

**MINUTES OF ORDINARY MEETING (HYBRID) OF WICKLOW COUNTY COUNCIL HELD ON
MONDAY 6TH OCTOBER 2025, 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, O. FINN, P. FITZGERALD, T. FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, 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 (32)

APOLOGIES

CLLRS. M. MURPHY AND D. O'BRIEN

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
MS. D. KENNEDY, LAW AGENT
MR. J. LANE, DIRECTOR OF SERVICES
MR. M. NICHOLSON, DIRECTOR OF SERVICES
MS. T. O'BRIEN, T/DIRECTOR OF SERVICES
MS. S. WALSH, SENIOR PLANNER
MS. B. HARVEY, SENIOR EXECUTIVE PLANNER
MS. H. PURCELL, SENIOR EXECUTIVE OFFICER/MEETINGS ADMINISTRATOR
MS. T. BYRNE, ASSISTANT STAFF OFFICER
MS. A. HUBBARD, SPORTS CO-ORDINATOR
MS. C. COADY, WICKLOW SPORTS PARTNERSHIP**

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. Michael Carey, Mr. John Brady, Mr. Paul Brady, Mr. John Lowe, Ms. Catherine O'Toole, Mr. William Rutledge, Mr. Ken Browne and Mr. Maurice McNamee. A minutes silence was observed for the deceased.

Congratulations were extended to the following:

- Baltinglass Senior Football Team on winning the Wicklow County Championship.
- Tinahely Ladies Football Team on winning their 11th Ladies Gaelic Football final.
- Fionnuala Britton McCormack on coming 9th in the World Championships in Tokyo.
- Eoin Rynhart from Blessington who was recently named the runner up in the Circular Young Star Category.
- Shillelagh/Coolboy GAA Club on winning the Wicklow Junior A Championship.

It was agreed to discuss Notice of Motion number 1 following Item 12.

ITEM NO. 1

To confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 1st September 2025.

It was proposed by Cllr. J. Snell, seconded by Cllr. L. Fenelon Gaskin and agreed by all to confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 1st September 2025.

ITEM NO. 2

To confirm and sign minutes of special meeting of Wicklow County Council held on Tuesday 16th September 2025.

It was proposed by Cllr. P. O'Brien, seconded by Cllr. S. Langrell and agreed by all to confirm and sign minutes of special meeting of Wicklow County Council held on Tuesday 16th September 2025.

ITEM NO. 3

To consider the disposal of 0.112 Hectares or thereabouts in the townland of Barndarrig, Co. Wicklow by way of lease for a period of 30 years to Barndarrig Community Centre CLG.

It was proposed by Cllr. S. Bourke, seconded by Cllr. P. Kennedy and agreed by all to consider the disposal of 0.112 Hectares or thereabouts in the townland of Barndarrig, Co. Wicklow by way of lease for a period of 30 years to Barndarrig Community Centre CLG., as set out in statutory notice previously circulated.

ITEM NO. 4

To consider the disposal of 0.2285Ha 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. C. Winstanley, seconded by Cllr. S. Langrell and agreed by all to consider the disposal of 0.2285Ha 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. 5

To consider the disposal of 0.0320Ha or thereabouts in the townland of Kilmacullagh Td. Newtownmountkennedy being the property known as Kilmacullagh, Newtownmountkennedy, Co. Wicklow to Papaver Limited.

It was proposed by Cllr. D. Alvey, seconded by Cllr. S. Langrell and agreed by all to consider the disposal of 0.0320Ha or thereabouts in the townland of Kilmacullagh Td. Newtownmountkennedy being the property known as Kilmacullagh, Newtownmountkennedy, Co. Wicklow to Papaver Limited, as set out in statutory notice previously circulated.

ITEM NO. 6

To consider the disposal of 0.0320Ha or thereabouts in the townland of Abbeylands Td. being the property known as 14 Beech Road, Bray, Co. Wicklow to Elizabeth Bourke.

It was proposed by Cllr. N. Whelan, seconded by Cllr. S. Langrell and agreed by all to consider the disposal of 0.0320Ha or thereabouts in the townland of Abbeylands Td. being the property known as 14 Beech Road, Bray, Co. Wicklow to Elizabeth Bourke, as set out in statutory notice previously circulated.

ITEM NO. 7

To consider the disposal of 40m² or thereabouts at County Buildings, Whitegates, Glebe, Wicklow (A67 FW96) by way of a 10-year licence to Emerald Tower Limited.

It was proposed by Cllr. P. O'Brien, seconded by Cllr. G. Richmond and agreed by all to consider the disposal of 40m² or thereabouts at County Buildings, Whitegates, Glebe, Wicklow (A67 FW96) by way of a 10-year licence to Emerald Tower Limited, as set out in statutory notice previously circulated.

ITEM NO. 8

To ratify the appointment of Cllr. S. Bourke to the County Wicklow Heritage Forum.

It was proposed by Cllr. J. Snell, seconded by Cllr. S. Langrell and agreed by all to ratify the appointment of Cllr. S. Bourke to the County Wicklow Heritage Forum.

ITEM NO. 9

To ratify the appointment of Cllr. P. Kennedy to the Local Community Safety Partnership.

It was agreed by all to ratify all 7 appointments to the Local Community Safety Partnership as follows:

- Cllr. P. Kennedy, Arklow Municipal District, proposed by Cllr. P. Fitzgerald, seconded by Cllr. L. Scott and agreed by all.
- Cllr. J. Behan and Cllr. N. Whelan, Bray Municipal District, proposed by Cllr. M. Corrigan, seconded by Cllr. L. Fenelon Gaskin and agreed by all.
- Cllr. J. Mulhall and Cllr. A. Cronin, Baltinglass Municipal District, proposed by Cllr. G. Richmond, seconded by Cllr. P. O'Brien and agreed by all.
- Cllr. P. O'Brien, Wicklow Municipal District, proposed by Cllr. J. Mulhall, seconded by Cllr. N. Whelan and agreed by all.
- Cllr. T. Fortune, Greystones Municipal District, proposed by Cllr. L. Scott, seconded by Cllr. S. Stokes and agreed by all.

