

MINUTES OF ORDINARY MEETING (HYBRID) OF WICKLOW COUNTY COUNCIL HELD ON
MONDAY 9TH FEBRUARY 2026, COMMENCING 2.00 PM IN THE COUNCIL CHAMBER AND
VIA MICROSOFT TEAMS

PRESENT:

COUNCILLORS M. CORRIGAN CATHAOIRLEACH, D. ALVEY, M. BARRY, J. BEHAN, S. BOURKE,
A. CRONIN, E. DOYLE, M. DUDDY, G. DUNNE, L. FENELON GASKIN, P. FITZGERALD, T.
FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL,
M. MURPHY, I. NEARY, P. O'BRIEN, G. O'NEILL, W. O'TOOLE, G. RICHMOND, L. SCOTT, J.
SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY (30)

APOLOGIES

CLLR. O. FINN (1)

IN ATTENDANCE:

MS. E. O'GORMAN, CHIEF EXECUTIVE
MS. J. CARROLL, DIRECTOR OF SERVICES
MS. H. DENNEHY, DIRECTOR OF SERVICES
MS. L. EARLS, DIRECTOR OF SERVICES
MR. B. GLEESON, DIRECTOR OF SERVICES
MR. J. LANE, DIRECTOR OF SERVICES
MR. M. NICHOLSON, DIRECTOR OF SERVICES
MS. T. O'BRIEN, T/DIRECTOR OF SERVICES
MS. D. KENNEDY, LAW AGENT
MS. H. PURCELL, SENIOR EXECUTIVE OFFICER/MEETINGS ADMINISTRATOR
MS. S. WALSH, SENIOR PLANNER
MR. M. WOODS O'RORKE, ASSISTANT PLANNER
MR. S. DOYLE, IS PROJECT LEADER
MS. T. BYRNE, ASSISTANT STAFF OFFICER

At the commencement of the meeting a roll call was taken. The Meetings Administrator advised all present they are bound by the Code of Conduct for Councillors and Employees. Also, of meetings etiquette for online meetings and that the press and some members of the public were also present.

Votes of Sympathy

Elected Members passed a vote of sympathy to the families of the late Mr. Odie Bolger, Mr. Owen Dawson, Mr. Willie Shortt, Dr. Grace Molloy, Ms. Mary Bernadette Burke, Mr. Michael Walsh, Ms. Ber O'Kelly, Ms. Maureen Richardson, Mr. Anthony Gilligan and Ms. Freya Keegan Cullinan. A minute's silence was observed for the deceased.

The Cathaoirleach commenced the meeting by acknowledging and complimenting the incredible work of outdoor, road admin. Communications staff and volunteers who supported the community night and day during the recent storms.

Request for Suspension of Standing Orders:- The Meetings Administrator advised that two requests for suspension of standing orders had been submitted in advance of the meeting. In accordance with the protocol adopted the requests were read to the meeting as proposed and seconded:-

Suspension No. 1

Cllr. J. Behan, seconded by Cllr. L. Scott and supported by Cllr. P. Leonard and Cllr. T Fortune, requested a suspension of standing orders to discuss the following motion:

'That Wicklow County Council notes with deep concern the Government's decision to ratify CETA and in particular the Investor Court System (ICS), after trying to rush through the Arbitration (Amendment) Bill 2025 to circumvent the judgement that CETA is unconstitutional.

This Council believes that ICS risks selling out Irish taxpayers, Irish workers' rights and Irish climate and environmental protections for the sole benefit of multinational big business.

Wicklow County Council therefore calls on the Government to suspend Ireland's participation in the ICS element of CETA pending a full, independent assessment of its impacts on local authorities, public services, and environmental protections';

This motion to be circulated to all Local Authorities, all Wicklow TDs and Senators, and the Minister for Enterprise, Trade and Employment.

Suspension No. 2

Cllr. M. Corrigan, seconded by Cllr. S. Langrell and supported by Cllr. S. Bourke requested a suspension of standing orders to discuss the following motion:

'That Wicklow County Council ask Minister for Agriculture Martin Heydon to intervene in the Bord Bia dispute';

It was agreed by all to have a discussion on the topics at 4.30 p.m.

ITEM NO. 1

To confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 12th January 2026.

It was proposed by Cllr. N. Whelan, seconded by Cllr. P. O'Brien and agreed by all to confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 12th January 2026.

To consider the disposal of 0.3520Ha or thereabouts in the townland of Kilmalum, Blessington, Co. Wicklow to Kildare County Council.

It was proposed by Cllr. A. Cronin, seconded by Cllr. P. Glennon and agreed by all to consider the disposal of 0.3520Ha or thereabouts in the townland of Kilmalum, Blessington, Co. Wicklow to Kildare County Council, as set out in statutory notice previously circulated.

ITEM NO. 3

To consider the disposal of 0.087Ha or thereabouts in the townland of Kilmacullagh Td. Newtownmountkennedy being the property known as 10 Ballybawn Cottages, Kilmacanogue, Co. Wicklow to Eoin Syron & Daniela Boehm.

It was proposed by Cllr. M. Corrigan, seconded by Cllr. M. Duddy and agreed by all to consider the disposal of 0.087Ha or thereabouts in the townland of Kilmacullagh Td. Newtownmountkennedy being the property known as 10 Ballybawn Cottages, Kilmacanogue, Co. Wicklow to Eoin Syron & Daniela Boehm, as set out in statutory notice previously circulated.

ITEM NO. 2

FOR (7)	CLRS. M. BARRY, J. BEHAN, M. DUDDY, L. FENELON GASKIN, T. FORTUNE, P. LEONARD AND I. NEARY
AGAINST (13)	CLRS. S. BOURKE, M. CORRIGAN, A. CRONIN, G. DUNNE, P. FITZGERALD, P. GLENNON, P. KENNEDY, S. LANGRELL, P. MAHON, P. O'BRIEN, G. RICHMOND, N. WHELAN AND C. WINSTANLEY
NOT PRESENT (3)	CLRS. O. FINN, G. O'NEILL AND P. STAPLETON
ABSTAINED (8)	CLRS. D. ALVEY, E. DOYLE, J. MULHALL, M. MURPHY, W. O'TOOLE, L. SCOTT, J. SNELL AND S. STOKES

Under matters arising, a motion was proposed by Cllr. J. Behan, seconded by Cllr. T. Fortune that 'the media be allowed to attend the meeting of the Bray/Greystones Cliff walk committee meetings' was put to a vote and following a roll call was defeated by a margin of 7 votes for, 13 against, 3 not present and 8 abstained viz:-

ITEM NO. 4

To consider the disposal of 0.120Ha or thereabouts in the townland of Gibstown, Donard, Co. Wicklow being the property known as Gibstown, Donard, Co. Wicklow to Ms. Claire Keogh.

It was proposed by Cllr. A. Cronin, seconded by Cllr. P. Mahon and agreed by all to consider the disposal of 0.120Ha or thereabouts in the townland of Gibstown, Donard, Co. Wicklow being the property known as Gibstown, Donard, Co. Wicklow to Ms. Claire Keogh, as set out in statutory notice previously circulated.

ITEM NO. 5

To consider the 2nd Chief Executive's Report on submissions made to the Proposed Material Alterations to Proposed Variation No. 4 to the Wicklow County Development Plan 2022 – 2028, relating to the Greystones-Delgany & Kilcoole Local Planning Framework (previously circulated) and to consider making, not making or modifying the Proposed Variation/Local Planning Framework.

The Meetings Administrator reminded the Elected Members of their requirements under the Ethics Legislation as follows:

- When a matter comes before the meeting for consideration if they or a connected person has a beneficial interest they must disclose to the meeting the nature of the beneficial interest before discussion or consideration of the matter commences; they must fully withdraw from the meeting until the matter is concluded; they must also inform the Council's Ethics Registrar in writing. The disclosure and absence of the Elected Member from the meeting will be recorded in the minutes and when the item is completed the member will be advised by phone and can rejoin the meeting.

<p>Proposed Material Alteration No. 1 Volume 1, Chapter 3 of the Wicklow County Development Plan 2022-2028 Amend Part A:2: Local Area Plans (LAPs) & Local Planning Frameworks (LPFs)</p>	<p>Vary Section 3.5 as follows:</p> <p>3.5 Zoning</p> <p>This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. However, upon adoption in 2022, it only provides provided plans for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans' at that time, which will be reviewed after the adoption of this County Development Plan. As part of the LAP adoption process for the settlements of Wicklow Town – Rathnew and Blessington, the land use zoning and key development objectives maps for these LAP settlements / areas are integrated into Volume 2 of this County Development Plan by way of variation.</p>
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For the remaining settlements (Bray, Enniskerry, Kilmacanogue, Greystones – Delgany, Kilcoole and Arklow), 'Local Planning Frameworks' (which will replace their previous LAPs) which set out settlement specific objectives including land use zoning and key development objectives maps are to be integrated into Volume 2 of this County Development Plan by way of variation.

Local Area Plans (LAPs) & Local Planning Frameworks (LPFs)

New Local Area Plans or Local Planning Frameworks will be made for the following settlements in the period 2022-2024⁵ in the following order of priority:

1. Wicklow Town – Rathnew

2. Blessington

3. Greystones - Delgany – Kilcoole

4. Arklow and Environs

5. Bray Municipal District (including Enniskerry and Kilmacanogue)

While each LAP will cover a period of 6 years, zoning will be provided on the land needed to meet the 2031 population target, with clear objectives to ensure 2026 targets can be reached.

The Core Strategy Tables to follow shows the housing unit requirements for the LAP / LPF towns, up to the year 2031 and the housing unit capacity of lands zoned in current LAPs in effect at the time of the adoption of the County Development Plan in 2022.

This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA.

Upon adoption of this County Development Plan in 2022, the amount of zoned land in pre-existing LAPs exceeded the amount of land needed to meet the Core Strategy 2031 housing targets for each of the towns set out in this County Development Plan (as detailed in Table A of the Core Strategy).

In the preparation of the updated LAPs/LPFs during the lifetime of this County Development Plan, objectives, shall take into account the zoning principles set out hereunder as well as the guidance set out in 'Development Plans – Guidance for Planning Authorities' (DohGH 2022) and any further Government or Ministerial policies / guidance in place at the time of the adoption of the LAP/LPF.

In particular, residential development objectives including land zoning provisions will be made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of the LAP/LPF, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAPs/LPFs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise during the lifetime of the County Development Plan due to changes to the National Planning Framework, Regional Spatial and Economic Strategy or planning legislation with particular regard to the new housing targets for County Wicklow set out in the 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' issued by the Minister under Section 28 of the Planning & Development Act (July 2025).

Prior to the adoption of new LAPs / LPFs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.

<p>Proposed Material Alteration No. 3 Amend Opportunity Site OP7 Kilcoole Centre as follows:</p>	<p>Objectives GDK OP7</p> <ul style="list-style-type: none"> To support the development and delivery of a comprehensive project for this area, which provides for the reconfiguration of this junction to remove the staggered junction and provides for access to the lands to the west, and which delivers significant public realm improvements such that pedestrian
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Material Alteration No.2 proposed by Cllr. F. Fortune, seconded by Cllr. L. Fenehon Gaskin and approved by all present.

<p>Proposed Material Alteration No. 2 Amend Table 1B Wicklow Core Strategy for Kilcoole as follows:</p>	<p>Recommendation of Chief Executive To proceed to make Proposed Material Alteration No. 2</p>
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<p>Proposed Material Alteration No. 2 Amend Table 1B Wicklow Core Strategy for Kilcoole as follows:</p>	<p>1. While Kilcoole does have a strong employment base, it is considered that it still generally fits in this category of town having regard to its scale and the need for targeted catch up investment to become more self-sustaining.</p>		
<p>APPLICATION TO LEVEL 4</p>	<table border="1"> <tr> <td style="background-color: #d9e1f2;"> <p>Settlement, Population & Housing Strategies</p> </td> <td> <p>Level 4 settlements are designated 'Self Sustaining Towns' described in the Regional Spatial and Economic Strategy as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'. These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.</p> </td> </tr> </table>	<p>Settlement, Population & Housing Strategies</p>	<p>Level 4 settlements are designated 'Self Sustaining Towns' described in the Regional Spatial and Economic Strategy as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'. These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.</p>
<p>Settlement, Population & Housing Strategies</p>	<p>Level 4 settlements are designated 'Self Sustaining Towns' described in the Regional Spatial and Economic Strategy as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'. These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.</p>		

Material Alteration No.1 proposed by Cllr. L. Scott, seconded by Cllr. T. Fortune and agreed by all present.

<p>Proposed Material Alteration No. 1 Amend Table 1B Wicklow Core Strategy for Kilcoole as follows:</p>	<p>Recommendation of Chief Executive To proceed to make Proposed Material Alteration No. 1</p>
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- / cyclist and public transport uses are prioritised, and the creation of a public park / plaza of at least 1,600sqm in this area.
- To support the development of sites for mixed use development including commercial, retail, retail services, residential, community and cultural uses;
- Higher density development that makes the best use of this serviced urban land, will be expected;
- High quality frontage onto all streets will be required, that provides for passive supervision and connectivity to the street.
- Access to lands on the west side of the Main Street shall make provision to service future development lands to the west (zoned RN2).
- Any development to the west of the Main Street in the OP shall make provision for a town centre public car park of a size to be determined in consultation with the Local Authority.

Recommendation of Chief Executive

To proceed to make Proposed Material Alteration No. 3

Material Alteration No.3 proposed by Cllr. T. Fortune, seconded by Cllr. L. Feneon Gaskin and agreed by all present.

Proposed Material Alteration No. 4

Amend Opportunity Site **OP8 'Kilcoole West - 'The Molly's'** as follows:

Amend **MAP NO.1 LAND USE ZONING** and amend the boundary map and the written text of Opportunity Site **OP8 Kilcoole West - 'The Molly's'**

Amend zoning of land measuring c. 0.65ha from RN2 'New Residential Priority 2' to TC 'Town Centre'.



Change from:

Change to:

Objectives GDK OP8

Amend written objectives as follows:

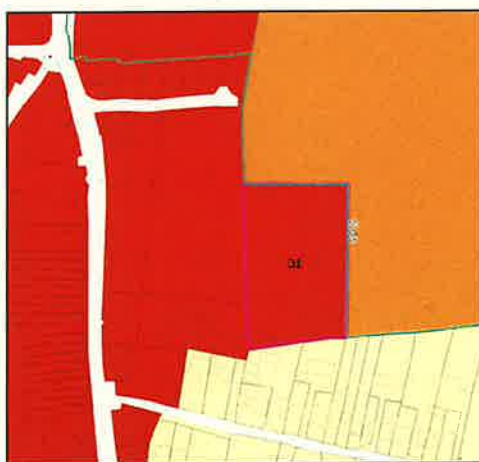


Change to:



Change from:

Amend the Opportunity Site boundary as follows:



Recommendation of Chief Executive

Housing Targets & Extant Planning Permissions

Having regard to the Core Strategy and population / housing targets provided therein for Greystones – Delgany and Kilcoole, there is capacity within the lands zoned TC, VC, RE (all located in the serviced, built up envelope) and lands zoned RN1 to meet current targets.

In order to ensure a long term supply of zoned land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this LPF, with particular regard to the new housing targets for County Wicklow set out in the 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' issued by the Minister under Section 28 of the Planning & Development Act (July 2025), this LPF also provides for additional zoned serviced / serviceable residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Permission will ~~not~~ only be considered during the lifetime of this LPF for RN2 lands ~~unless-where~~ the following conditions are satisfied:

- At least 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated);
- It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached.

Proposed Material Alteration No. 5
Amend Housing Targets & Extant Planning Permissions subsection as follows:

Material Alteration No.4 proposed by Cllr. T. Fortune, seconded by Cllr. L. Fenealon Gaskin and agreed by all present.

Recommendation of Chief Executive

To proceed to make Proposed Material Alteration No. 4.

- To support the development of these lands for mixed use development including commercial, retail, retail services, residential, community and cultural uses; in this regard, a 'single' use e.g. retail only or residential only will not be permitted and any commercial uses shall be accompanied by both residential and community / cultural uses;
- Higher density development with no or limited car parking, that makes the best use of this serviced urban land, will be expected required on these lands. In particular, any ground level commercial or retail development proposed shall include upper floors of residential use.
- High quality frontage onto all streets and open spaces will be required, that provides for passive supervision and connectivity to the street. Any development of these lands shall include the development of an outdoor community meeting space / pocket park and the highest quality and design, including appropriate park furniture and seating;
- While access into these lands may be via a direct access onto Main Street (R761) any such access point shall not provide a through route to lands beyond this site, in particular lands to the west of this site.

