106:34 107:4,30 115:30 117:18 won 3:13,15,34 4:1,4 46:14 wonder 59:34 66:20 67:8 68:13 wondered 80:26 wonderful 14:33 71:5 wondering 8:21 67:31 115:10 woodwork 89:4 word 12:12 35:34 72:3 82:20 88:24 94:20 98:21 100:28 106:31 wording 16:3,4 25:4 26:26 33:6,13 34:24 46:18,19 47:10,11 59:34 64:17 75:28 80:25 81:1 98:13 words 28:34 54:18 71:14 73:5 75:16,27 86:5 work 2:18 6:3 7:8,28,30 10:4,5,17 12:18,19 13:33 14:33,34 22:25	31:28,31 36:18,19,34 37:1 40:31 41:4 54:1 58:16 69:15,16 82:29 91:12 99:27 101:16 102:10,19 103:2,28 104:31 105:2,8 113:22 workable 53:34 91:12,14,15 worked 9:11 14:7,15 15:3 22:22 26:30 35:5 36:11,14 57:19 63:12 68:27 110:12 working 3:8 12:18 24:6 36:12 40:29 41:5,7 46:18 52:3 57:21 96:3 101:24 102:16 110:12 works 6:31 39:23 84:27 workshop 15:3 19:1,9,33,34 20:19 21:10,13,22 22:6,25 23:10 30:12 workshops 15:2,7,10,11 22:2,24 23:18 world 53:3 68:31,32 90:4 92:10,12,19 worry 111:34 worrying 66:11 105:30 worse 43:31 worst 62:14 worth 14:30 47:27 worthwhile 19:9,11 95:27,31 114:25 worthy 104:25 105:21,27 107:6,19 would 1:29,34 2:26,29 3:5,25,32 4:9,10,22,31 5:1,6,28,29 6:2,5,28,32 7:29,31 8:3,4,27,32,34 9:1,5,8,14,20,24,30 10:6,17,18,27,34 11:11,33 12:11,18,19,31 13:4,6,17,22,23,31,32 33,34 14:1,5,7,13,26 15:8,29 16:26 17:9,10,23,26,34 18:10,14,30,32 19:9,13 20:5, wouldn't 9:4,18 13:18,19 17:16,21,22 19:2 20:24 22:2,7 28:26 36:7 44:6 45:16,17,19,20 46:26,32 53:30 62:17 63:14 81:28 84:28 86:30 90:28 91:23 95:19 102:31 103:19 104:22 106:32 109:16 112:15 113:33 116:7 write 12:14,15 36:20,24 writing 74:2 written 30:5 34:17 36:21 54:10 73:27	wrong 4:20 38:21,31 42:12 53:10 62:12,31 69:11 71:4 78:9,13 88:16 99:10,12 115:34 Water 16:29,30,31 23:33 26:24,25 27:6 28:25 29:32,33 30:1,30 34:9 79:10,11,14,17 95:8,9,12,13,17,18,19 23,29,34 96:2,3,4,5 WALSH 3:24,25 6:20 11:19 21:34 23:26,30 24:7,21 30:12,15 33:20,21 34:13,29 35:18 36:24 40:27,28 42:17 44:5,6 51:8,9 53:14,18 68:15,16 73:22,25 84:12,32 85:22,31 86:21,32 87:2,6 88:20,34 89:13,18 91:16,17 93:3,17,23,29 94:13,19,31 95:5,16,23 96:7 105:14 10 Wednesday 8:4,7,11,21,24,28 9:11,25 10:4 23:27 102:8 West 17:32 24:15 37:30 38:33 90:27 Westmeath 2:23 When 2:23 3:32 9:13,18 10:4,14,19 11:1,5 15:1 16:1,4 19:16 21:28 27:14,16,17 28:1,33 34:20 35:13,15 37:15 46:4 47:13 49:21 50:32 51:4 53:1,28 58:31,32 59:31 60:29 62:16,19,34 68:3,11 71:22,27 72:22 75:1,3,18 76:10 79:5 85:8 90:23 93:10 94:29 95:21 96:9,21 Whites 55:26 WHITMORE 36:7,8 48:34 49:1 51:29,30 Wicklow's 44:22 Wicklow 1:3,7,14 2:3,15,16,21,23 3:15,26 6:15,22 13:31 14:9 17:31,33 18:30 19:1,19 21:3 24:15 33:15 34:8 37:30 38:11,17,33 41:3,5 44:25 46:15 47:1,6,8,9,30 50:3,5,24 61:15 63:3 66:11,13 69:7 70:2,3 71:19,23 72:5 81:10 87:28 90:27 91:21 98:3,34 99:3,4,15 1 WINTERS 8:26,27,34 9:5 31:21 43:3 61:21 62:33,34 63:17	70:11,15 76:26 83:12 111:24,25 Woodies 48:12,13,14 X Y yards 91:6 yeah 16:20 17:5 18:14,32 19:23 26:33 29:20,21 31:19,34 32:1,11 34:4,29 35:10 37:22,34 39:8 45:23,26 49:7,12,33 57:7,8,27 58:14 