ITEM NO. 10

To approve in accordance with Section 106 of the Local Government Act 2001, as amended, a temporary overdraft accommodation of €20m for the financial year ending 31st December 2026.

Elected Members were previously circulated with a letter from Mr. B. Gleeson, Director of Services, requesting the approval of a temporary overdraft accommodation of €20m for the financial year ending 31st December 2026.

It was proposed by Cllr. G. Dunne, seconded by Cllr. J. Behan and agreed by all to approve a temporary overdraft accommodation of €20m for the financial year ending 31st December 2026.

ITEM NO. 11

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

The Cathaoirleach commenced with the Elected Members proposed amendments.

COUNCILLOR AMENDMENT No.	EM1	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Lourda Scott

Proposed Amendment Relates to:	
Chief Executive Recommendation Number	CE Recommendation 1
Chapter	B.1

PROPOSAL	Amend Table 1B Wicklow Core Strategy for Kilcoole as follows: <table><tr><th colspan="2">APPLICATION TO LEVEL 4</th></tr><tr><td>Settlement, Population & Housing Strategies</td><td>Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> 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'¹. 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.</td></tr></table>	APPLICATION TO LEVEL 4		Settlement, Population & Housing Strategies	Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> 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' ¹ . 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.
APPLICATION TO LEVEL 4					
Settlement, Population & Housing Strategies	Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> 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' ¹ . 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.				
	<i>1. While Kilcoole does have a relatively strong employment base, it is considered that</i>				

	<i>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.</i>
REASON	To reflect Kilcoole's proper status and commercial reality
CE PRELIMINARY RESPONSE	The CE does not oppose the proposed amendment.
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site

Amendment No. EM1 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all.

COUNCILLOR AMENDMENT No.	EM2	PROPOSED	Cllr Lourda Scott
		SECONDED	Cllr Mark Barry

Proposed Amendment Relates to:	
Chief Executive Recommendation Number	CE Recommendation 13
Chapter	B.7

PROPOSAL	Amend the text of SLO4 Coolagad as follows: Amend bullet points as follows (text in red as per CE Recommendation 13, text in green as per this amendment): These SLO lands are located at Templecarrig Lower, Coolagad and Kindlestown Upper in north Greystones, on a site approximately 39ha 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
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	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. 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 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.
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	- 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.
REASON	To ensure adequate sporting and recreational infrastructure for the community is delivered concurrently with residential development
CE PRELIMINARY RESPONSE	The CE does not oppose the proposed amendment.
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.

Amendment No. EM2 was proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all.

COUNCILLOR AMENDMENT No.	EM3	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Lourda Scott

Proposed Amendment Relates to:	
Submission Number	76, 82
Chief Executive Recommendation Number	
Chapter	B.7

PROPOSAL	Section B:7 Infrastructure Amend Objective GDK64 as follows: Objective GDK64 <i>With respect to localised drainage issues present in the LPF area:</i>
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	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 – Templecarrig 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
REASON	A general statement that a coordinated DAP will be required in Kilcoole for significant development is considered more appropriate than listing individual sites.
CE PRELIMINARY RESPONSE	The CE is not opposed to the proposed amendment.
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.

Amendment No. EM3 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all.

COUNCILLOR AMENDMENT No.	EM4	PROPOSED	Cllr Louise Fenelon Gaskin
		SECONDED	Cllr Tom Fortune

Proposed Amendment Relates to:	
Submission Number	4
Chief Executive Recommendation Number	
Chapter	B.7
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

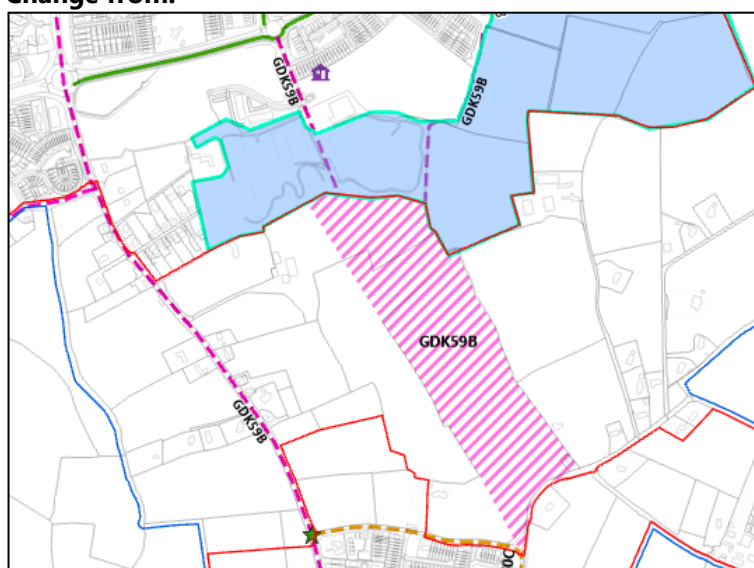
PROPOSAL	Section B:7 Infrastructure 1. Amend text of Objective GDK59b as follows:
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'To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:
[...]