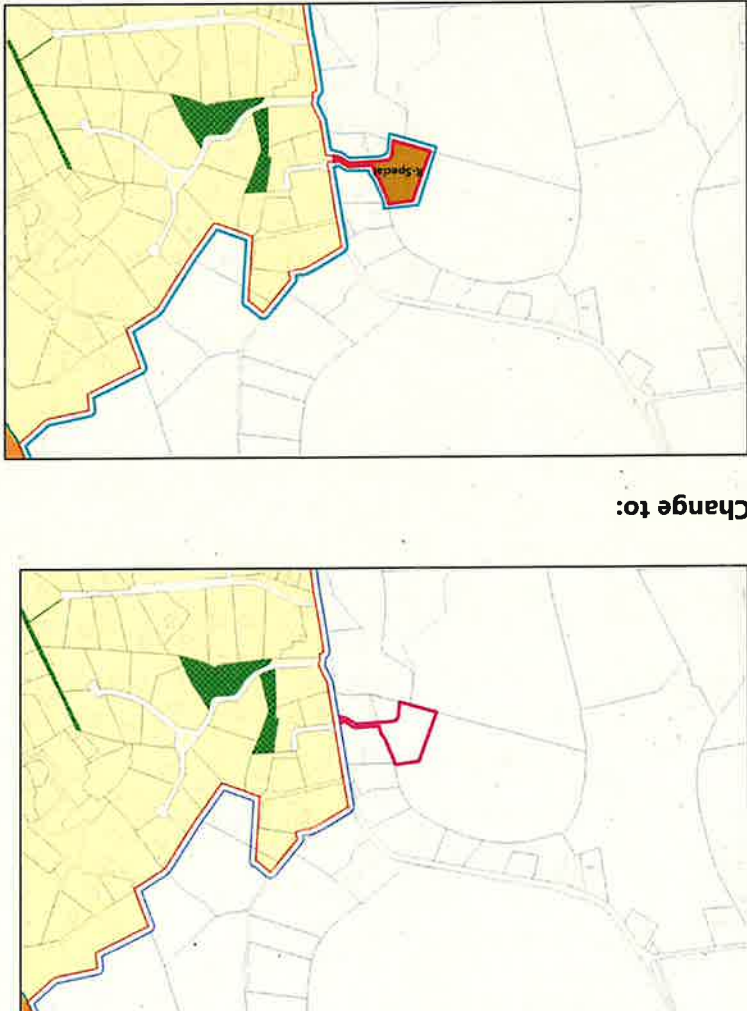
<p>Proposed Material Alteration No. 7</p> <p>Amend MAP NO.1 LAND USE ZONING and add additional objective to HOUSING OBJECTIVES as follows:</p>	<p>Change from:</p> <p>Amend zoning of land at Bellevue Demesne measuring c. 0.65ha from unzoned outside the settlement/LPF boundary to R-Special Residential;</p>
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Material Alteration No.6 proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all present.

<p>Proposed Material Alteration No. 6</p> <p>Amend HOUSING OBJECTIVE GDK16 as follows:</p>	<p>Objective GDK16</p> <p>Notwithstanding the zoning / designation of land for new 'greenfield' residential development (RN), permission will not only be considered for RN2 Priority 2 lands unless-where the following conditions are satisfied:</p> <ul style="list-style-type: none"> ▪ At least 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated); ▪ It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached. <p>Recommendation of Chief Executive</p> <p>To proceed to make Proposed Material Alteration No. 6</p>
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Material Alteration No.5 proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all present.

<p>To proceed to make Proposed Material Alteration No. 5</p>
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<p>GDK XX:</p> <p>To provide for residential development for a maximum of 1 No. unit, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned 'Special R-X' on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site/area being satisfied (including addressing the risk of flooding on the lands via the carrying out of a site specific flood risk assessment).</p>	<p>GDK XX:</p> <p>To provide for residential development for a maximum of 1 No. unit, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned 'Special R-X' on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site/area being satisfied.</p>
<p>Should the Elected Members decide to proceed with Proposed Material Alteration No. 21, the following modifications are recommended:</p>	<p>Recommendation of Chief Executive</p>
<p>Do not proceed to make Proposed Material Alteration No. 7.</p>	<p>Change to:</p> 

Material Alteration No.7, proceed as published, and not accept Chief Executive's recommendations for modifications proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. T. Fortune and agreed by all present.

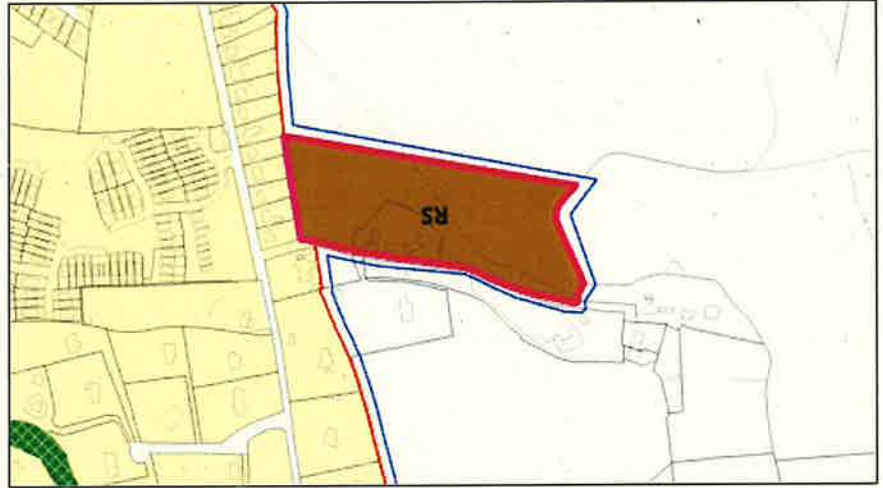
Proposed Material Alteration No. 8 Amend **MAP NO.1 LAND USE ZONING** and add additional objective to **HOUSING OBJECTIVES** as follows:

Amend zoning of land at Bellevue Demesne measuring c. 2.7ha from unzoned/outside the LPF boundary to RS 'Special Residential'.

Change from:



Change to:



GDK XX:

To provide for residential development for a maximum of 4 No. additional units, with no restrictions on purchasing and occupation at the grounds of Delgany Golf Club, Bellevue Demesne (as zoned 'Special R-

<p>To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting and designed landscape planting, whether subject to TPO or not, where considered to be viable, safe and in line with sound arboricultural management principles. To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.</p> <p>GDK52</p>
<p>Proposed Material Alteration No. 10</p> <p>Amend HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES as follows:</p>

Material Alteration No.9 proposed by Cllr. L. Scott, seconded by Cllr. T. Fortune and agreed by all present.

<p>To proceed to make Proposed Material Alteration No. 9</p>
<p>Recommendation of Chief Executive</p>
<p>To promote and facilitate the development of a range of residential development types, tenures and sizes, including affordable and cost-rental properties, in order to cater for the varying housing needs and economic circumstances of the area's population. In particular, Wicklow County Council shall work with the Land Development Agency, and other relevant stakeholders, to deliver a range of residential tenures to meet the requirements of the population including (but not limited to) affordable and cost-rental housing types on appropriate lands, subject to compliance with the policies and objectives of the LPP, the County Development Plan and other relevant national and regional policies and guidelines.</p> <p>GDK XX</p>
<p>Proposed Material Alteration No. 9</p> <p>Add additional objective to HOUSING OBJECTIVES as follows:</p>

Material Alteration No.8, proposed as published, proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all present.

<p>Do not proceed to make Proposed Material Alteration No. 8</p>
<p>Recommendation of Chief Executive</p>
<p>X on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site / area being satisfied.</p>

Material Alteration No.11 proposed by Cllr. T. Fortune, seconded by Cllr. L. Feneion Gaskin and agreed by all present.

<p>To proceed to make Proposed Material Alteration No. 11</p>
<p style="text-align: center;">Recommendation of Chief Executive</p> <p>GDK55</p> <p>To facilitate the development and enhancement of suitable access to and connectivity between areas of nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.</p> <p>In particular, to promote the maintenance of existing and the development of new open spaces and recreational areas linked by green corridors as follows:</p> <p>a) Along the full coastal area from Greystones to Kilcoole as follows: Bray Head – Bray to Greystones cliff walk and the coastal zone to the east of same including new marina park – Greystones north beach, marina, harbour – Greystones coastal route and beaches (the Cove, south beach) – Ballygannon – the Murrrough European Site at Kilcoole. Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path c) Along Three Trouts Stream from Glen Road, Delgany to the sea d) From the R761 at Three Trouts Bridge to Mill Road e) Linking Coolagad to Kindlestown Woods f) Ballydonarea Loop / Strawberry Lane walk in Kilcoole from Lott Lane to the coast</p> <p style="text-align: right;">Proposed Material Alteration No. 11 Amend HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES as follows:</p>

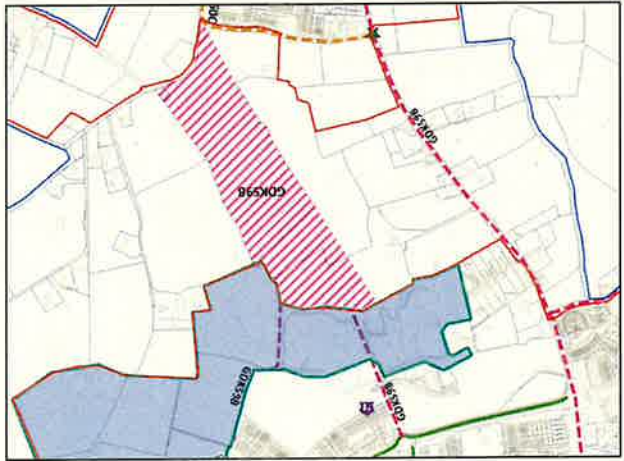
Material Alteration No.10 proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all present.

<p>To proceed to make Proposed Material Alteration No. 10</p>
<p style="text-align: center;">Recommendation of Chief Executive</p>

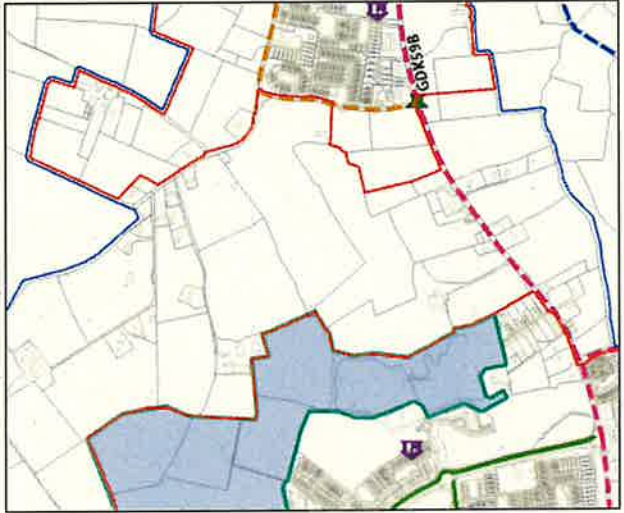
Proposed Material Alteration No. 12
 Amend MAP NO. 5 'TRANSPORT STRATEGY' and amend INFRASTRUCTURE OBJECTIVES as follows:

Amend Map No. 5 'Transport Strategy' to omit off road GDK59b corridor to the east of the Regional Road, as follows:

Change from:



Change to:



GDK59

To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:
 b) Pedestrian and cycling infrastructure from Kilcoole to Charlestown, which may be in the form of improvements to the existing Regional Road R761 or, where the existing road configuration does not allow for this, a new pedestrian and cycling route from Ballygannon (north Kilcoole) to Charlestown to the east of the regional road. The location and layout of any such route shall be determined following a

comprehensive route selection process and consultation with affected landowners, and in particular shall ensure no adverse impacts on working farms in the area.

Recommendation of Chief Executive

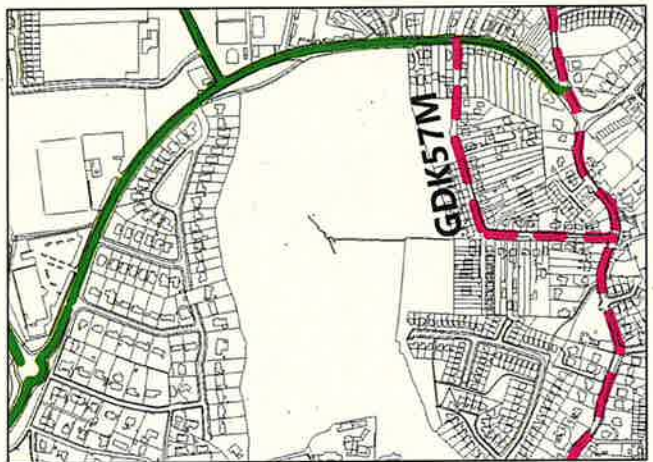
Do **not** proceed to make Proposed Material Alteration No. 12

Material Alteration No.12, proceed as published, proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. T. Fortune and agreed by all present.

Proposed Material Alteration No. 13

Amend MAP NO. 5 'TRANSPORT STRATEGY' and amend INFRASTRUCTURE OBJECTIVES as follows:

Change from:



Change to:



GDK59

To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:

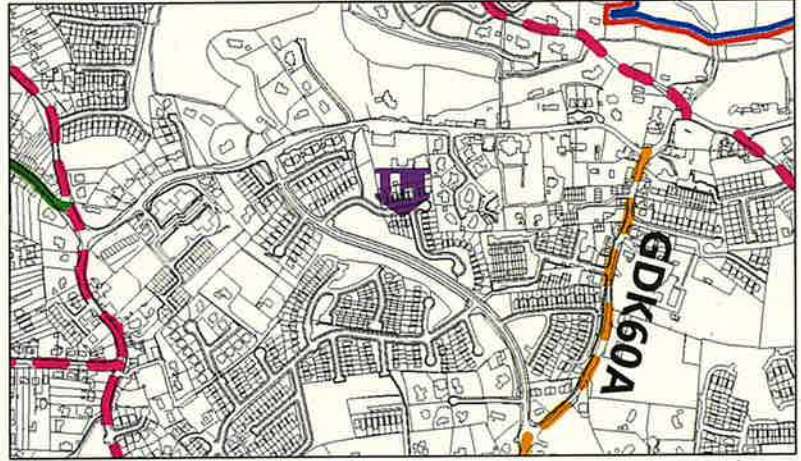
- g) pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (from Burnaby Lawns east being part of Pathfinder Programme)
- t) Enhanced pedestrian and cycling infrastructure along R761 from Killincarrig to Templecarraig

Recommendation of Chief Executive

To proceed to make Proposed Material Alteration No. 13


Material Alteration No.13 proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all present.

Proposed Material Alteration No. 14
 Amend MAP NO. 5 'TRANSPORT STRATEGY' and amend **INFRASTRUCTURE OBJECTIVES** as follows:



Change from:

Change to:

	<p>GDK60</p> <p>In order to facilitate the delivery of improved pedestrian / cyclists safety, public realm enhancement programmes and vehicular movement improvements in the LPF area, to support and facilitate the delivery of the following schemes:</p> <p>a) In order to improve pedestrian and cyclist safety and to allow for future improvements to the public realm in Delgany village: the 'Delgany Village Accessibility Scheme' (Convent Road Phase) project;</p> <p>b) In order to improve pedestrian and cyclist safety between Delgany and Blacklion: the 'Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme';</p> <p>c) In order to improve pedestrian and cyclist safety in Kilcoole town centre and to allow for future improvements to the public realm on Kilcoole Main Street particularly in the area between 'Upper Green' and 'Sylvan Lawns': the improvement of the alternative route to the east of Kilcoole to 'bypass' the core town centre. This route commences at the R761 junction with Lott Lane at Kilcoole Community Centre, continues along Lott Lane to Sea Road and onto 'Holywell Avenue' to the south of Sea Road, as far as the regional road at CCA. Improvement shall include the re-design of various existing junctions in order to give priority to this route as shown on Map No. 5 as Objective GDK60</p> <p>d) The Killincarrig Improvement Scheme</p> <p>Where such improvements are located on designated development land, the development shall be so delivered to provide for those elements of the scheme within that site.</p> <p>Recommendation of Chief Executive</p> <p>To proceed to make Proposed Material Alteration No. 14</p>
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Material Alteration No.14 proposed by Cllr. T. Fortune, seconded by Cllr. L. Feneon Gaskin and agreed by all present.

Material Alteration No.16 proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all present.

Proposed Material Alteration No. 16 Add INFRASTRUCTURE OBJECTIVE as follows:	GDK XX In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Greystones-Delgany and Kilcoole LPF and integrate its provisions into the LPF as appropriate.	Recommendation of Chief Executive	To proceed to make Proposed Material Alteration No. 16
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Material Alteration No.15 proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all present.

Proposed Material Alteration No. 15 Amend INFRASTRUCTURE OBJECTIVES as follows:	GDK64 With respect to localised drainage issues present in the LPF area: a) new significant development in the area between Sea Road and Lott Lane in Kilcoole will only be considered where the development's wastewater drainage arrangements accord with an overall Drainage Area Plan (DAP) which removes / limits need for new pumping and maximises coordination of drainage networks between sites; b) new significant development in the Coolagad – Templecarraig area in north Greystones will only be considered where the development's surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy and an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk on downstream lands.	Recommendation of Chief Executive	To proceed to make Proposed Material Alteration No. 15
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Material Alteration No.17 proposed by Cllr. M. Barry, seconded by Cllr. L. Scott and agreed by all present.