60:29,33 63:30 64:22 65:22 66:25 70:11 73:25 74:14,24 75:32 79:9,28,30 80:13,14 81:32 82:4,16 83:2,12,34 86:32 88:8 89:33 90:32 year's 77:13 year 2:17,27 3:2,28 7:24,33 8:19 11:28 12:1 14:33 24:10 27:4 29:6 37:1 38:34 44:26 46:15 51:22 63:13 88:6,12 97:29,30 101:16,28 103:33 108:31 years 3:13,15,16,18,21,23 9:10 10:2 12:11 14:22 15:4 16:3,4,5,24,33 18:27 21:14,15,20 22:16,21 23:11 24:34,28,33 25:24 27:7,12 28:31 29:7 36:13 37:31 38:23 44:1 45:16 51:14 58:16,18,27 62:11,26 64:14 68:25 74:27 75:14,22 76:8,10,19,20 77:21 81:3 85:8,10 8 yes 1:14,21 9:24 34:2 42:8 47:27 48:13 52:20 60:27 72:27 76:5 114:14 yet 14:4 30:2 68:5 79:15 83:33 100:22,30 108:34 you 1:13,26 2:4,26 3:24,28,33 4:12 5:1,24 6:10,14,27 7:23,33 8:9,10,21 9:32,34 10:15,25 11:8,13,14,15,18,24,2 5,28,29,30,34 12:4,20,28,29,34 13:1,6,10,12,20,21,26 2,28 14:10,19,25 15:16,33 16:7,9,10,13,20,21 17:5,28 18:22,27,28,29,32 19:6,13,26 20:4,6,7,8,10	young 3:14,17 92:14 102:30 yours 20:22 31:25 36:27 55:2 64:2 yourself 9:34 yourselves 11:31 Your 1:28 3:29 5:18 6:8 11:29 12:1 13:4,28 16:13,21 19:15 20:21 23:1 29:1 31:3 34:4,27,30 35:23 36:6,19 38:9,10 39:3 41:10 47:25,32 50:10 52:22 54:22 55:4,23 57:13,28 60:12,24 62:25 67:12,18 68:2 70:14 72:7 79:9,28 80:21 83:14 88:14 89:10 100:18 105:1 109 Z zero 44:29 45:10 zone 34:1 43:22 44:7 77:27 84:15,19 90:13 110:31 111:5 115:26 zoned 15:5,23 26:8 30:11,13,17,18,20 39:22 40:11,28 42:20,33 43:6,20,32 46:6,25 48:16 54:3 55:16 77:26 109:28 110:15,23,30 111:2,15 113:7,8,9,10 zoning 11:6,7,33 12:6 28:20 30:5,10,18 40:7,12 41:16 42:9,11,16 43:1,2,7,8,10 44:7,20 46:3 47:30 55:26 57:2 65:17 70:33 77:10,11,24 78:4 93:23 110:13,20,22,33 111:8,12,18,20 113:2,26 115:9,19,22,27,29 116:10,16,18,19,21 zonings 40:13 55:16,21 84:30 110:17 113:3 ... 1:29,34 2:3 4:5,24 11:15 15:33 16:8,14 18:9,32 20:29,33 21:3 24:13 25:2 27:24 30:4,9,31,33 32:9,29 35:26,29,33 36:29 40:22 41:22,24,26 42:7 43:3,4 47:13,23,24 48:14,19 49:10,16,29,30 54:2,19,21,31 55:1,8 57:1 58:6 60:27 64:11 65:16 68:1 71:2,3,5 72:22 000 3:7,10 46:12 62:3 66:14,18,22 69:13,24,25,26 70:1 71:26 101:28 103:33	109:19 115:19,20 116:12,14 073 109:18 100 37:27 111:15 115:25 111 25:33 134 111:6 115:14 14A 3:32 170 28:23 1700 111:14,15 1800 111:14 19th 7:14 1st 111:31 200 91:6 2000 97:30 2004 7:32 31:28 71:13 80:27 114:34 2006 16:27 2009 31:30 2010 28:19 64:6 97:28 116:10 2011 16:27 109:18 2014 98:6 117:32 2015 1:7 110:3 111:32 2016 7:24 64:6 76:11 110:7 115:15 2018 75:19 76:12 101:24 2020 26:13 2021 26:13 27:26 2022 25:32 27:31 109:19 2025 27:31 2027 27:25 2028 109:20 23rd 117:29 118:2 242 101:1 245 83:3 247 27:33 250 29:34 69:16,25 280 28:24 75:31 28th 6:15 2nd 1:7 300 50:8 53:34 31st 7:24 32A 58:21 32B 58:33 350 54:8,14 36A 59:28 400 50:8 54:15,16,17,20,22 55:1 40A 64:2 40B 64:2 450 111:17 115:19 500 47:28 48:26,27 49:24,26,30 91:6 115:25 5th 6:17 600 111:5,6 115:25 70s 105:6 726 27:31 767 27:25 7pm 118:7 800 92:33 93:6 109:23 115:9 80s 9:32 90s 15:24 967 109:19
--	--	--	--	---	---