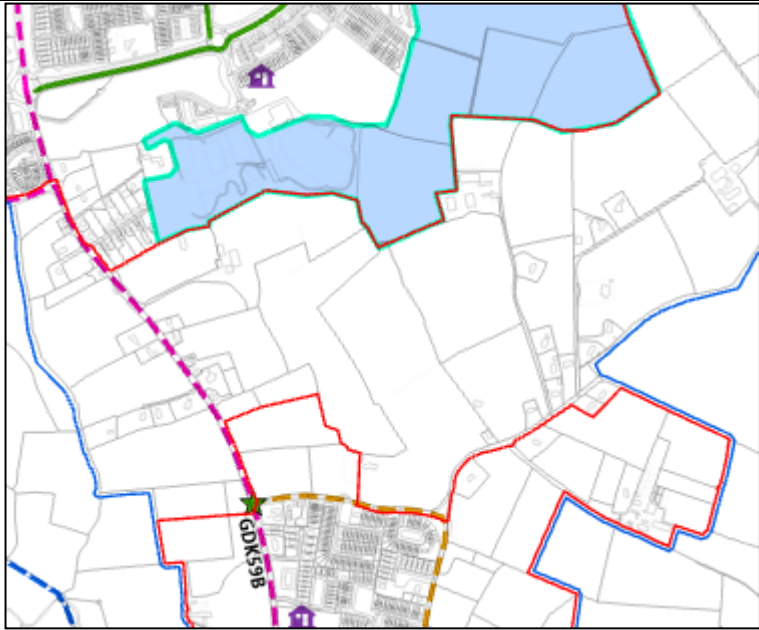
(b) Pedestrian and cycling infrastructure from Kilcoole to Charlesland, which may be in the form of improvements to the existing Regional Road R761 or, where the existing road configuration does not allow for this, a new pedestrian and cycling route from Ballygannon (north Kilcoole) to Charlesland to 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.'

2. 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:

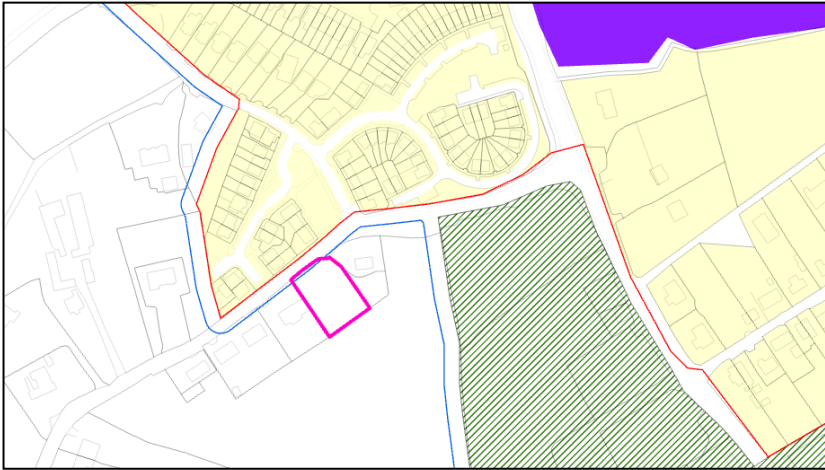
	
REASON	To ensure a proper proposal for a cycling route and consideration of working agriculture in the areas in question.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'GDK59 (b) – a potential walking / cycling link from Ballygannon to Charlesland</i> <i>This is an objective in support of the possible future development of a link route for pedestrians and cyclists between the two closest parts of north Kilcoole and south Greystones (Charlesland). Such a link would allow for direct access from Kilcoole to the wide range of community, sports and education facilities in Charlesland, thereby supporting more uptake in walking and cycling, as the existing regional road linking these two areas does not have adequate high quality, safe walking and cycling infrastructure and constrained potential to provide for same within its current remit.</i> <i>No route for this link has been determined at this time, and the objective shown on the maps is a wide corridor within which a potential route might be determined following further analysis and consultation with landowners. There is no funded programme at this time to develop such route on the submitters' lands, nor is there any plan at this time to CPO any lands.</i> <i>In order to address the concerns raised, it is recommended that the corridor within which such a route might be located is widened in order to allow for more options for its route to be examined, taking into account the concerns raised by the submitters".</i>
SEA / AA	This proposal would conflict with environmental and sustainable development related objectives relating to sustainable mobility and air and climatic factors. Screening for likely significant effects would need to take account this and the issues raised in the CE's Report. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local

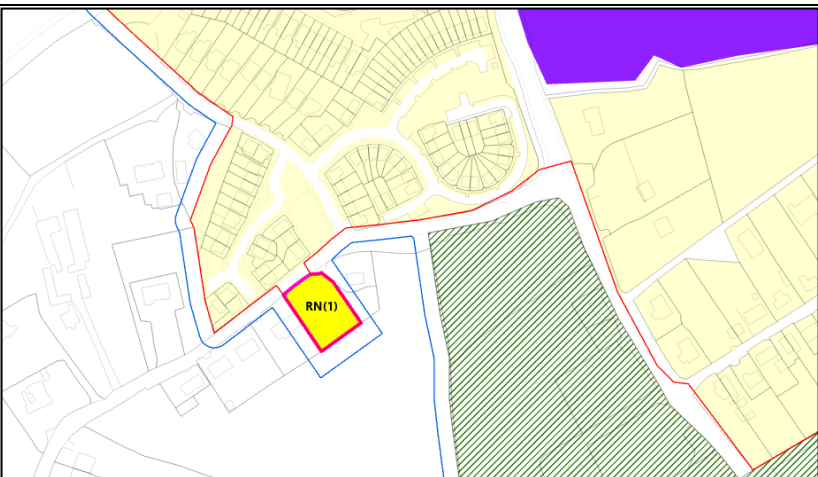
	Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.
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Amendment No. EM4 was proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. T. Fortune and agreed by all.