To proceed to make Proposed Material Alteration No. 18
Recommendation of Chief Executive
<p>The purpose of an SLO is to guide developers as to the aspirations of the LPF regarding the development of certain lands where more than one land use is proposed, where there is a new infrastructure necessitated on the subject lands or where the lands are zoned for 'mixed use' to give more detail on the development objective of these lands. A masterplan for the entire SLO area may be required to be submitted as part of the first application within the SLO. In particular, both masterplans and individual applications within SLOs shall show the proposed overall roads and infrastructure layout for the entire SLO area to ensure that all land parcels within the SLO are serviceable and no development prejudices or unduly constrains the development on another parcel.</p> <p>For a number of the SLOs concept sketches are shown in this LPF. These are conceptual only, did not include complete site surveys/analysis, and should not be taken as a definitive guide as to the acceptability or otherwise of any access points, road layouts or building positions/designs. Any application for permission on said lands must conform to all standards and requirements of the Planning Authority, as set out in this LPF and the Wicklow County Development Plan.</p>
<p>Proposed Material Alteration No. 18 Amend INTRODUCTION as follows:</p>

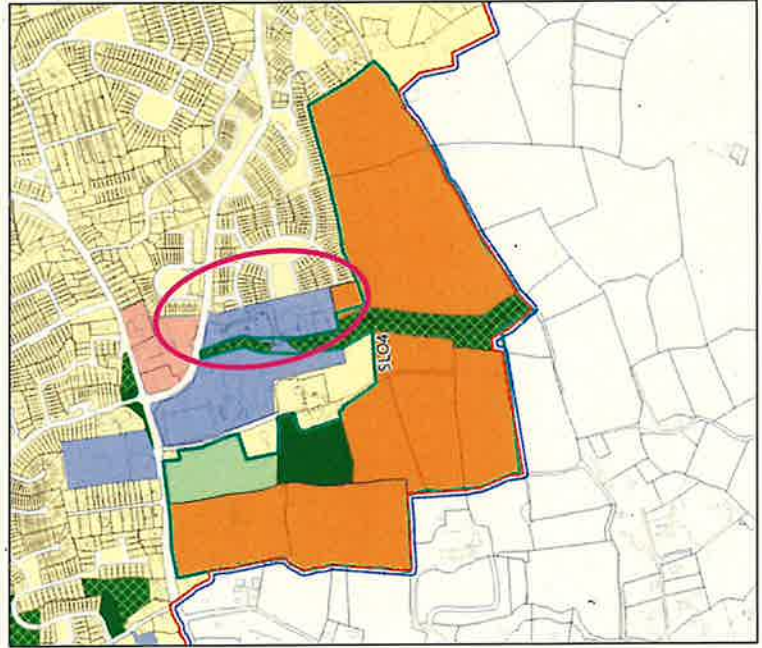
Material Alteration No.18 proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all present.

To proceed to make Proposed Material Alteration No. 17
Recommendation of Chief Executive
<p>GDK XX Developments, including new/expanded developments and any planned improvements to existing urban spaces, shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPPO 2024.</p>
<p>Proposed Material Alteration No. 17 Add INFRASTRUCTURE OBJECTIVE as follows:</p>

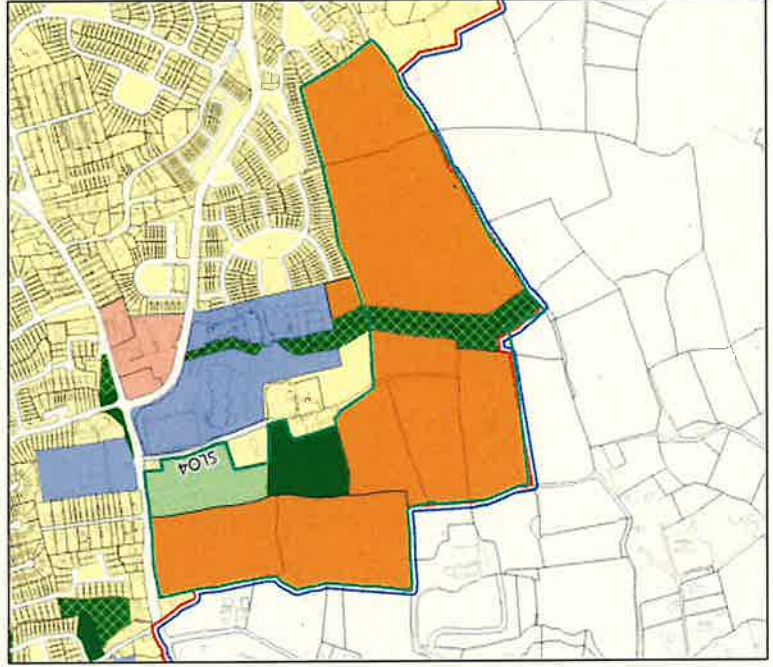
Proposed Material Alteration No. 19
 Amend **MAP NO. 1 LAND USE ZONING** and amend Specific Local Area Objective **SLO 4 - COOLAGAD**
 and SLO area map as follows.

Amend **SLO 4** area to remove the lands zoned **OS1: Open Space and CE: Community and Education** that
 will form part of **SLO 12 – COOLAGAD EAST**.

Change from:



Change to:



Amend SLO4 text as follows:

SLO 4 - COOLAGAD

These SLO lands are located at Templecarrig Lower, Coolagad and Kindlestown Upper in north Greystones, on a site approximately 37.7³⁹ha in size. This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in the north Greystones area.
- A total area of c. 31.27⁴⁰ha is zoned for new housing development which shall be divided into a number of distinct character areas / estates, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views towards Kindlestown Hill, from the R761 and the Greystones coast. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site. In this regard, building height and density shall reduce as landscape elevation increases.
- Open space shall be provided with each phase of development as follows:
 - A minimum of 1.6ha per 400 houses as fully serviced playing pitches, courts etc
 - A minimum of 0.6ha per 400 houses for casual recreation space, parks etc. A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.
 - 0.2ha per 400 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc
- The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts; at a minimum a separate full size (i.e. 90m x 145m) multi-sport all weather pitch, mixed use all weather sports courts (suitable in size and finish for a range of uses) and an all-weather 7-a-side pitch (60m x 40m), which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.
- The lands identified as OS2 along a watercourse shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on these SLO lands shall protect the water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through the OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse that maintains its natural character.
- Community facilities, including a multi-functional fully fitted indoor space (e.g. suitable for indoor sports / recreation, arts / cultural, and social / community use) of at least 600sqm shall be provided within the SLO area in the first phase of development to meet the needs of the new and existing resident community of the area; in determining requirements for community facilities, a community services audit shall be carried out. This community services audit should take into account and explicitly respond to the analysis and recommendations set out in the Social Infrastructure Audit accompanying the LPF.
- Green links shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre, along with providing a link to Kindlestown Hill/Bellevue Woods

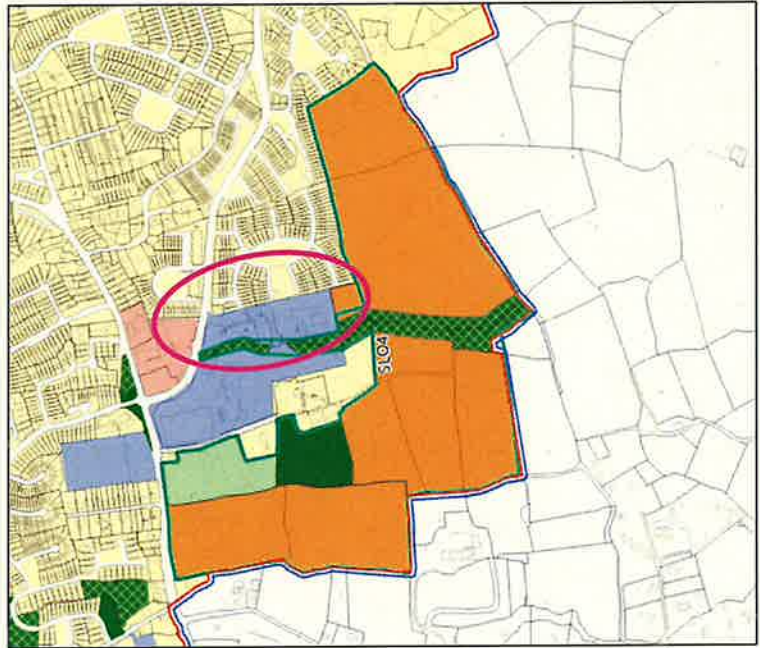
■ No units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use.

Recommendation of Chief Executive

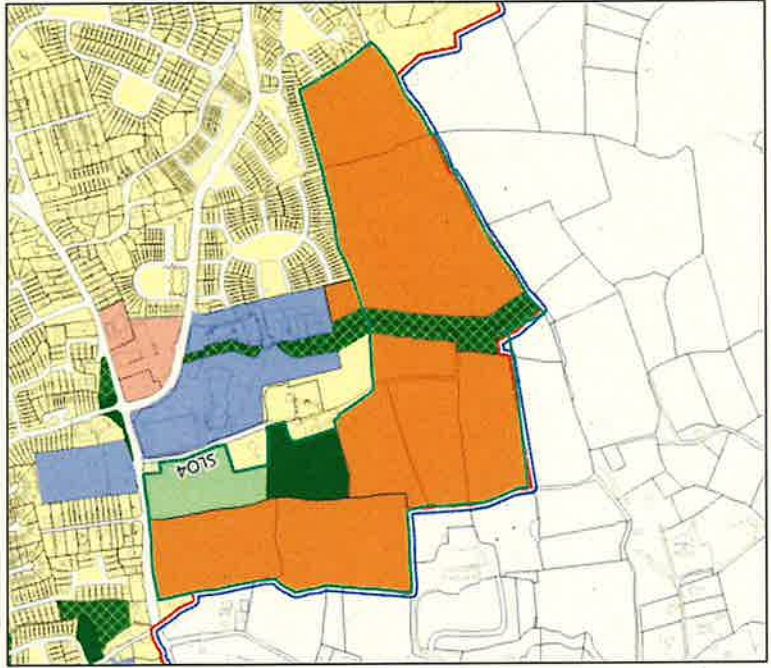
To further modify and proceed to make Proposed Material Alteration No. 19, as follows:

Amend SLO 4 area to remove the lands zoned OS1: Open Space and CE: Community and Education that will form part of SLO 12 – COOLAGAD EAST.

Change from:



Change to:



SLO 4 - COOLAGAD

These SLO lands are located at Templecarrig Lower, Coolagad and Kindlestown Upper in north Greystones, on a site approximately 37.7³⁹ha in size. This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in the north Greystones area;
- A total area of c. 31.27ha is zoned for new housing development which shall be divided into a number of distinct character areas / estates, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views towards Kindlestown Hill, from the R761 and the Greystones coast. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site. In this regard, building height and density shall reduce as landscape elevation increases.
- Open space shall be provided with each phase of development as follows:
 - A minimum of 1.6ha per 400 houses as fully serviced playing pitches, courts etc
 - A minimum of 0.6ha per 400 houses for casual recreation space, parks etc. A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.
 - 0.2ha per 400 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc
 - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts; **at a minimum a separate full size (i.e. 90m x 145m) multi-sport all-weather pitch, mixed-use all-weather sports courts (suitable in size and finish for a range of uses) and an all-weather 7-a-side pitch (60m x 40m)**, which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.
- The lands identified as OS2 along a watercourse shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on these SLO lands shall protect the water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through the OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse that maintains its natural character.
- Community facilities, including a **suitably sized multi-functional fully fitted indoor space (e.g. suitable for indoor sports / recreation, arts / cultural, and social / community use) of at least 600sqm** shall be provided within the SLO **area in the first phase of development** to meet the needs of the new and existing resident community of the area; in determining requirements for community facilities, a community services audit shall be carried out. **This community services audit should take into account and explicitly respond to the analysis and recommendations set out in the Social Infrastructure Audit accompanying the LPF.**
- Green links shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre, along with providing a link to Kindlestown Hill/Belleve Woods

Cllr. Scott advised she had considered the CE's report and recommendation and wished to propose to make this Proposed Material Alteration for the reasons set out at the previous meeting on 6th October 2025, but with minor modifications.

She stated she did not support the modifications as recommended by the CE but rather proposed alternative modifications, which have been circulated

Cllr Scott's proposed alternative modifications

SLO 4 - COOLAGAD

These SLO lands are located at Templecarrig Lower, Coolagad and Kindlestown Upper in north Greystones, on a site approximately 37.739ha in size. This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in the north Greystones area.
- A total area of c. 31.27ha is zoned for new housing development which shall be divided into a number of distinct character areas / estates, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views towards Kindlestown Hill, from the R61 and the Greystones coast. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site. In this regard, building height and density shall reduce as landscape elevation increases.

Open space shall be provided with each phase of development as follows:
- A minimum of 1.6ha per 400 houses **Active Open Space** i.e. as fully serviced playing pitches, courts etc
- A minimum of 0.6ha per 400 houses for casual recreation space, parks etc. A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.

- 0.2ha per 400 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc
- The majority of the required open space as detailed above shall be provided in the form of ~~at~~ 2 highly accessible large parks: **on the eastern part of the SLO, close to the regional road and education facilities**, that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts; **at a minimum a separate full size (i.e. 90m x 145m) 70m x 100m multi-sport synthetic all weather pitch, mixed use all weather hard sports courts (suitable in size and finish for a range of uses) and an all-weather 7-a-side pitch (60m x 40m), shall be provided across the 2 parks on the pro rata basis detailed above, with the large multi-sport all weather pitch being located on the zoned AOS lands** which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.

The lands identified as OS2 along a watercourse shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on these SLO lands shall protect the water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through the OS2 corridor shall

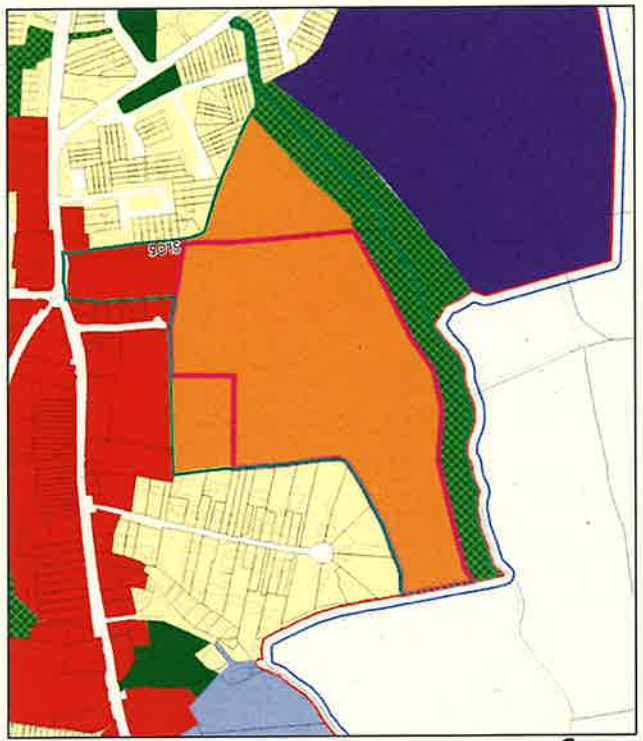
No units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use.

- be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse that maintains its natural character.
- Community facilities, including a multi-functional fully fitted indoor space (e.g. suitable for indoor sports / recreation, arts / cultural, and social / community use) of at least ~~600sqm~~ **500sqm** shall be provided within the SLO area in the first phase of development to meet the needs of the new and existing resident community of the area, in determining requirements for community facilities, a community services audit shall be carried out. This community services audit should take into account and explicitly respond to the analysis and recommendations set out in the Social Infrastructure Audit accompanying the LPF.
- Green links shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre, along with providing a link to Kindlestown Hill/Bellevue Woods
- No units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use.

Material Alteration No.19, with minor modifications, proposed by Cllr. L. Scott, seconded by Cllr. S. Stokes and agreed by all present.

Proposed Material Alteration No. 20
 Amend MAP No. 1 (Land Use Zoning) and SLO 5 - Bullford and boundary as follows:

Amend zoning of land at Kilcoole measuring c. 6.1ha from RN2 'New Residential - Priority 2' to RN1 'New Residential - Priority 1';



- Open space shall be provided with each phase of development as follows:
 - An undisturbed riparian corridor of at least 25m set back from the river (zoned OS2) shall be provided and any existing natural habitats, trees and hedgerows in this area shall be maintained.

- Community facilities shall be provided within the SLO area in the first phase of development to meet the needs of the new resident community of the area. In particular, the development shall include at a minimum a childcare facility and a community building of c. 600sqm; in determining additional requirements for community facilities, a community services audit shall be carried out.

- A total area of c. 7.5ha is zoned for new housing development which shall be divided into at least two distinct character areas / estates either side of a central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.

- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until OP7 is fully developed and any community facilities provided therein are available for community use.

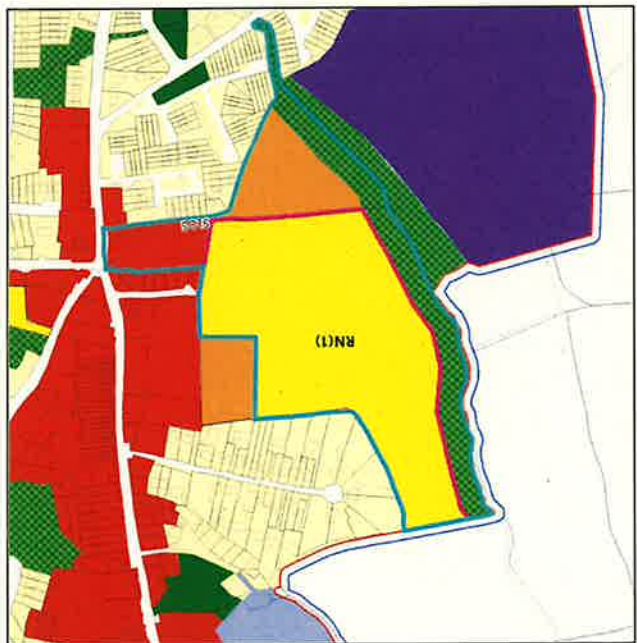
- These lands shall be accessed only via Main Street at the Main Street – Sea Road junction, which shall be redesigned as a crossroads with traffic lights. Land measuring c. 0.6ha immediately west of this new junction shall be developed in accordance with the criteria set out in this LPF as 'Opportunity Site 7'.

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre, adjoining residential areas and existing transport services.

These SLO lands are located west of Kilcoole Main Street and measure c. 10ha and are zoned for 'TC – Natural Town Centre', 'RN1 – New Residential Priority 1', 'RN2 – New Residential Priority 2' and 'OS2 – Natural Areas'. This area may be developed for a mix of uses including residential, community, commercial, retail / retail services and open space, in accordance with the following requirements:

SLO 5 - Bullford

Amend SLO5 text as follows:



<p>(A) Do not proceed to make zoning change under Proposed Material Alteration No. 20 (change from RN2 to RN1)</p> <p>(B) Proceed to make text changes under Proposed Material Alteration No. 20 with the following modifications:</p> <p>SLO 5 - Bullford</p> <p>These SLO lands are located west of Kilcoole Main Street and measure c. 10ha and are zoned for 'TC - Town Centre', 'RN1 - New Residential Priority 1', 'RN2 - New Residential Priority 2' and 'OS2 - Natural Areas'. This area may be developed for a mix of uses including residential, community, commercial, retail / retail services and open space, in accordance with the following requirements:</p> <ul style="list-style-type: none"> ▪ The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre, adjoining residential areas and existing transport services. ▪ These lands shall be accessed only via Main Street at the Main Street - Sea Road junction, which shall be redesigned as a crossroads with traffic lights. Land measuring c. 0.6ha immediately west of this new junction shall be developed in accordance with the criteria set out in this LPF as 'Opportunity Site 7'. ▪ No dwelling units that may be permitted on foot of the RN1 RN2 zoning may be occupied until OP7 is fully developed and any community facilities provided therein are available for community use. ▪ A total area of c. 7.5ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of a central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. ▪ Community facilities shall be provided within the SLO area in the first phase of development to meet the needs of the new resident community of the area. In particular, the development shall include at a minimum a childcare facility and a suitably sized community building of c. 600sqm; in determining additional requirements for community facilities, a community services audit shall be carried out. ▪ Open space shall be provided with each phase of development as follows: 	<p>Recommendation of Chief Executive</p>
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<ul style="list-style-type: none"> - A minimum of 0.4ha per 100 houses as fully serviced playing pitches, courts etc. - A minimum of 0.15ha per 100 houses for casual recreation space, parks etc. - A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space. - 500sqm per 100 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc. - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings. 	
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- An undisturbed riparian corridor of at least 25m set back from the river (zoned OS2) shall be provided and any existing natural habitats, trees and hedgerows in this area shall be maintained.
 - A minimum of 0.4ha per 100 houses as fully serviced playing pitches, courts etc.
 - A minimum of 0.15ha per 100 houses for casual recreation space, parks etc.
 - A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.
 - 500sqm per 100 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc.
 - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.
- Clir. T. Fortune proposed the making of the Proposed Material Alteration but with changes that had been circulated:
- Clir. T. Fortune's proposed alternative modifications
- SLO 5 - Bullford**
- These SLO lands are located west of Kilcoole Main Street and measure c. 10ha and are zoned for 'TC - Town Centre', 'RNT - New Residential Priority 1', 'RN2 - New Residential Priority 2' and 'OS2 - Natural Areas'. This area may be developed for a mix of uses including residential, community, commercial, retail / retail services and open space, in accordance with the following requirements:
 - The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre, adjoining residential areas and existing transport services.
 - These lands shall be accessed only via Main Street at the Main Street - Sea Road junction, which shall be redesigned as a crossroads with traffic lights. Land measuring c. 0.6ha immediately west of this new junction shall be developed in accordance with the criteria set out in this LPF as 'Opportunity Site 7'.
 - No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until OP7 is fully developed and any community facilities provided therein are available for community use.
 - A total area of c. 7.5ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of a central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
 - Community facilities shall be provided within the SLO area in the first phase of development to meet the needs of the new resident community of the area. In particular, the development shall include at a minimum a childcare facility and a community building of c. 600sqm, in determining additional requirements for community facilities, a community services audit shall be carried out.
 - Open space shall be provided with each phase of development as follows:
 - An undisturbed riparian corridor of at least 25m set back from the river (zoned OS2) shall be provided and any existing natural habitats, trees and hedgerows in this area shall be maintained.
 - A minimum of 0.4ha per 100 houses as fully serviced playing pitches, courts etc.
 - A minimum of 0.15ha per 100 houses for casual recreation space, parks etc.
 - A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.
 - 500sqm per 100 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc.
 - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.

playgrounds, MUGAs and playing pitches / courts which shall be devoted to the use by the public / accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.

Material Alteration No.20A proceed proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all present.

Amendment No 20B proposed by Cllr. T. Fortune, seconded by Cllr. M. Barry and agreed by all present.

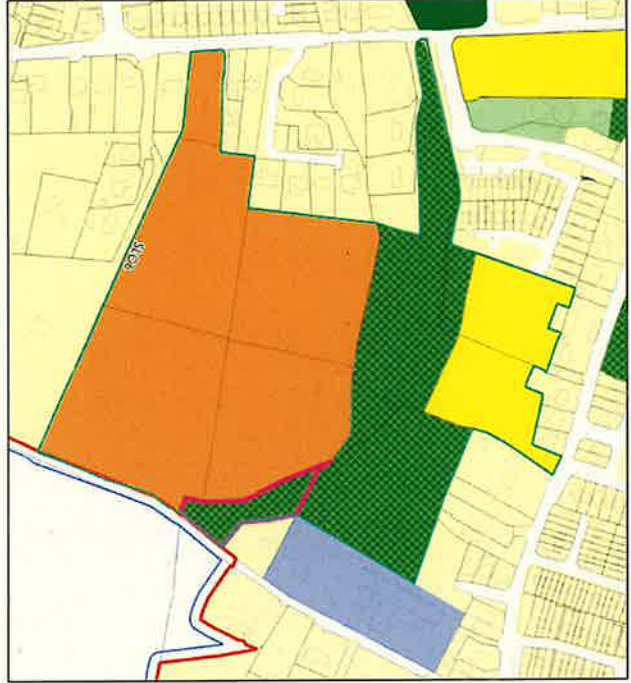
Proposed Material Alteration No. 21

Amend MAP No. 1 (Land Use Zoning) and SLO 6 – BALLYDONAREA as follows:

Amend SLO 6 and zoning of land at Ballydonarea as follows:

- From c. 0.35ha zoned OS2 'Natural Areas'
- To c. 0.31ha zoned RE 'Existing Residential' and c. 0.04ha zoned RN2 'New Residential – Priority 2';

Change from:



Change to:

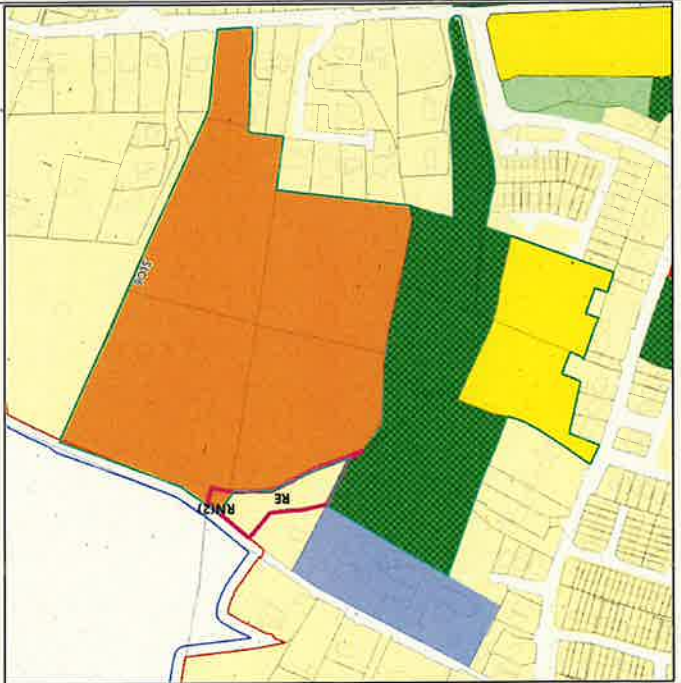
Amend text of SLO6 as follows:

SLO 6 – BALLYDONAREA

These SLO lands are located east of Lott Lane, Killoole in the townlands of Killoole and Ballydonarea and measure c. 12.7ha and are zoned for 'RN1 – New Residential Priority 1', 'RN2 – New Residential Priority 2' and 'OS1 – Open Space'. The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.

This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre and existing transport services.
- A total area of c. 8.8ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of the central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Lands zoned RN1 shall be accessed from Lott Lane only. Lands zoned RN2 shall be accessed from Sea Road only. Pedestrian and cycling connectivity shall be provided between the two RN zones across the green space, to Ballydonarea Lane Loop / Strawberry Lane walk to the north and Wellfield to the south;
- New development within 25m of the Ballydonarea Loop / Strawberry Lane walk shall be so designed as to maintain and enhance the walk, preserving all natural features including watercourses, trees and mature hedgerows. No walls / fences will be permitted in this buffer zone, no structures shall back onto same and any structures shall be so designed to address and overlook the walk, and provide passive surveillance of same.
- Open space shall be provided as follows
 - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area.
 - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway



<p>Proposed Material Alteration No. 22</p> <p>Amend MAP NO. 1 LAND USE ZONING and add new Specific Local Objective: SLO 8 – CONVENT LANDS</p> <p>and boundary as follows:</p>	<p>Change from:</p> <ul style="list-style-type: none"> - Amend zoning of land at Delgany 'Convent Lands' as follows: - From c. 0.56ha zoned CE 'Community & Education' to MU 'Mixed Use'; - To c. 0.18ha zoned OS1 'Open Space' to RE 'Existing Residential'.
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<p>FOR (20)</p> <p>CLRS. D. ALVEY, M. BARRY, J. BEHAN, S. BOURKE, M. CORRIGAN, M. DUDDY, G. DUNNE, L. FENELON GASKIN, T. FORTUNE, P. KENNEDY, S. LANGRELL, M. MURPHY, I. NEARY, P. O'BRIEN, G. RICHMOND, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY</p>	<p>AGAINST (5)</p> <p>CLRS. E. DOYLE, P. LEONARD, J. MULHALL, W. O'TOOLE AND L. SCOTT</p>	<p>NOT PRESENT (6)</p> <p>CLRS. A. CRONIN, O. FINN, P. FITZGERALD, P. GLENNON, P. MAHON AND G. O'NEILL</p>
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Material Alteration No.21, proceed as published, do not accept the proposed modification of the Chief Executive proposed by Cllr. S. Stokes, seconded by Cllr. M. Barry was put to a vote and following a roll call was passed by a margin of 20 votes for, 5 against and 6 not present viz:-

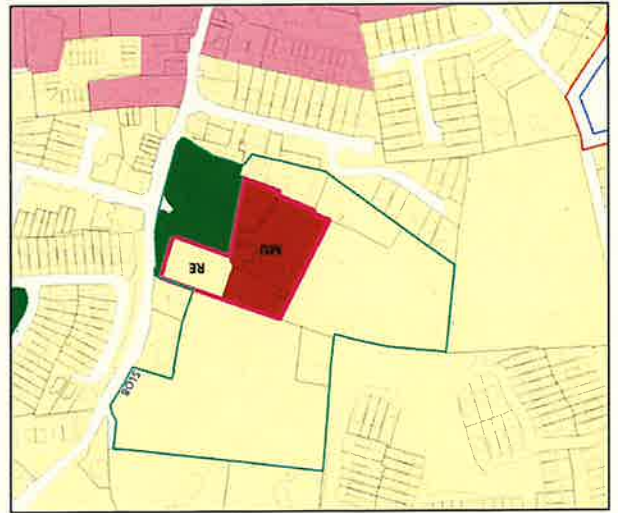
- Open space shall be provided as follows
 - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area.
 - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. / footpath crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character.
 - Where following ecological assessment, it is found that there are areas within this OS zone suitable for re-development, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc
 - The open space shall link fully through from Sea Road to Ballydonarea Lane.
- Community facilities shall be provided within the SLO area to meet the needs of the new resident community of the area in the first phase of development. In particular, the development shall include at a minimum a childcare facility; in determining additional requirements for community facilities, a community services audit shall be carried out.

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to Delgany / to existing transport services and to other new developments to the west;
- The protection of the setting and character of the former Convent (a protected structure) shall be upmost in any design approach;
- There may be no reduction in the quantum of internal community and employment space provided for in the redevelopment of the Convent buildings from that permitted under PRR 21/959;
- Any development shall provide for the highest quality public open space that shall relate to, and be open and accessible from Delgany village.

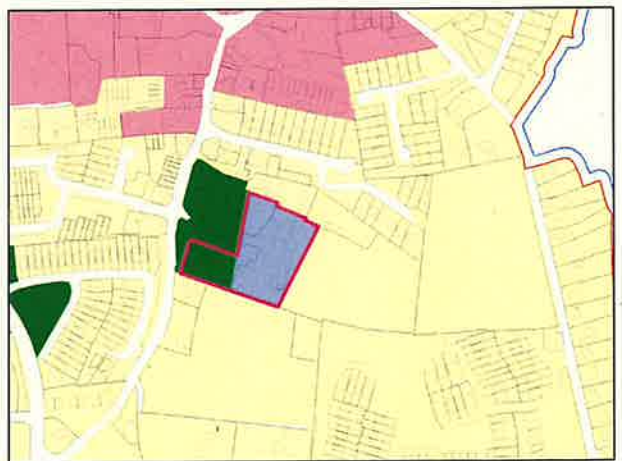
These SLO lands comprise the grounds and buildings of the former Delgany Carmelite Convent. The lands measure c. 3.9ha and are zoned RE 'Existing Residential', OS1 'Open Space' and MU 'Mixed Use'. Permission has been granted for a significant housing, open space, employment and community development on these lands, which commenced construction in 2024. In the event that this permitted development is not completed in accordance with this permission or changes are sought to the permitted development, any future development on these lands shall accord with the following requirements:

SLO 8 – Convent Lands

Add new text for SLO8 as follows:



Change to:



Recommendation of Chief Executive

To proceed to make Proposed Material Alteration No. 22

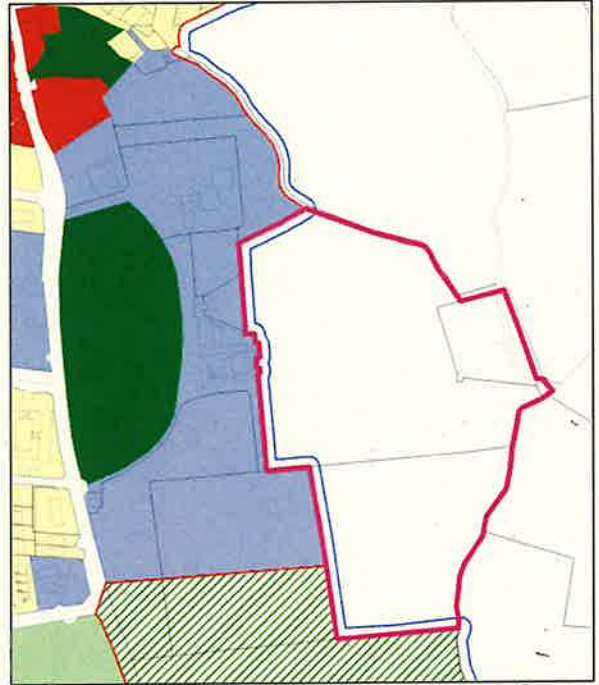
Material Alteration No.22 proposed by Cllr. M. Barry, seconded by Cllr. L. Scott and agreed by all present.

Proposed Material Alteration No. 23A

Amend MAP NO. 1 LAND USE ZONING and add new Specific Local Objective: **SLO 9 - DARRAGHVILLE** and SLO Map as follows:

Amend zoning of land at Kilcoole measuring c. 8ha from unzoned outside the settlement/LPF boundary to RN1 'New Residential - Priority 1' (c. 5.69ha), OS1 'Open Space (c. 1.7ha) and OS2 'Natural Areas' (c. 0.6ha).