COUNCILLOR AMENDMENT No.	EM5	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Louise Fenelon Gaskin

Proposed Amendment Relates to:	
Submission Number	13
Chief Executive Recommendation Number	
Chapter	
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	Amend zoning of land at Priestsnewtown measuring c. 0.14ha from unzoned outside the settlement/LPF boundary to RN1 'New Residential – Priority 1' (c. 0.14ha). Change from:  Change to:
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REASON	It is proposed to zone these lands for residential use having regard to: - Houses on both sides of the site - Houses adjacent (WCC Development) - Provides a family home (important in current housing climate) - Infill of one house
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended)</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement, contrary to the principles of compact growth, sustainable movement and environmental protection.'</i>
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that

	will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.
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Amendment No. EM5 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

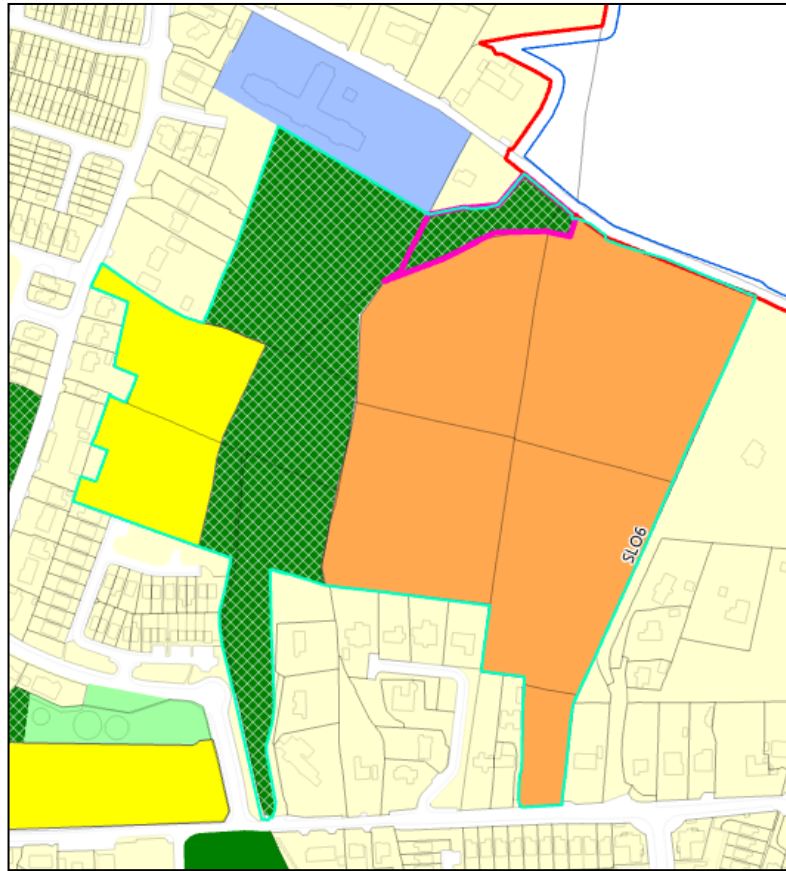
COUNCILLOR AMENDMENT No.	EM6	PROPOSED	Cllr Stephen Stokes
		SECONDED	Cllr Mark Barry

Proposed Amendment Relates to:	
Submission Number	18, 41, 57
Chief Executive Recommendation Number	17
Chapter	
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

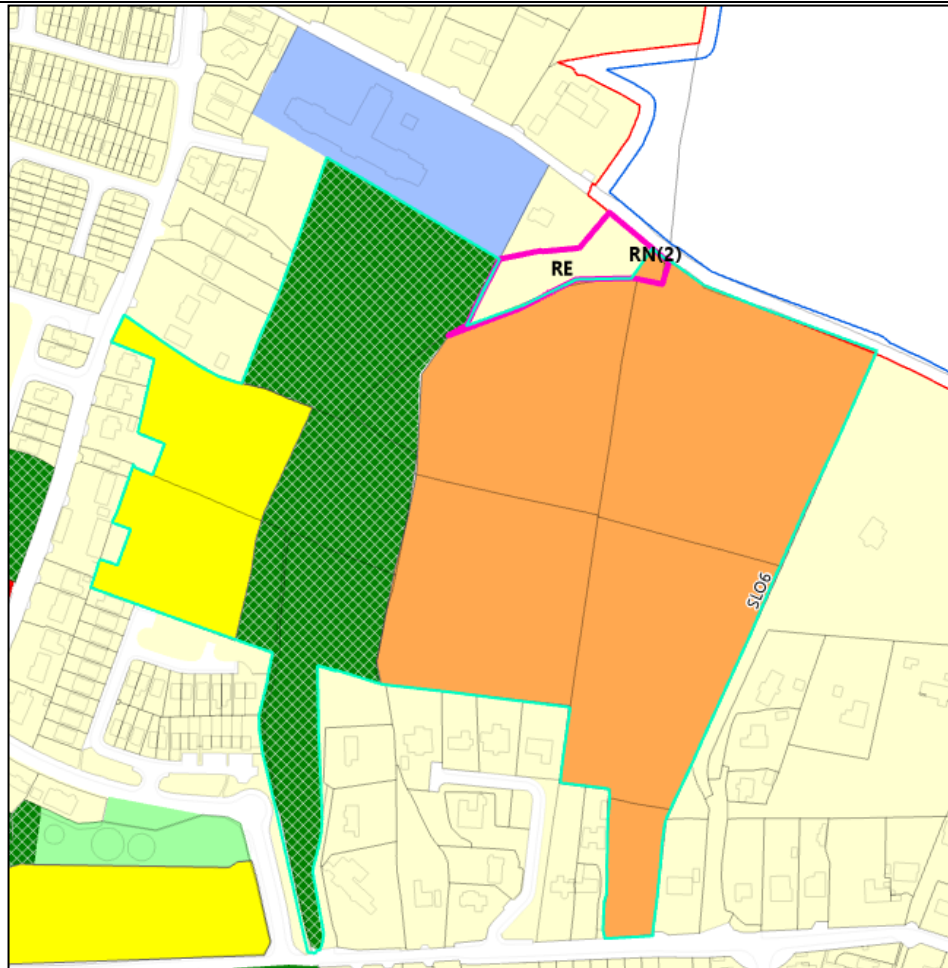
PROPOSAL	A: To NOT accept CE zoning change set out in Recommended Amendment No. 17 B: Amend SLO 6 and zoning of land at Ballydonarea as follows: - From c. 0.35ha zoned OS2 'Natural Areas' - To c. 0.31ha zoned RE 'Existing Residential' and c. 0.04ha zoned RN2 'New
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- Residential – Priority 2’.
- Amend SLO boundary