Change from:



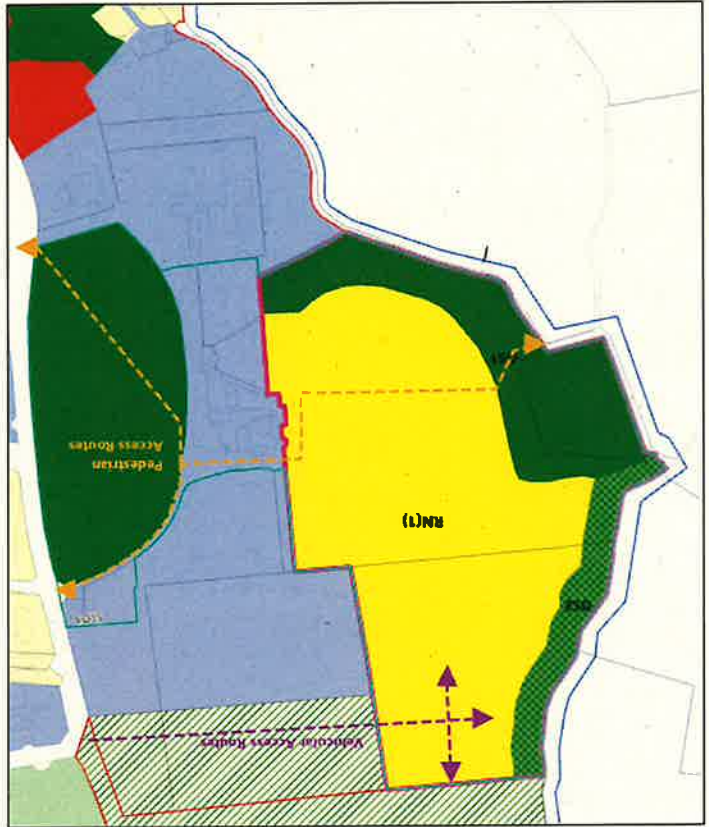
Change to:

This SLO is located in the townland of Kilcoole and measures c. 11.8ha. This SLO is comprised of:

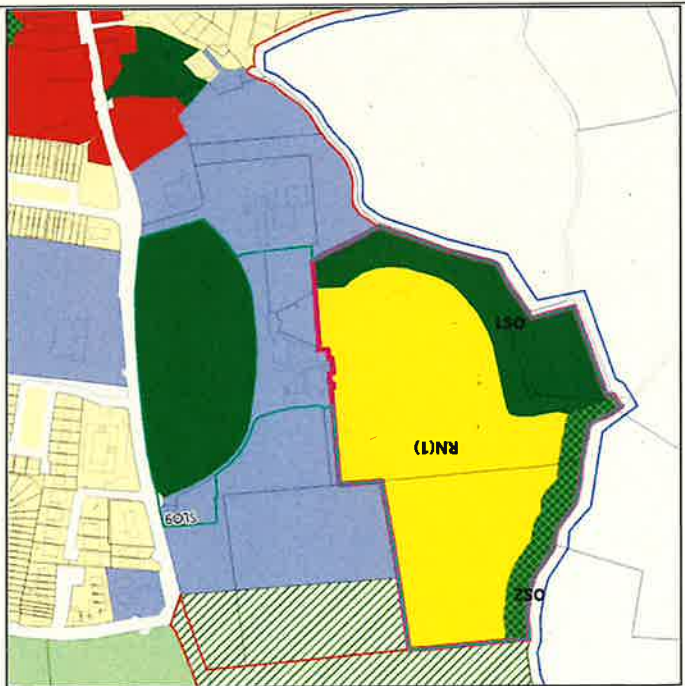
- c. 4.6ha zoned RN1 'New Residential - Priority 1'

SLO 9 - Darraghville

Add new text for SLO9 as follows:



Add new SLO map showing the lands at SLO9 - Darraghville:



- c. 5.5ha zoned OS1 'Open Space';
 - c. 0.6ha zoned OS2 'Natural Areas';
 - c. 1ha zoned RE 'Existing Residential';
 - c. 0.2ha zoned CE 'Community & Education';
- Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:
- Vehicular Access to this SLO shall be via the under-construction roadway servicing the future location of St. Catherine's School. This vehicular access should serve new residential development in the SLO area and existing agricultural uses to the north.
 - Primary pedestrian and cyclist **only** access shall be provided from Kilcoole Main Street/R761 through lands zoned OS1 'Open Space' to the east of Darraghville House, leading past the house through lands zoned RN1 'New Residential – Priority 1' and connecting to the mass path, alongside a range of other pedestrian and cyclist routes through the lands.
 - Lands zoned OS1 'Open Space' to the east of Darraghville House should be laid out as a public park of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - A skatepark;
 - A playground suitable for a variety of ages of children;
 - A number of pedestrian access points along the public road.
 - Further to heritage assessment, the existing roadside solid wall along this new park shall be lowered and appropriately designed railings installed reflecting the heritage of the Darraghville House.
 - No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the public park to the east of Darraghville House is fully developed suitable for community use (including necessary landscaping, layout, drainage, surfacing, lighting, access) and is available for community use;
 - Lands zoned OS1 'Open Space' to the west of Darraghville House should be laid as for public amenity use, including the provision of walks and trails down to the walled garden. Within this zone all significant trees and hedgerows shall be retained and enhanced, and the walled garden shall be reused (and repaired if necessary) for community garden purposes;
 - Lands zoned CE 'Community & Education' adjacent to and surrounding the gate lodge (which shall be retained and re-used) shall be developed for community uses to include at a minimum a childcare facility to service this SLO and wider area as deemed appropriate following the carrying out of a social infrastructure audit;
 - A maximum of 50% of any dwelling units that may be permitted on foot of the RN1 zoning may be occupied before the full range of open space and community facilities set out within this SLO is fully developed and available for community use.
 - A 25m buffer from the mass path shall be provided, and its rural character maintained.
 - Insofar as is possible, hedgerows should be retained within the lands, with minimum openings for necessary vehicular/active travel crossings.
 - The curtilage and setting of Darraghville House (a protected structure) shall be protected, including any features within the wider lands associated with the previous Demesne.

Recommendation of Chief Executive

Do **not** proceed to make Proposed Material Alteration No. 23A

Should the Elected Members decide to proceed with Proposed Material Alteration No. 23A, the

following modifications are recommended:

SLO 9 – Darraghville

This SLO is located in the townland of Kilcoole and measures c. 11.8ha. This SLO is comprised of:

- c. 4.6ha zoned RN1 'New Residential – Priority 1'.

- c. 5.5ha zoned OS1 'Open Space'.

- c. 0.6ha zoned OS2 'Natural Areas'.

- c. 1ha zoned RE 'Existing Residential'.

- c. 0.2ha zoned CE 'Community & Education'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Vehicular Access to this SLO shall be via the under-construction roadway servicing the future location of St. Catherine's School. This vehicular access should serve new residential development in the SLO area and existing agricultural uses to the north.

- Primary pedestrian and cyclist **only** access shall be provided from Kilcoole Main Street/R761 through lands zoned OS1 'Open Space' to the east of Darraghville House, leading past the house through lands zoned RN1 'New Residential – Priority 1' and connecting to the mass path, alongside a range of other pedestrian and cyclist routes through the lands.

- Lands zoned OS1 'Open Space' to the east of Darraghville House should be laid out as a public park of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - A skatepark;
 - A playground suitable for a variety of ages of children;
 - A number of pedestrian access points along the public road.

- Clustered seating areas.
- A sensitively located community garden (that shall not include polytunnels/sheds).
- The retention of the historic tree line to the front elevation of the house.

Further to heritage assessment, the existing roadside solid wall along this new park shall be lowered and appropriately designed railings installed reflecting the heritage of the Darraghville House.

- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the public park to the east of Darraghville House is fully developed suitable for community use (including necessary landscaping, layout, drainage, surfacing, lighting, access) and is available for community use;
- Lands zoned OS1 'Open Space' to the west of Darraghville House should be laid as for public amenity use, including the provision of walks and trails down to the walled garden. Within this zone all significant trees and hedgerows shall be retained and enhanced, and the walled garden shall be reused (and repaired if necessary) for the following: **community garden purposes;**
- A skatepark;
- A playground suitable for a variety of ages of children;

<p>Proposed Material Alteration No. 23B</p> <p>Amend MAP NO. 1 LAND USE ZONING at Darraghville North as follows:</p>	<p>Change from:</p> <p>Amend zoning of land at Kilcoole measuring c. 1.5ha from AG 'Agriculture' to CE 'Community and Education', and c. 1.0ha of land from CE 'Community and Education' to RE 'Existing Residential'.</p>
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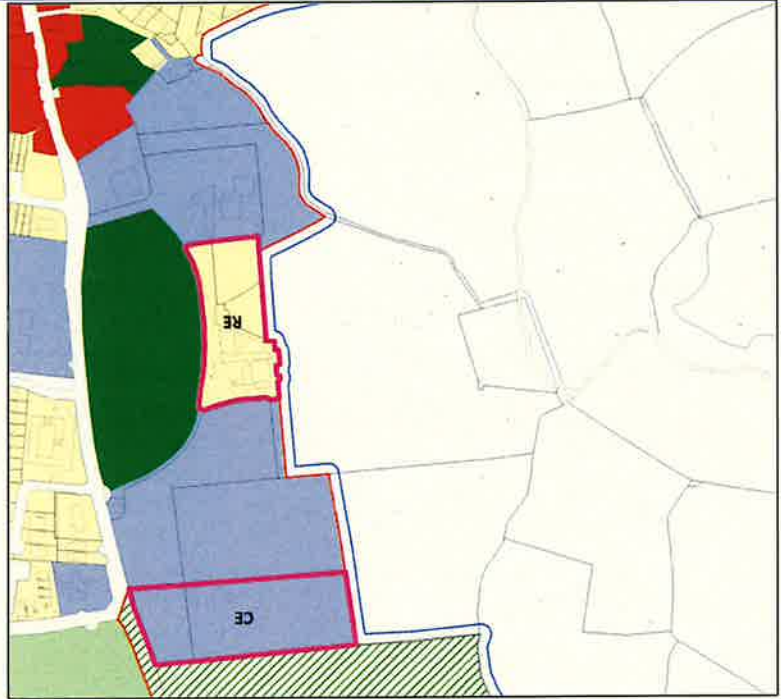
Material Alteration No.23A, proceed as published and not accept the Chief Executive's modifications, proposed by Cllr. T. Fortune, seconded by Cllr. L. Fenelon Gaskin and agreed by all present.

- Lands zoned CE 'Community & Education' adjacent to and surrounding the gate lodge (which shall be retained and re-used) shall be developed for community uses to include at a minimum a childcare facility to service this SLO and wider area as deemed appropriate following the carrying out of a social infrastructure audit;
- A maximum of 50% of any dwelling units that may be permitted on foot of the RN1 zoning may be occupied before the full range of open space and community facilities set out within this SLO is fully developed and available for community use.
- A 25m buffer from the mass path shall be provided, and its rural character maintained.
- Insofar as is possible, hedgerows should be retained within the lands, with minimum openings for necessary vehicular/active travel crossings.
- The curtilage and setting of Darraghville House/Kilcoole Holy Faith Convent Country House (a protected structure, RPS Reference Number 13-08) shall be protected, including any features within the wider lands associated with the previous Demesne, with an appropriate buffer provided to the shared rear masonry wall of the house. In this regard, a Historic Landscape Assessment shall be prepared in advance of any proposed redevelopment of the subject lands.

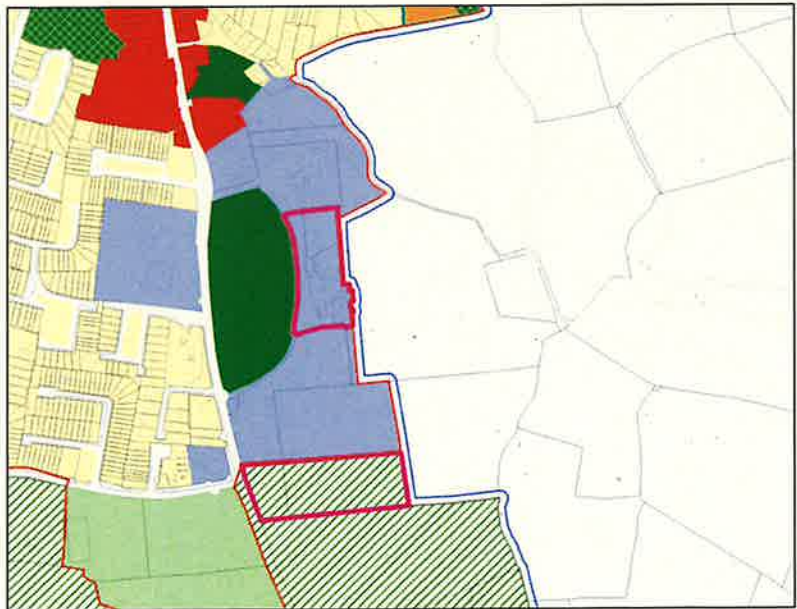
Material Alteration No.23B proposed by Cllr. L. Fanelon Gaskin, seconded by Cllr. M. Barry and agreed by all present.

To proceed to make Proposed Material Alteration No. 23B

Recommendation of Chief Executive



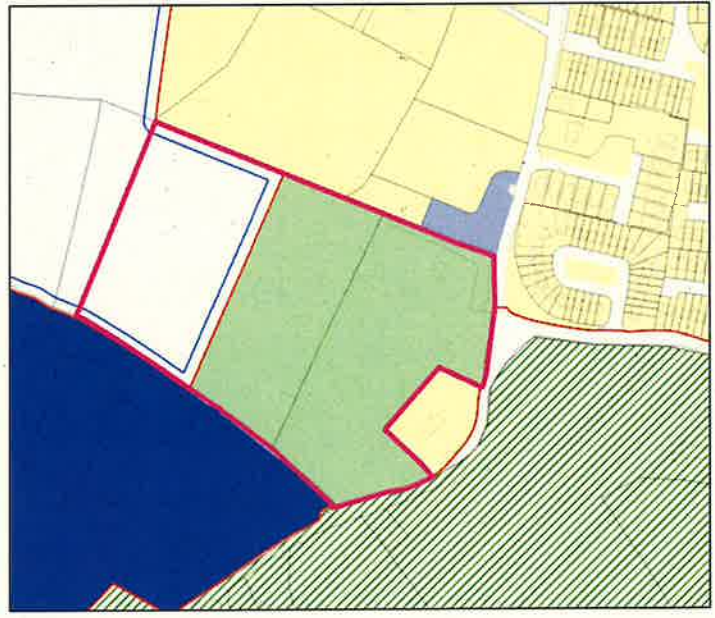
Change to:



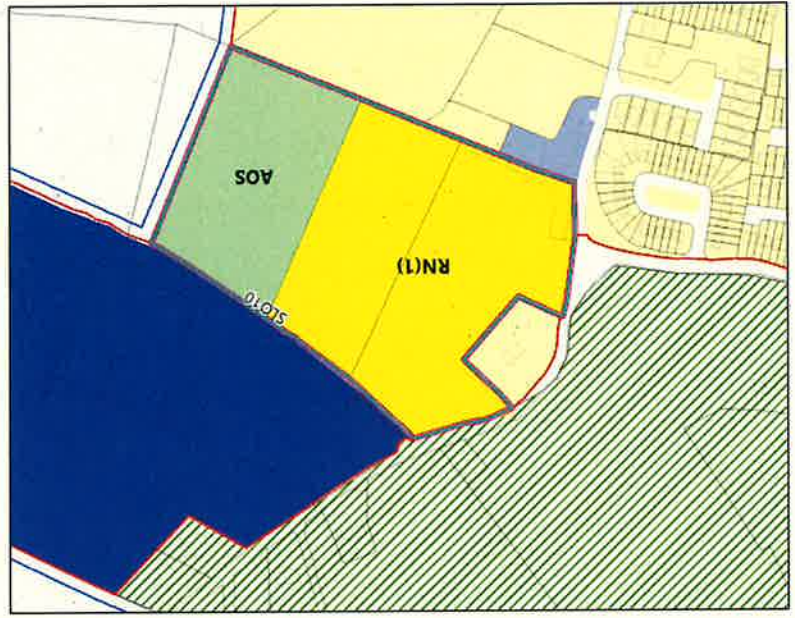
Proposed Material Alteration No. 24
 Amend MAP NO. 1 LAND USE ZONING and add new Specific Local Objective: **SLO 10 – LOTT LANE** and boundary as follows:

- Amend zoning of land at Ballydonarea measuring c. 6.6ha
- From AOS 'Active Open Space' (c. 4.4ha) and unzoned outside the LPF boundary (c. 2.2ha)
- To RN1 'New Residential – Priority 1' (c. 4.4ha) and AOS 'Active Open Space' (c. 2.2ha).

Change from:



Change to:



Add new text for SLO10 as follows:

<p>Proposed Material Alteration No. 25</p> <p>Amend MAP NO. 1 LAND USE ZONING and add new Specific Local Objective: SLO 11 – BALLYCRONE and boundary as follows:</p>	<p>Change from:</p> <p>Amend zoning of land at Ballycrome measuring c. 4.6ha from unzoned outside the settlement/LPF boundary to RE 'Existing Residential' (c. 0.3ha), RN1 'New Residential – Priority 1' (c. 2.3ha) and AOS 'Active Open Space' (c. 2ha).</p>
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Material Alteration No. 24, proceed as published, proposed by Cllr. T. Fortune, seconded by Cllr. M. Barry and agreed by all present.

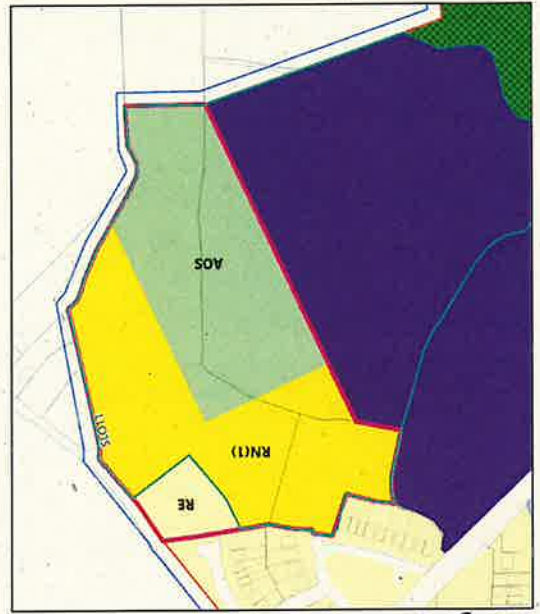
<p>Recommendation of Chief Executive</p>	<p>Do not proceed to make Proposed Material Alteration No. 24</p>
<p>SLO 10 – Lott Lane</p> <p>This SLO is located in the townland of Ballydonarea and measures c. 6.6ha. This SLO is comprised of:</p> <ul style="list-style-type: none"> ▪ c. 4.4ha zoned 'RN1 New Residential – Priority 1' ▪ c. 2.2ha zoned AOS 'Active Open Space' <p>Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:</p> <ul style="list-style-type: none"> ▪ Vehicular Access to this SLO shall be via Lott Lane. A link street should be provided to allow access to AOS lands within the SLO for vehicular traffic, without the need to traverse residential local streets. ▪ Development should allow for pedestrian and cyclist only access from the Lott Lane housing development to the immediate south, to allow for ease of access to Active Open Space facilities within the SLO. ▪ Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of community sports facilities on lands zoned AOS measuring not less than 2.2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum: <ul style="list-style-type: none"> - Fully equipped playing pitches of a layout to be agreed with the Planning Authority. - A clubhouse/changing facility. - Adequate lighting and drainage to serve the facility. ▪ No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use. 	

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- c. 2.3ha zoned RN1 'New Residential - Priority 1'.
 - c. 2ha zoned AOS 'Active Open Space'.
 - c. 4.2ha zoned E 'Employment'.
- This SLO is located in the townland of Ballycraone and measures c. 8.5ha. This SLO is comprised of:

SLO 11 - Ballycraone

Add new text for SLO11 as follows:



Change to:



<p>Proposed Material Alteration No. 26 Amend MAP NO. 1 LAND USE ZONING and add new Specific Local Objective: SLO 12 – BELLEVUE HILL and boundary as follows:</p>	<p>Change from: Amend zoning of lands at Bellevue Demesne measuring c. 12.5ha from unzoned/outside the LPF boundary to AOS 'Active Open Space'.</p>
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Prior to discussion of Material Alteration No. 26, Cllr. M. Barry disclosed to the meeting the nature of a beneficial interest and withdrew fully from the meeting for consideration of the item.

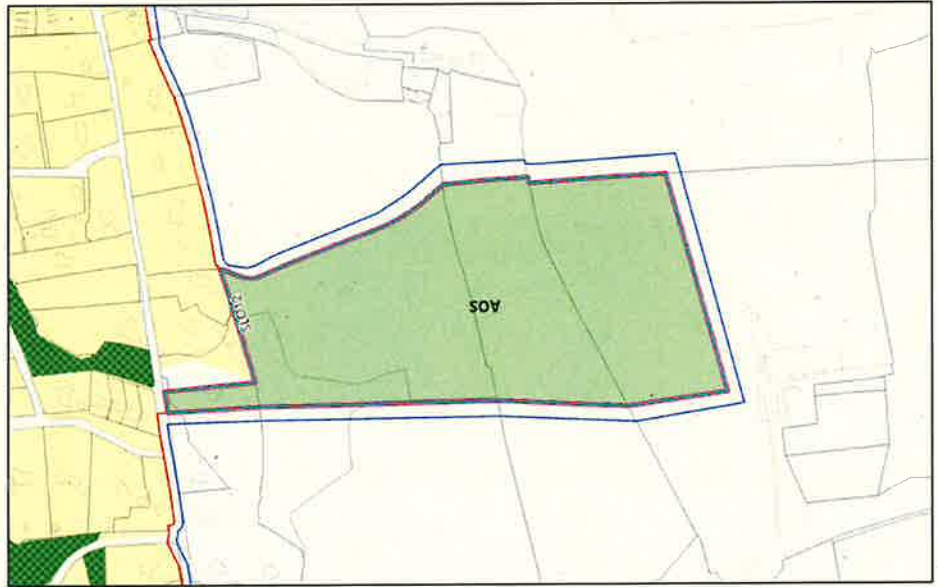
Material Alteration No. 25, proceed as published, proposed by Cllr. L. Feneion Gaskin, seconded by Cllr. L. Scott and agreed by all present.

<p>Recommendation of Chief Executive</p>	<p>Do not proceed to make Proposed Material Alteration No. 25</p>
<p>No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.</p> <ul style="list-style-type: none"> - 1 No. dog park of at least 0.2ha, - 1 No. full-size Gaelic football pitch, - 2 No. fully equipped full size outdoor Basketball Courts of porous asphalt surface (28m x 15m). - 2 No. fully equipped 3v3 outdoor Basketball Courts of porous asphalt surface (15m x 11m). - 1 No. building suitable for use by a boxing club. <p>Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:</p> <ul style="list-style-type: none"> ▪ Vehicular Access to the AOS 'Active Open Space' lands shall be via employment lands to the west. Design measures shall be integrated in the development of RN1 'New Residential – Priority 1' lands to ensure no access, including drop offs or temporary parking, for the AOS lands. Any access via Sherlock's Lane shall be for pedestrians/cyclists only and development shall maintain the rural character of the lane. ▪ Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum: <ul style="list-style-type: none"> - 1 No. dog park of at least 0.2ha, - 1 No. full-size Gaelic football pitch, - 2 No. fully equipped full size outdoor Basketball Courts of porous asphalt surface (28m x 15m). - 2 No. fully equipped 3v3 outdoor Basketball Courts of porous asphalt surface (15m x 11m). - 1 No. building suitable for use by a boxing club. <p>No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.</p>	

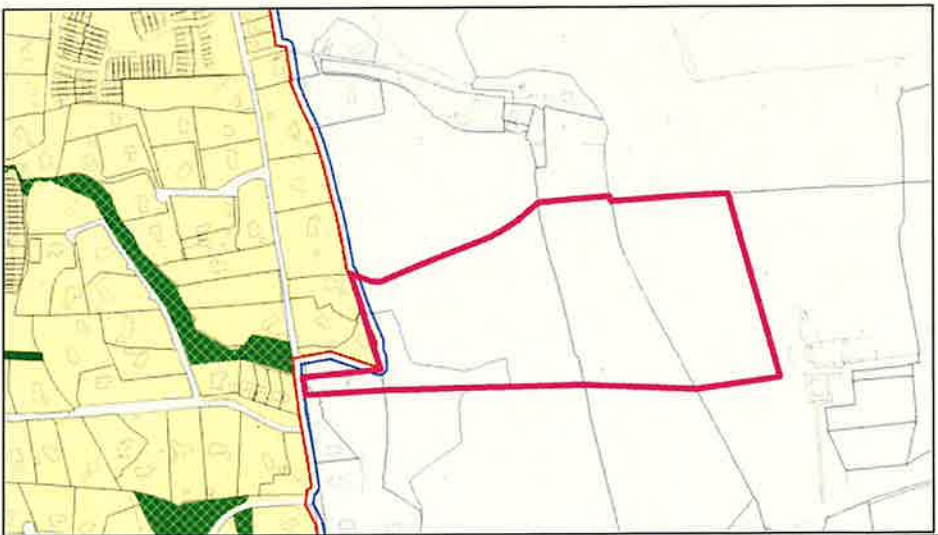
This SLO is located in the townland of Bellevue Demesne and comprises c. 12.5ha zoned AOS 'Active Open Space';
Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

SLO 12 – Bellevue Hill

Add new text for SLO12 as follows:



Change to:




Recommendation of Chief Executive

To **not proceed** to make Proposed Material Alteration No. 26


Should the Elected Members decide to proceed with Proposed Material Alteration No. 26, the following modifications are recommended:

Amend zoning of lands at Bellevue Demesne measuring c. 12.5ha from unzoned/outside the LPF boundary to AOS 'Active Open Space';

Change from:



Change to:



- Any development for AOS 'Active Open Space' uses on these lands must include a surfaced walking/running looped trail around the periphery of the lands, which should be open to the public at all times.

- Development on these lands should include adequate landscaping and tree screening to preserve landscape amenity and the rural character of the immediately surrounding area.

- Insofar as is possible, existing hedgerows and wooded areas should be maintained in the development of this area, with minimal breaks to allow access through hedgerows.

- At the entrance to the lands, a crossing point for pedestrians/cyclists shall be provided as part of the development to connect to the footpath on the eastern side of Bellevue Hill.

No use of these lands may commence until the footpath on the eastern side of Bellevue Hill is completed as far as Delgany Village.

Recommendation of Chief Executive

To **not proceed** to make Proposed Material Alteration No. 26

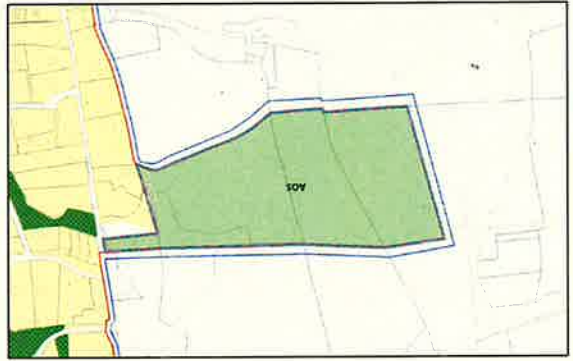
Should the Elected Members decide to proceed with Proposed Material Alteration No. 26, the following modifications are recommended:

Amend zoning of lands at Bellevue Demesne measuring c. 12.5ha from unzoned/outside the LPF boundary to AOS 'Active Open Space';

Change from:



Change to:



Add new text for SLO12 as follows:

SLO 12 – Bellevue Hill

This SLO is located in the townland of Bellevue Demesne and comprises c. 12.5ha zoned AOS 'Active Open Space';

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Any development for AOS 'Active Open Space' uses on these lands must include a surfaced walking/running looped trail around the periphery of the lands, which should be open to the public at all times.

- Development on these lands should include adequate landscaping and tree screening to preserve landscape amenity and the rural character of the immediately surrounding area.

- ~~Insofar as is possible, existing hedgerows and wooded areas shall be maintained in the development of this area, unless robust justification for removal is provided. with minimal breaks to allow access through hedgerows. Wet woodland habitat and other sensitive areas within the site should be preserved, and ecological connectivity between the site and habitats/designated sites in the wider area, shall be maintained.~~

- Lighting (including floodlighting) should be bat friendly as per Dark Sky guidelines and any relevant best practise guidance.

- Any proposal for development shall be accompanied by an Ecological Impact Assessment that fully demonstrates compliance of the proposed development with:

- The overarching Zoning Objective and Description,
- Various County Development Plan and Local Planning Framework provisions relation to the protection of biodiversity, habitats, species, ecological connectivity, water, lighting, and ecological connectivity.

- Development should have regard to, and protect, existing groundwater water supplies in the area.

- Development should have regard to heritage assets and demesne features associated with the Bellevue Estate, and any other historical features or archaeological remains, in particular the former mill and millrace associated with the Bellevue estate.

- At the entrance to the lands, a crossing point for pedestrians/cyclists shall be provided as part of the development to connect to the footpath on the eastern side of Bellevue Hill.

No use of these lands may commence until the footpath on the eastern side of Bellevue Hill is completed as far as Delgany Village.

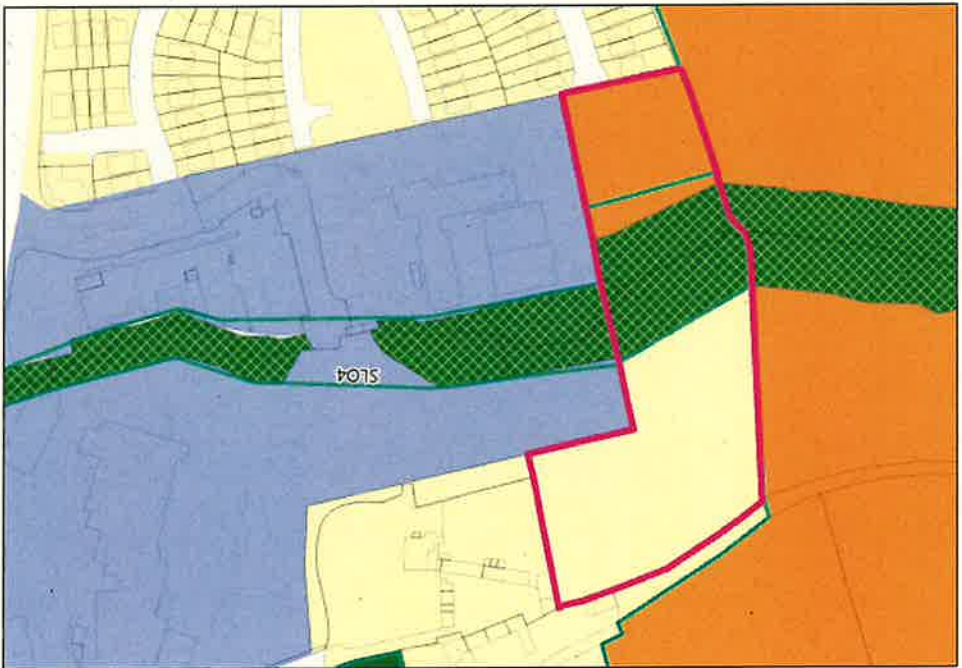
Material Alteration No. 26 not proceed with this amendment proposed by Cllr. L. Scott, seconded by Cllr. S. Stokes and agreed by all present.

Cllr. M. Barry was invited to rejoin the meeting which he duly did.

Proposed Material Alteration No. 27
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 13 - COOLAGAD EAST** and boundary as follows:

Amend zoning of lands at Coolagad from RE 'Existing Residential' (c. 0.9ha) and RN2 'New Residential - Priority 2' (c. 0.4ha), to AOS 'Active Open Space' (c. 0.9ha) and RN1 'New Residential - Priority 1' (c. 0.4ha).

Change from:



Change to:

'Amend zoning of lands at Coolagad from RE 'Existing Residential' (c. 0.9ha) and RN2 'New Residential - Priority 2' (c. 0.4ha), to AOS 'Active Open Space' (c. 0.9ha) and RN1 'New Residential - Priority 1' (c. 0.4ha).

that part recommend by the CE, the following modifications are recommended:

Should the Elected Members decide to proceed with Proposed Material Alteration No. 27, beyond

2. Do **not** proceed to make Proposed Material Alteration No. 27 in relation to any other component i.e. do **not** insert new SLO13 and do not change RN2 to RN1.

1. To proceed to make Proposed Material Alteration No. 27 **only** as it relates to the rezoning of lands from RE to AOS 'Active Open Space'.

Split Recommendation:

Recommendation of Chief Executive

- Vehicular Access to this SLO shall be via Waverly Avenue.
- Access for pedestrians and cyclists **only** shall be provided through the RN1 lands into SLO4 Coolagad.
- A Mixed Use Games Area (MUGA) of c. 600sqm shall be delivered on lands zoned RN1 'New Residential - Priority 1' as part of the development of these lands. No dwelling units that may be permitted on-foot of the RN1 zoning may be occupied until this MUGA is fully developed and available for public use.

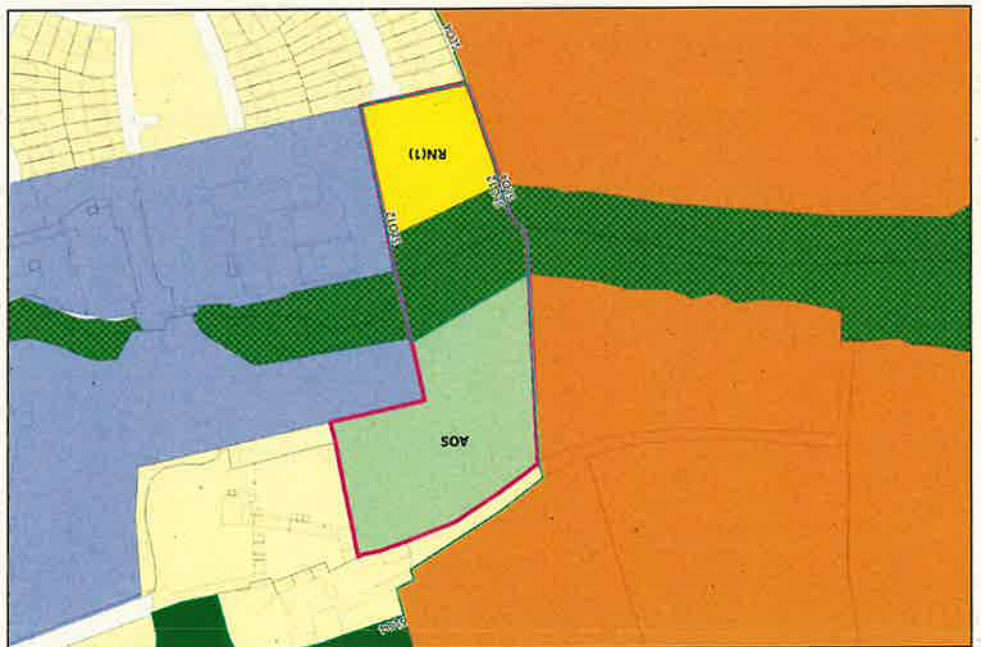
This SLO is located in the townland of Coolagad and measures c. 0.8ha. This SLO is comprised of:

- c. 0.4ha zoned RN1 'New Residential - Priority 1'.
- c. 0.4ha zoned OS2 'Natural Areas'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

SLO 13 - Coolagad East

Add new text for SLO13 as follows:



Material Alteration No. 27, proceed as published and not accept the Chief Executive's recommendations for modifications, proposed by Cllr. S. Stokes, seconded by Cllr. L. Feneion Gaskin and agreed by all present.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Vehicular Access to this SLO shall be via Waverly Avenue.
- Access for pedestrians and cyclists **only** shall be provided through the RNT lands into SLO4 Coolagad.
- A Mixed Use Games Area (MUGA) of c. 600sqm shall be delivered on lands zoned RNT 'New Residential - Priority 1' as part of the development of these lands. No dwelling units that may be permitted on foot of the RNT zoning may be occupied until this MUGA is fully developed and available for public use.

This SLO is located in the townland of Coolagad and measures c. 0.8ha. This SLO is comprised of:

- c. 0.4ha zoned RNT 'New Residential - Priority 1';
- c. 0.4ha zoned OS2 'Natural Areas';

SLO 13 - Coolagad East

Add new text for SLO13 as follows:



Change to:



Change from:

Material Alteration No. 28, proceed as published, proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all present.