Change from (as per Draft LPF)



Change to:



C: Amend text of SLO6 **as recommended by the CE** in Recommended Amendment No. 17 i.e. (text in red or blue strikethrough as per CE Recommendation 13, text in green as per this amendment) :

*These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole 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'~~. **OS2 'Natural Areas'**. 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~~ **8.9ha** 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; ▪ <i>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.</i> ▪ <i>Open space shall be provided as follows</i> - <i>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.</i> - <i>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 / 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.</i> - <i>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</i> - <i>The open space shall link fully through from Sea Road to Ballydonarea Lane.</i> ▪ <i>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.</i>
REASON	Some of this land (accessible from Lott Lane) was previously zoned for residential use. It is suitable to maintain Existing Residential RE zoning. This area is relatively small and should be permitted to allow development. The 0.04ha land should be zoned RN2, which would tie in with suitable infill for the surrounding RN2 land.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>"The condition and ecological value of the lands in SLO6, particularly the lands identified as OS have been carefully surveyed and evaluated as part of the LPF crafting process and it is clear that the OS areas proposed not only contain a natural watercourse corridor, but also a much wider area of high biodiversity value.</i> <i>Significant dense hedgerows and trees lines cross through the area, including on the proposed residentially zoned lands.</i> <i>Where development is taking place rapidly in what was a peri-urban agricultural landscape, the relative ecological and amenity value of retained green areas is high. Not only are they important in the context green infrastructure but they can also contribute to flood management, and enable future restoration in line with the EU Nature Restoration Law, National Biodiversity Action Plan, and County Wicklow</i>

	<i>Development Plan policies. This aligns with the precautionary principle and national planning objectives promoting resilient, nature-positive development.</i> <i>As urbanisation progresses, remaining semi-natural land parcels gain disproportionate value as stepping stones, buffers, and green infrastructure for biodiversity (National Biodiversity Action Plan 2023–2030). Even degraded areas (e.g., invasive species present) can serve as important reservoirs for future restoration and contribute to habitat connectivity under Article 10 of the Habitats Directive</i> <i>Existing hedgerows and watercourses serve as crucial ecological corridors, linking fragmented habitats across the wider landscape—functions explicitly recognised under Article 10 of the Habitats Directive (Ireland must maintain ecological connectivity). Protection of these features aligns with national pollinator strategies, climate resilience planning, and SuDS-integrated design policies.</i> <i>The OS2 zone as proposed in the draft LPF is therefore considered fully justified in the interest of protection and maintenance of habitats and biodiversity”.</i> In particular, the lands in question would form a green corridor between the natural areas to the south and Ballydonarea Loop / Strawberry Lane walk, allowing for good ecological connectivity and the passage of fauna between these two natural areas. This corridor would likely be lost and become a barrier where the lands are zoned for residential development. Should the members wish to proceed with this Proposed Amendment it is recommended that an additional objective be added to SLO 6 as follows. Note – text in red and blue has already been proposed by the CE in her report and it is understood that the members are agreeable to same. The additional text herewith recommended to address EM6 is shown in purple. <i>These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole 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'. OS2 'Natural Areas'. The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.</i> <i>This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:</i> ▪ <i>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.</i> ▪ <i>A total area of c. 8.8ha 8.9ha 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.</i> ▪ <i>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</i>
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	Ballydonarea <i>Lane Loop / Strawberry Lane walk</i> to the north and Wellfield to the south; ▪ <i>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.</i> ▪ <i>Existing hedgerows and mature trees shall be preserved in the SLO area to the maximum extent possible and in particular shall ensure that ecological corridors between the central OS2 zone and Ballydonarea Loop / Strawberry Lane walk are maintained and enhanced.</i> ▪ 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 / 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.
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated

	cultural/built heritage, landscape, water or ecological sensitivity. As identified in the CE's response, this proposal relates to lands that contain a natural watercourse corridor and are ecologically sensitive and valuable. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.
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Amendment No. EM6 proposed by Cllr. S. Stokes, seconded by Cllr. M. Barry was put to a vote excluding the paragraph highlighted in purple relating to existing hedgerows and following a roll call was passed by a margin of 22 votes for, 4 against, 5 not present and 1 abstained viz:-

FOR (22)	CLLRS. D. ALVEY, M. BARRY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, G. DUNNE, L. FENELON GASKIN O. FINN, P. FITZGERALD, T. FORTUNE, S. LANGRELL, P. LEONARD, P. MAHON, I. NEARY, W. O'TOOLE, G. RICHMOND, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY
AGAINST (4)	CLLRS. E. DOYLE, P. GLENNON, G. O'NEILL AND L. SCOTT
NOT PRESENT (5)	CLLRS. M. DUDDY, P. KENNEDY, M. MURPHY, D. O'BRIEN AND P. O'BRIEN
ABSTAINED (1)	CLLR. J. MULHALL

COUNCILLOR AMENDMENT No.	EM7	PROPOSED	Cllr Orla Finn
		SECONDED	Cllr Lourda Scott