Do **not** proceed to make Proposed Material Alteration No. 28

Recommendation of Chief Executive



Change to:



Change from:

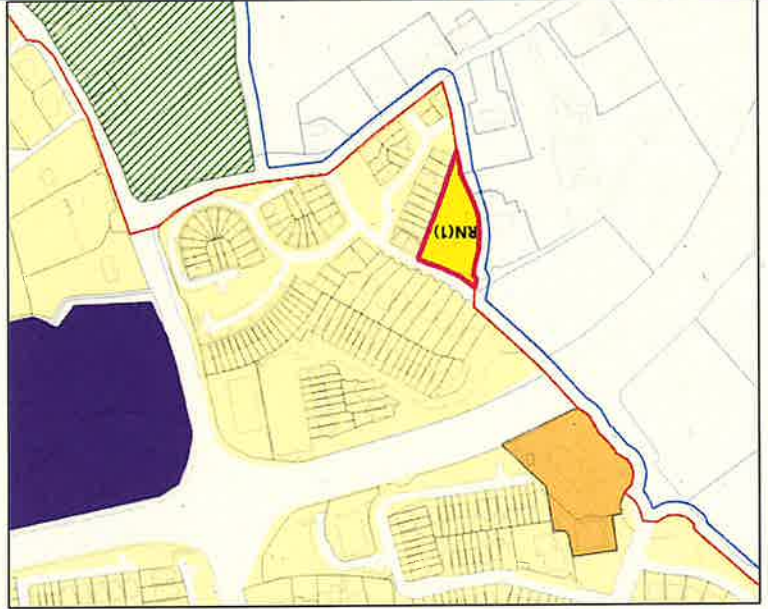
Amend zoning of land at Prieststewtown measuring c. 0.14ha from unzoned outside the settlement/LPF boundary to RN1 'New Residential - Priority 1' (c. 0.14ha).

Amend MAP NO. 1 LAND USE ZONING land at Prieststewtown

Proposed Material Alteration No. 28

Do **not** proceed to make Proposed Material Alteration No. 29

Recommendation of Chief Executive



Change to:



Change from:

Amend zoning of land at Farrankelly measuring c. 0.24ha from partially unzoned outside the settlement/LPF boundary and partially RE 'Existing Residential', to RN1 'New Residential - Priority 1'.

Amend **MAP NO. 1 LAND USE ZONING** land at Farrankelly

Proposed Material Alteration No. 29

Material Alteration No. 29, proceed as published, proposed by Cllr. L. Feneon Gaskin, seconded by Cllr. T. Fortune and agreed by all present.

Proposed Material Alteration No. 30

Amend **MAP NO. 1 LAND USE ZONING** land at Greystones Golf Club

Amend zoning of land at Killincarrig measuring c. 0.5ha from AOS 'Active Open Space' to RS 'Special Residential'.


Change from:



Change to:

<p>Proposed Material Alteration No. 31 Amend MAP NO. 1 LAND USE ZONING land at Delgany Golf Club</p>	<p>Change from: Amend zoning of land at Bellevue Demesne measuring c. 0.6ha from unzoned/outside the LFP boundary to RE 'Existing Residential'.</p>
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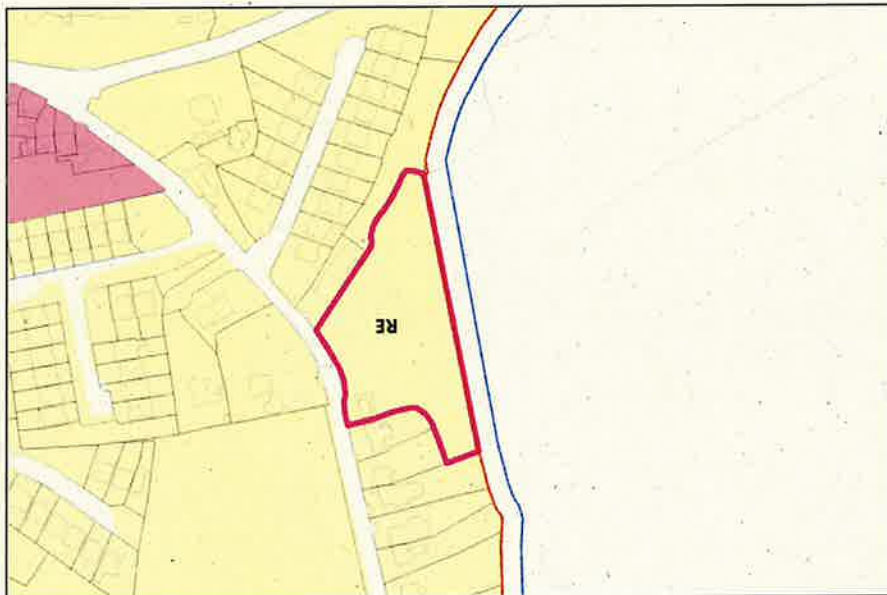
Material Alteration No. 30, proceed as published, proposed by Cllr. L. Scott, seconded by M. Barry and agreed by all present.

<p>Recommendation of Chief Executive</p>	<p>Do not proceed to make Proposed Material Alteration No. 30</p>
	

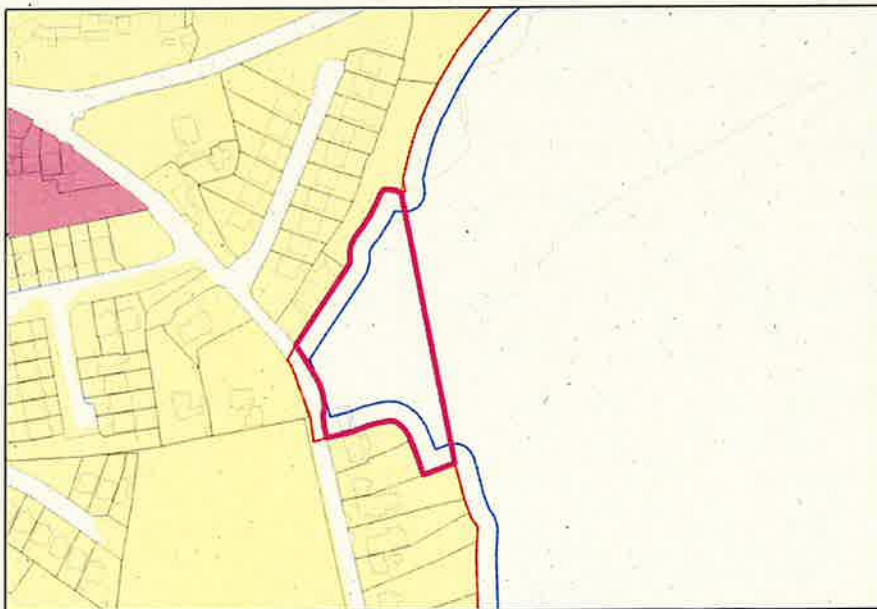
Material Alteration No. 31, proposed as published, proposed by Cllr. L. Scott, seconded by Cllr. L. Feneion Gaskin and agreed by all present.

Do **not** proceed to make Proposed Material Alteration No. 31

Recommendation of Chief Executive



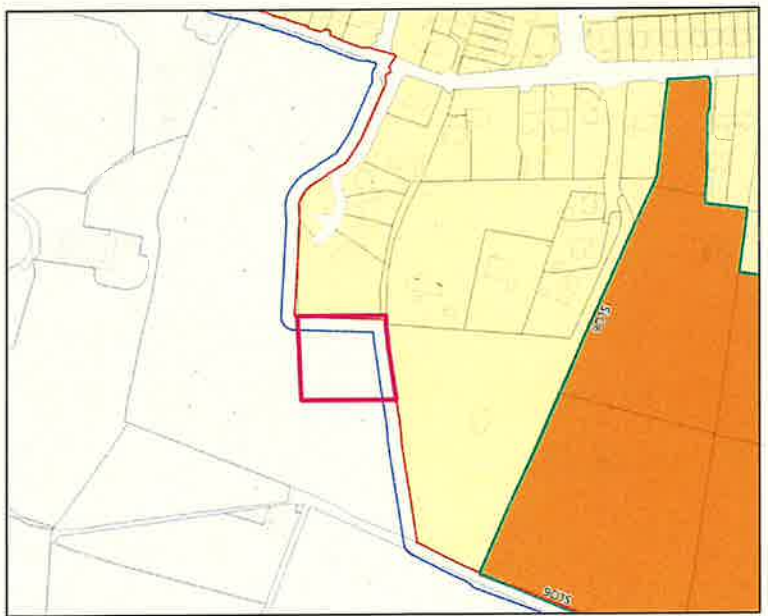
Change to:



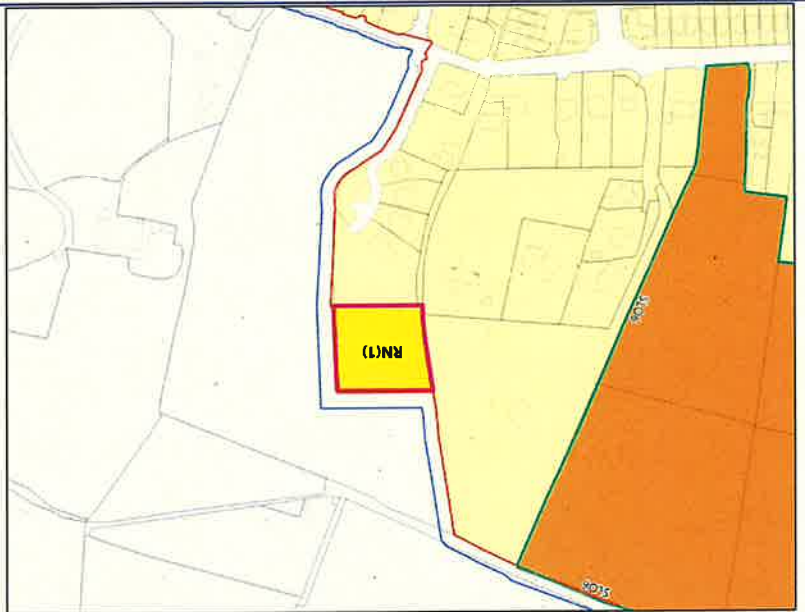
Proposed Material Alteration No. 32
Amend MAP NO. 1 LAND USE ZONING land at The Laurels, Kilcoole

Amend zoning of lands at Sea Road measuring c. 0.42ha from unzoned/outside the LFP boundary to New Residential – Priority 1 (RN 1).

Change from:



Change to:



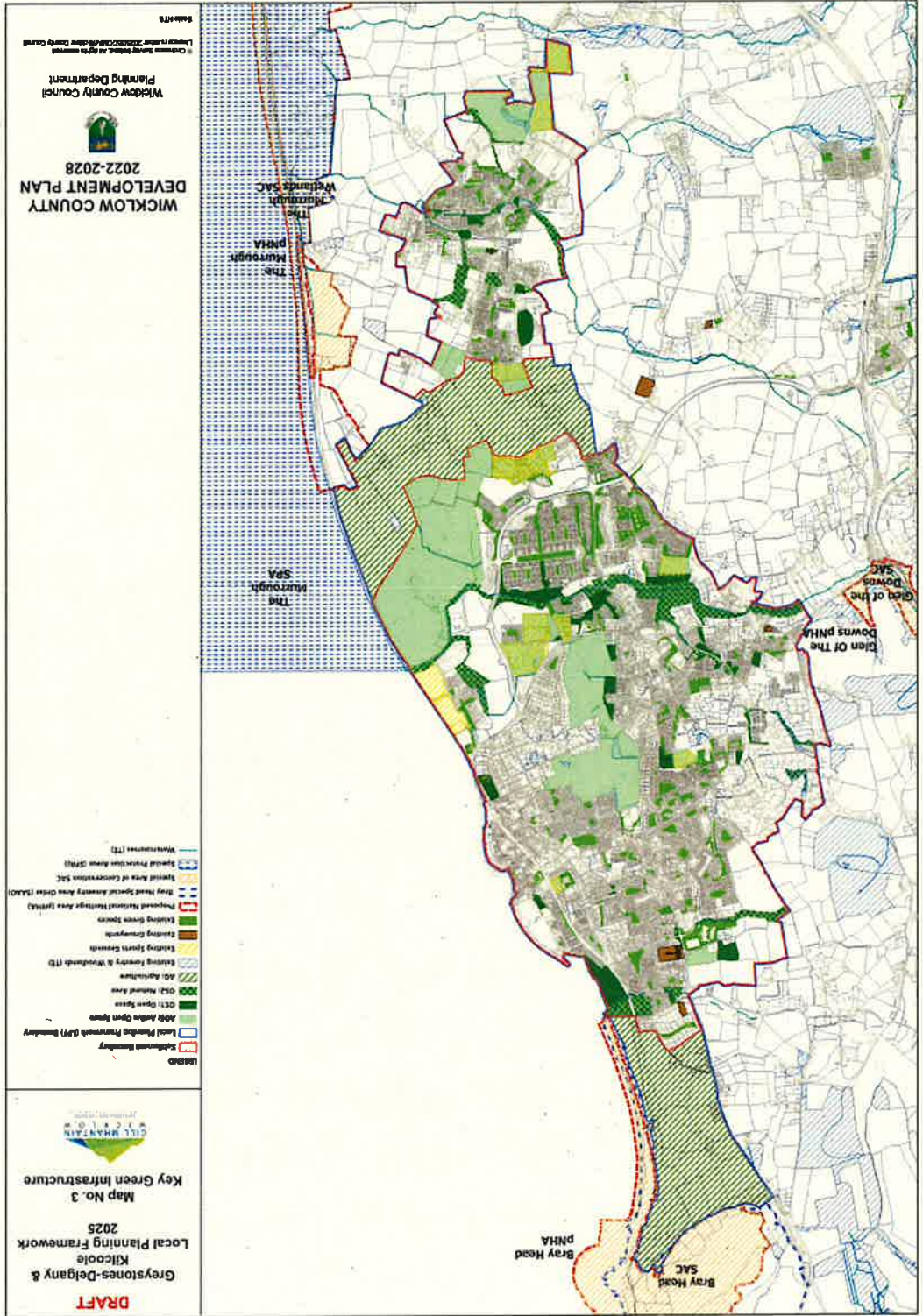
Recommendation of Chief Executive

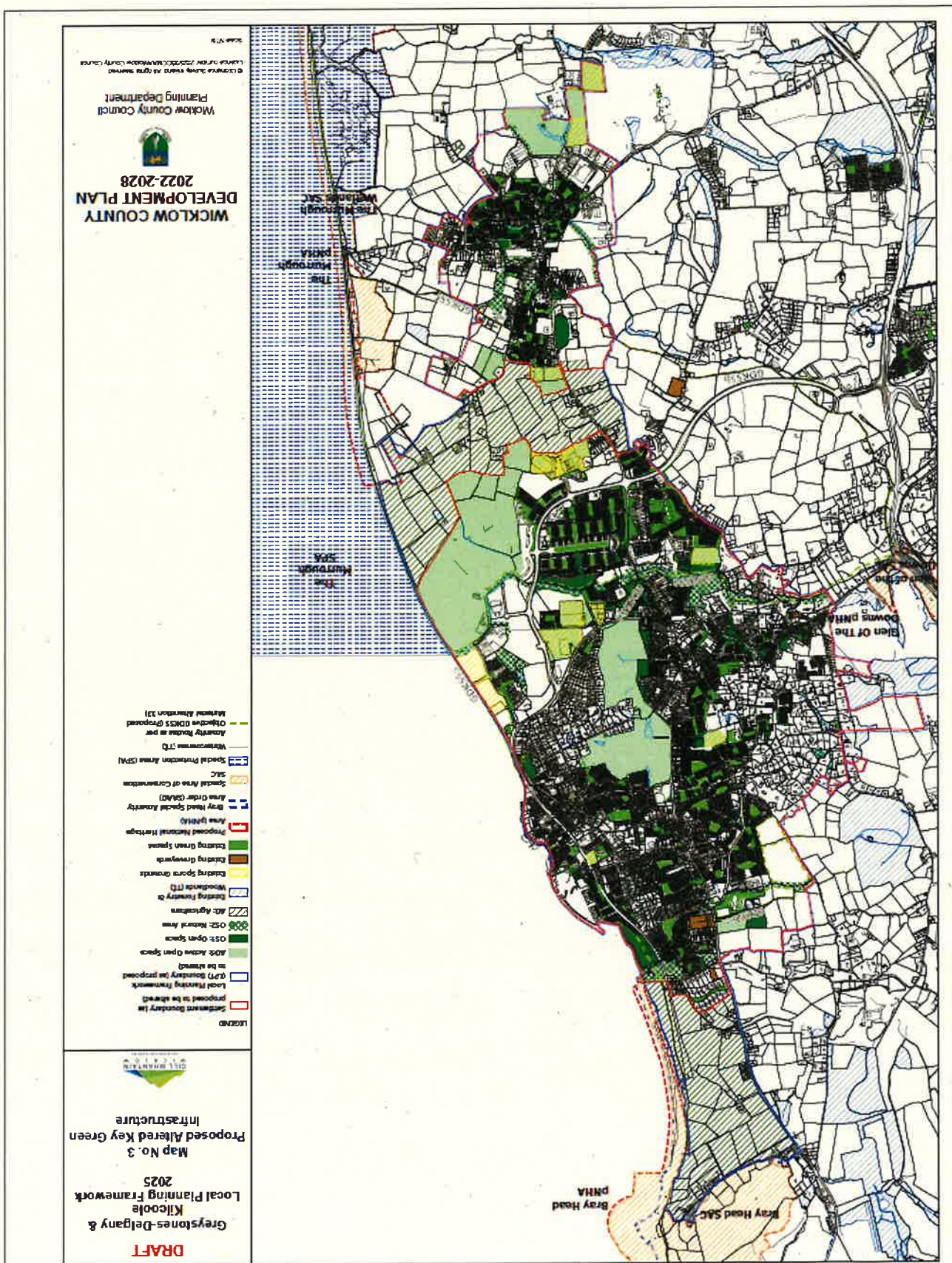
Do **not** proceed to make Proposed Material Alteration No. 32

Material Alteration No. 32, proceed as published, proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all present.

Proposed Material Alteration No. 33
 Amend **MAP NO. 3 KEY GREEN INFRASTRUCTURE** to add amenity routes listed in Objective GDK55

Change from:





WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028

Wicklow County Council
 Planning Department

Scale 1:10,000
 © Wicklow County Council 2022

- LEGEND**
- Proposed Boundary (as proposed)
 - Proposed Boundary (as altered)
 - Local Planning Framework (LPF) Boundary (as proposed)
 - Local Planning Framework (LPF) Boundary (as altered)
 - AOS: Active Open Space
 - OS: Open Space
 - OS: Rural Area
 - Art. Agriculture
 - Existing Forestry or Woodland (TF)
 - Existing Sports Grounds
 - Existing Green Space
 - Existing Green Space
 - Proposed National Heritage Area (NHA)
 - Area (NHA)
 - Gray (Red) Spaced Authority
 - Area Order (SAC)
 - Special Area of Conservation (SAC)
 - Special Provision Area (SPA)
 - Watercourse (TF)
 - County Routes as per
 - Obsolete DMCS Proposed
 - Revised Allocation (A)

DRAFT

Greystones-Deigany &
 Kilcoole
 Local Planning Framework
 2025

Map No. 3
 Proposed Altered Key Green
 Infrastructure

WICKLOW COUNTY COUNCIL

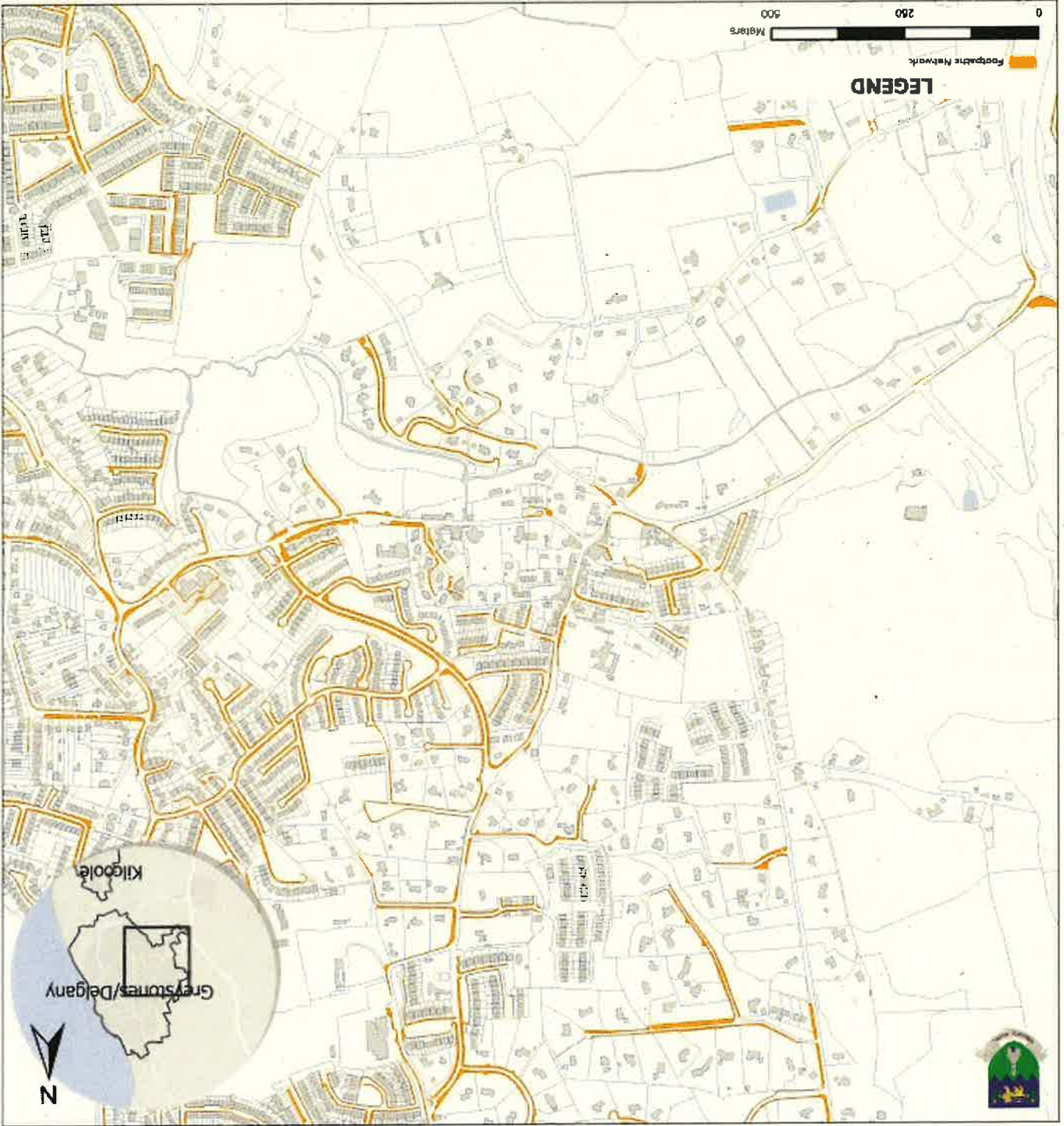
Change to:

Material Alteration No. 34 proposed by Cllr. L. Scott, seconded by Cllr. L. Feneion Gaskin and agreed by all present.

To proceed to make Proposed Material Alteration No. 34
Recommendation of Chief Executive
<p>Update the Strategic Flood Risk Assessment and associated flood maps to consider the National CFRAM coastal dataset.</p> <p>See accompanying Addendum 1.2, Strategic Flood Risk Assessment and associated flood maps</p>
<p>Proposed Material Alteration No. 34</p> <p>Update APPENDIX 3: STRATEGIC FLOOD RISK ASSESSMENT as follows:</p>

Material Alteration No. 33 proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all present.

To proceed to make Proposed Material Alteration No. 33
Recommendation of Chief Executive



Include map:

Update APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME to include additional Delgany Footpaths map as follows:

Proposed Material Alteration No. 35

Recommendation of Chief Executive
 To proceed to make Proposed Material Alteration No. 35

Material Alteration No. 35 proposed by Cllr. T. Fortune, seconded by Cllr. L. Feneion Gaskin and agreed by all present.

Proposed Material Alteration No. 36
 Update **APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME** to amend Implementation & Infrastructure Delivery Schedule Table as follows:

Implementation & Infrastructure Delivery Schedule Table

Infrastructure	Delivery Schedule	Funding
TRANSPORT		
Delgany Village Accessibility Scheme (Convent Road Phase)	Medium term	State, WCC
Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme	Immediate	State, WCC
Alternative route to the east of Kilcoole to 'by-pass' the core town centre	Ongoing	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station	Medium term	State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Charlesland	Medium term	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Edenvale	Medium term	State, WCC
Newtownmounckennedy	Medium term	State, WCC
Pedestrian infrastructure along the full length of Priory Road from Eden Gate to Delgany	Short term	State, WCC
Pedestrian infrastructure from Delgany to Kindlestown Woods	Immediate	State, WCC
Pedestrian and cycling safety improvements on the Charlesland dual carriageway from Kilcoole Road to Mill Road (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements from Greystones station to the harbour via Church Road and Victoria Road (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements along Church Lane	Medium term	State, WCC
Pedestrian and cycling infrastructure from Church Road to the harbour via La Touche Place and Trafalgar Road, including the potential development of a new foot/cycle bridge over the railway line	Medium term	State, WCC
Pedestrian and cycling infrastructure along the Kilcoole Road from Killincarrig crossroads to Knockroe roundabout	Short term	State, WCC

Material Alteration No. 36 proposed by Cllr. L. Feneion Gaskin, seconded by Cllr. L. Scott and agreed by all present.

Recommendation of Chief Executive			To proceed to make Proposed Material Alteration No. 36
State, WCC	Immediate	Pedestrian and cycling infrastructure from Charlesland Wood to Mill Road via Burnaby Lawns including a new bridge across the Three Trout's River (part of Pathfinder Programme)	
State, WCC	Medium term	Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment	
State, WCC	Long term	Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction	
State, WCC	Medium term	Pedestrian and cycling infrastructure from Prettybush Corner to Kiltuade	
State, WCC	Medium term	Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights	
State, WCC	Ongoing	To cooperate with NTA, Iarnrod Eireann and other relevant transport planning bodies in the delivery of a high quality, integrated and accessible transport system in the LPF area. In particular to support and facilitate the following schemes / programmes: a) The improvement of mainline train and DART services b) The improvement of existing and provision of new bus services within the LPF area and linking the LPF area to the wider County and to Dublin	

Proposed Material Alteration No. 37
 Update APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME to amend SLOs) as follows:
 INFRASTRUCTURE ASSESSMENT AND REQUIREMENTS FOR KEY DEVELOPMENT AREAS (IDENTIFIED AS SLOs) as follows:

Infrastructure assessment and requirements for key development areas (identified as SLOs)

Site ID	Current servicing status				Additional Infrastructure needs to support full development of site
	Water Supply	Wastewater Infrastructure	Surface Water Infrastructure	Roads & Transportation	
SLO1: Mill Road - South Beach	1	1	1	1	N/A
SLO2: Mill Road	1	1	1	1	N/A
SLO3: Charleland	1	1	1	1	N/A
SLO4: Coolagad	1 2	1 2	2	1	Surface Water - Surface Water Management Plan required - Developer + WCC Wastewater and water supply main upgrades downstream - Developer + UE Sports / Amenity Park - Developer + WCC
SLO5: Bullford	1	1	1	1	Sports / Amenity Park - Developer Community facilities (childcare) - Developer + WCC
SLO6: Ballydonarea	1 2	2	1	1	Wastewater Services - Drainage Area Plan required - Developer + WCC + UE Watermain upgrades - Developer + UE Amenity Park - Developer Community facilities (childcare) - Developer + WCC Additional community facilities - Developer + WCC
SLO7: Three Trouts	1	1	1	1	Amenity Park - Developer

1 = serviced, 2 = serviceable, 3 = unserviced

Recommendation of Chief Executive

To proceed to make Proposed Material Alteration No. 37

Material Alteration No. 37 proposed by Cllr. L. Feneion Gaskin, seconded by Cllr. T. Fortune and agreed by all present.

It was proposed by Cllr. T. Fortune and seconded by Cllr. L. Feneion Gaskin that:

'Having considered the Variation/Local Planning Framework, the Proposed Material Alterations, the Chief Executive's Reports on Consultations and

- The Strategic Environmental Assessment (SEA) Environmental Report for the Draft LPF/Variation
- The Appropriate Assessment (AA) Natura Impact Report and associated AA Screening Determination for the Draft LPF/Variation
- The Strategic Flood Risk Assessment (SFRA) for the Draft LPF/Variation

CLRS. D. ALVEY, M. BARRY, J. BEHAN, S. BOURKE, M. CORRIGAN, E. DOYLE, M. DUDDY, G. DUNNE, L. FENELON GASKIN, T. FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, M. MURPHY, I. NEARY, P. O'BRIEN, W. O'TOOLE, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY	FOR (27)
	AGAINST (0)
CLRS. A. CRONIN, O. FINN, P. FITZGERALD AND G. O'NEILL	NOT PRESENT (4)

Was put to a vote and following a roll call was passed by a margin of 27 for, 0 against and 4 not present viz:-

And to proceed in accordance with Section 13 (8) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Variation.

- With those proposed alterations that have been agreed today, modifications today,
- Without those proposed alterations that were not agreed today,
- With any changes consequent required as result of the agreed alterations and with any minor data or document updates that have arisen during the adoption of the planning framework/variation.

In accordance with the provisions of Section 13(6) of the Planning and Development Act 2000 (as amended), the Members agree, by resolution, to make Variation No. 4 to the Wicklow County Development Plan 2022 – 2028/the Greystones-Delgany & Kilcoole Local Planning Framework.

- The SEA Environmental Report for the Proposed Material Alterations and associated SEA Screening Determination (Addendum 1 to the Draft SEA Environmental Report)
- The Appropriate Assessment (AA) Natura Impact Screening Report for the Proposed Material Alterations and associated Appropriate Assessment Screening Determination (Addendum 1 to the Draft Natura Impact Report)
- The Strategic Flood Risk Assessment (SFRA) for the Proposed Material Alterations (Addendum 1 to the Draft SFRA)
- Written submissions relating to SEA, AA and SFRA made during the LPF/Variation preparation process
- Ongoing advice on SEA, AA and SFRA from the Council's agents/staff
- The final, consolidated Appropriate Assessment (AA) Natura Impact Report
- The final Appropriate Assessment (AA) Determination

- Commented the staff – recent storms.
- The Murrrough, erosion.
- Derelict houses, Ashford.
- Wicklow/Greystones Greenway – flood plan.
- Park and ride, Hollywood, provision of car park.
- Fire stations – Baitinglass and Dunlavin.
- Progress report on N81.
- Review of parking byelaws.
- Taking in charge of housing estates.
- Car park, Baravore.
- Community land, Rathdrum.
- State of rural roads.
- Baitinglass RRD application.
- Funding – town/village renewal.
- Update on age-friendly housing units – Mountain View and Bургage.
- Public lighting – Baitinglass Municipal District.
- Blessington reservoir – lack of communication from E.S.B.

Some of the issues raised included the following:

Elected Members were circulated with the Chief Executive's Monthly Management Report, January 2026.
 To consider the Chief Executive's Monthly Management Report, January 2026.

ITEM NO. 8

It was proposed by Cllr. G. Richmond, seconded by Cllr. P. O'Brien and agreed by all to approve the Policy on the sale of Council owned void stock.
 A lengthy discussion on the Policy took place, it was agreed the Policy would be reviewed after one year.
 To consider and approve the Policy on the sale of Council owned void stock.

ITEM NO. 7

The Wicklow County Council Audit Committee end of year report 2025 was noted.
 Elected Members were circulated with the Wicklow County Council Audit Committee end of year report 2025.
 To note Wicklow County Council Audit Committee end of year report 2025.

ITEM NO. 6

The wording of the suspension of Standing Orders was amended by Cllr. M. Corrigan, seconded by Cllr. S. Langrell, supported by Cllr. S. Bourke to 'That Wicklow County Council calls on the Minister for Agriculture and all stakeholders involved to engage in dialogue to resolve the issues relating to Bord Bia as a matter of urgency'.

'That Wicklow County Council ask Minister for Agriculture Martin Heydon to intervene in the Bord Bia dispute'.

Cllr. M. Corrigan, seconded by Cllr. S. Langrell requested a suspension of standing orders to discuss the following motion:

Suspension No. 2

The motion proposed by Cllr. J. Behan, seconded by Cllr. L. Scott and supported by Cllr. P. Leonard and Cllr. T. Fortune was agreed by all present.

This motion to be circulated to all Local Authorities, all Wicklow TDs and Senators, and the Minister for Enterprise, Trade and Employment.

Wicklow County Council therefore calls on the Government to suspend Ireland's participation in the ICS element of CETA pending a full, independent assessment of its impacts on local authorities, public services, and environmental protections'.

This Council believes that ICS risks selling out Irish taxpayers, Irish workers' rights and Irish climate and environmental protections for the sole benefit of multinational big business.

unconstitutional.

'That Wicklow County Council notes with deep concern the Government's decision to ratify CETA and in particular the Investor Court System (ICS), after trying to rush through the Arbitration (Amendment) Bill 2025 to circumvent the judgement that CETA is

Cllr. J. Behan, seconded by Cllr. L. Scott and supported by Cllr. P. Leonard and Cllr. T. Fortune, requested a suspension of standing orders to discuss the following motion:

Suspension No. 1

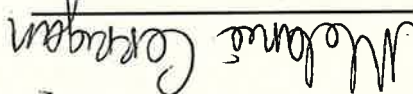
Suspensions of Standing Orders

Elected Members raised questions which were responded to by the Chief Executive and the relevant Director of Services.

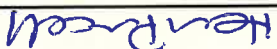
- All weather training facilities.
- State of rural roads – Shillelagh/Carneew area.
- Taskforce – the Murrough.
- Plans for facilities at Magheramore.
- St. Patrick's Day parades.

Confirmed at meeting of Wicklow County Council held on Monday the 30th March 2026.

WICKLOW COUNTY COUNCIL
CATHAOIRLEACH
CLLR. MELANIE CORRIGAN



MS. HELEN PURCELL
SENIOR EXECUTIVE OFFICER/
MEETINGS ADMINISTRATOR



THIS CONCLUDED THE BUSINESS OF THE MEETING

FOR (20)	CLRS. D. ALVEY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, M. DUDDY, L. FENELON GASKIN, T. FORTUNE, P. GLENNON, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, I. NEARY, P. O'BRIEN, G. O'NEILL, W. O'TOOLE, G. RICHMOND, J. SNELL, C. WINSTANLEY,
AGAINST (0)	
NOT PRESENT (5)	CLRS. M. BARRY, G. DUNNE, O. FINN, P. FITZGERALD, P. KENNEDY
ABSTAINED (6)	CLRS. E. DOYLE, M. MURPHY, L. SCOTT, P. STAPLETON, S. STOKES AND N. WHELAN

Following a short discussion on amendment to the wording of the suspension, was proposed by Cllr. J. Behan, seconded by Cllr. G. O'Neill that 'Wicklow County Council calls on the Minister for Agriculture and all stakeholders involved to engage in dialogue to resolve the issues relating to Bord Bia as a matter of urgency and that Mr Murrin be requested to resign' was put to a vote and following a roll call was passed by a margin of 20 votes for, 0 against, 5 not present and 6 abstained viz:-