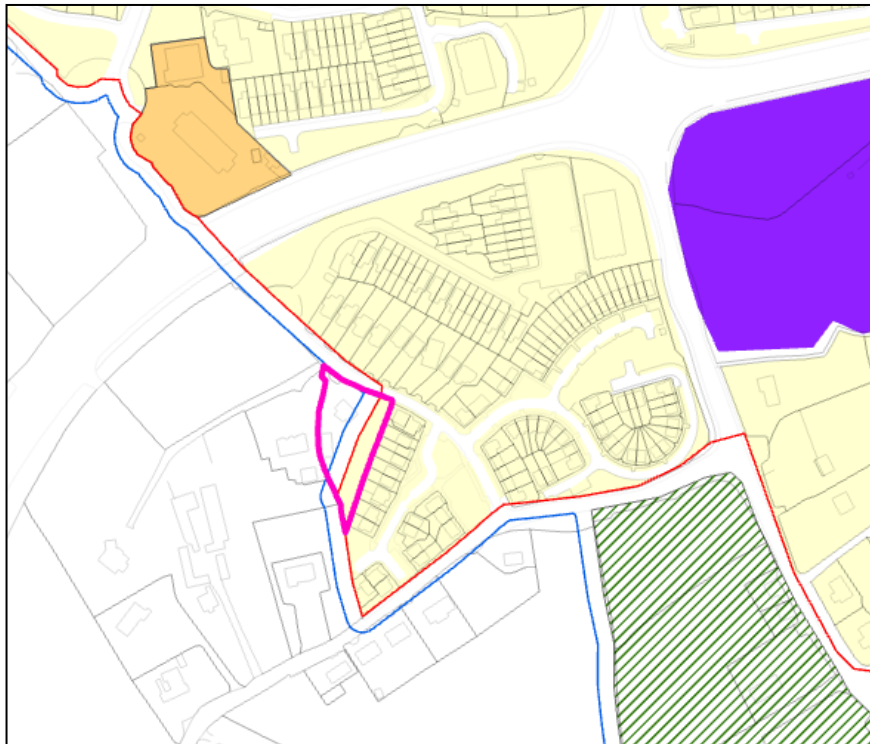
Proposed Amendment Relates to:	
Submission Number	19

Chief Executive Recommendation Number	
Chapter	
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

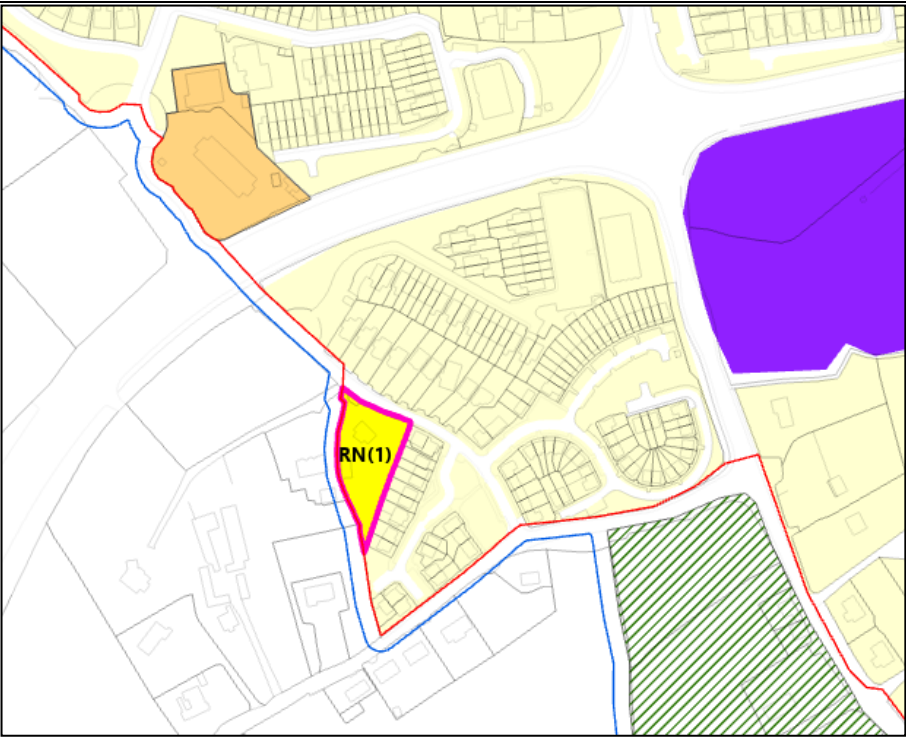
PROPOSAL

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'.

Change from:



Change to:

	
REASON	It is proposed that these lands, which are currently outside the plan boundary and are therefore unzoned, be zoned RE 'Existing Residential' and brought within the plan boundary as this site is located within the Farrankelly residential area with frontage onto an existing residential street and the site is in effect an infill site within the built envelope of an existing residential area. In light of the housing crisis, the proximity to Kilcoole, Greystones and Delgany and the fact that these lands are serviced, they present an opportunity for infill development. Therefore, it is proposed to 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'.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended)</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside</i>

	surrounding the settlement, contrary to the principles of compact growth, sustainable movement and environmental protection. The submission states that the subject lands are located 'on the edge' of the 2.5km radius of the town centre. Rather, the subject lands are located beyond this radius, and on this basis the subject lands were not assessed under Section A3.3 of the draft LPF. The impact on future development options of areas 'Delgany 3' and 'Delgany 4', those areas closest to the subject site, was as follows: 'While these areas are adjoining the built envelope of Greystones-Delgany and some are proximate to some services, concerns arise with respect to suitability of road infrastructure, serviceability, flood risk, unnecessary sprawl into the rural landscape at all locations and impacts on archaeology, landscape and the natural environment. It is the strategy therefore that currently unzoned lands should not be zoned for new development and zoning be removed from the following four locations (a) high elevations of Bellevue Hill, (b) the lands at risk of flooding on the west side of Bellevue Hill, (c) the RSpecial lands to the west of Bellevue Hill and (d) Blackberry Lane, south of Three Trouts River.' [emphasis added] As zoning was removed from comparable adjacent areas which are closer to the town centre than the subject lands, it would not be consistent to zone the subject site and bring it within the settlement/LPF boundary. This approach is explicitly stated in Section A.4 'Development Strategy' as follows: 'The development strategy for Greystones-Delgany will be one primarily of consolidation and infill, with no further settlement expansion beyond the previous LAP boundary.' The CE does not agree with the categorisation of the subject site as an 'infill' site. Intensification of development of this site would increase the population at a peripheral/edge of centre location, rather than focusing on infill opportunities that already exist within the LPF boundary. To do so would not be consistent with the Development Strategy set out in Section A.4, as follows: 'To focus on the dense, mixed use regeneration and development of town and village centre infill sites (particularly vacant or under-utilised sites) that are currently served or proximate to public transport services, as a priority above edge of centre or peripheral, greenfield locations.' On this basis, it is not recommended to zone the lands RE 'Existing Residential' or bring the lands within the settlement/LPF boundary.'
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated

	cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.
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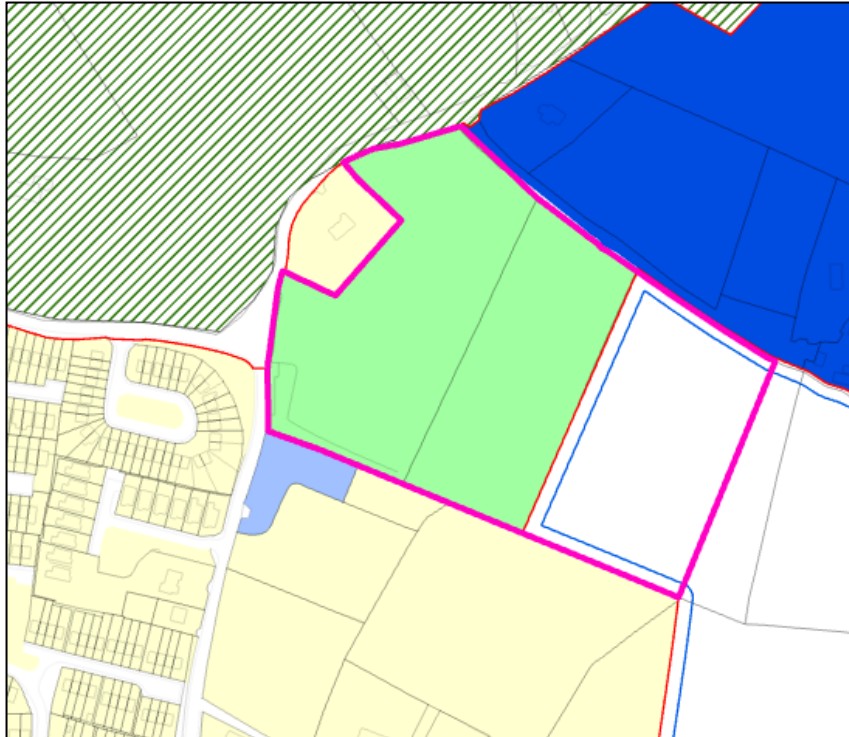
Amendment No. EM7 was proposed by Cllr. O. Finn, seconded by Cllr. L. Scott and agreed by all.

COUNCILLOR AMENDMENT No.	EM8	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Louise Fenelon Gaskin

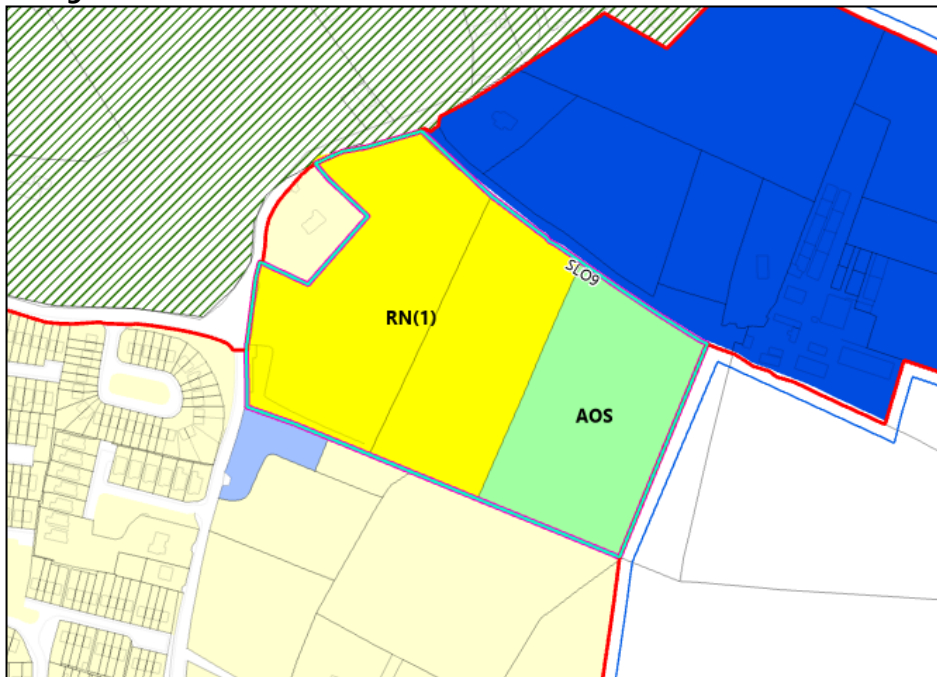
Proposed Amendment Relates to:	
Submission Number	29
Chief Executive Recommendation Number	
Chapter	B.9
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	1. 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). 2. Add new SLO area
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Change from:



Change to:



	Add new SLO as follows: SLO-9 Lott Lane This SLO is located in the townland of Ballydonarea and measures c. 6.6ha. This SLO is comprised of: ▪ c. 4.4ha zoned 'RN1 New Residential – Priority 1'. ▪ c. 2.2ha zoned AOS 'Active Open Space'. 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 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 facility 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: - 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.
REASON	It is proposed to zone these lands having regard to: ▪ Land and location suited for development; ▪ Services are available; ▪ Adjacent to town; ▪ Community gain – Football pitch, MUGA area; ▪ Adjacent to WCC development; ▪ Important community facility; clubs are at capacity ▪ Major ask even before LPF process began.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans –</i>

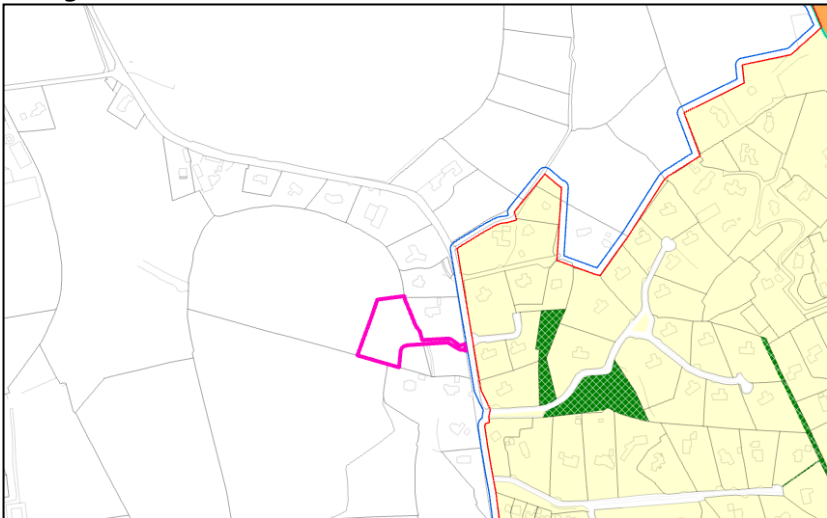
	<i>Guidelines for Planning Authorities' (2022).</i> <i>The settlement/ LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement, contrary to the principles of compact growth, sustainable movement and environmental protection.</i> ▪ <i>The requested rezoning would result in a reduction in AOS zoning. These are essential zonings that are necessary to support the sustainable development of the LPF area, and the location and area of these zones has been carefully determined in order to meet Wicklow County Development Plan requirements and sustainable development principles.</i> <i>It is noted that there is a dwelling currently under construction on the lands, to the immediate south and adjoining the existing dwelling on the lands. However, this is already located within the lands zoned RE 'Existing Residential' in the draft LPF.'</i>
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur);

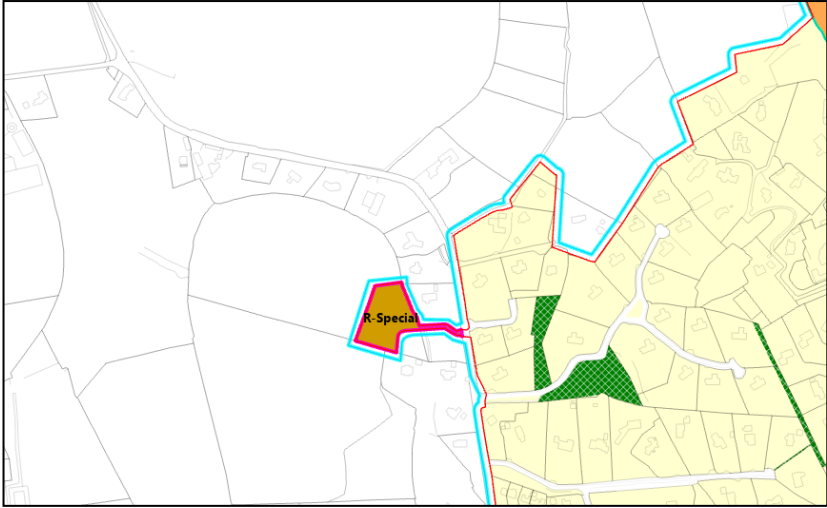
	• Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Murrough Wetlands SAC and SPA. If this proposal is agreed, any potential likely significant effects on these European sites would need to be identified.
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Amendment No. EM8 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

COUNCILLOR AMENDMENT No.	EM9	PROPOSED	Cllr Orla Finn
		SECONDED	Cllr Lourda Scott

Proposed Amendment Relates to:	
Submission Number	39
Chief Executive Recommendation Number	
Chapter	B.2
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	1. Amend zoning of land at Bellevue Demesne measuring c. 0.65ha from unzoned outside the settlement/LPF boundary to R-Special 'Special Residential'. 2. Add an additional objective GDKXX to Section B.2 'Residential Development'. Change from:  Change to:
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	 Add the following Objective GDK XX: <i>'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.'</i>
REASON	It is proposed that these lands be zoned for one dwelling. This site previously had permission granted for one dwelling. This site is adjacent to Delgany village and has access to all water, sewer and electricity services.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).</i> ▪ <i>Comprise the haphazard and piecemeal extension and sprawl of the settlement into the unzoned countryside surrounding the settlement, contrary to the principles of compact growth, sustainable movement and environmental protection.</i> <i>To zone these lands would not align with the analysis of this area, and subsequent impact on development options, as discussed in Section A3.3 of the Draft LPF.</i>

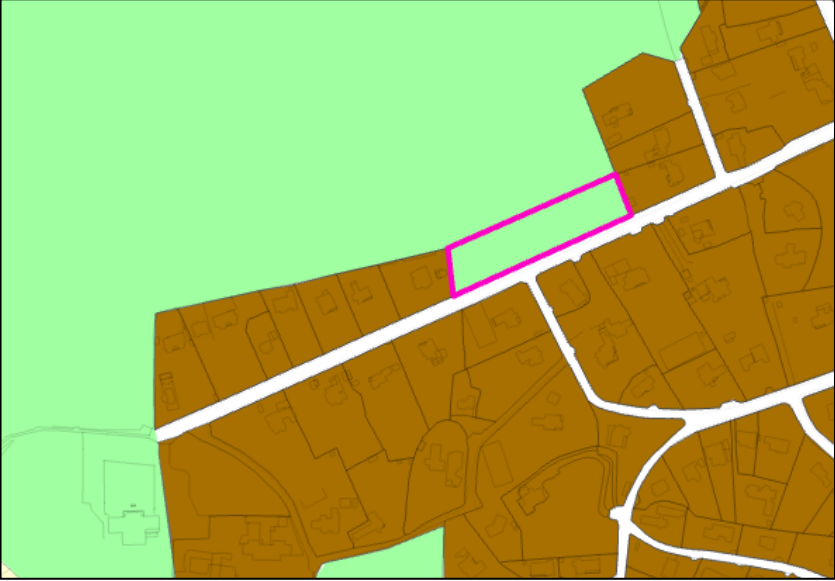
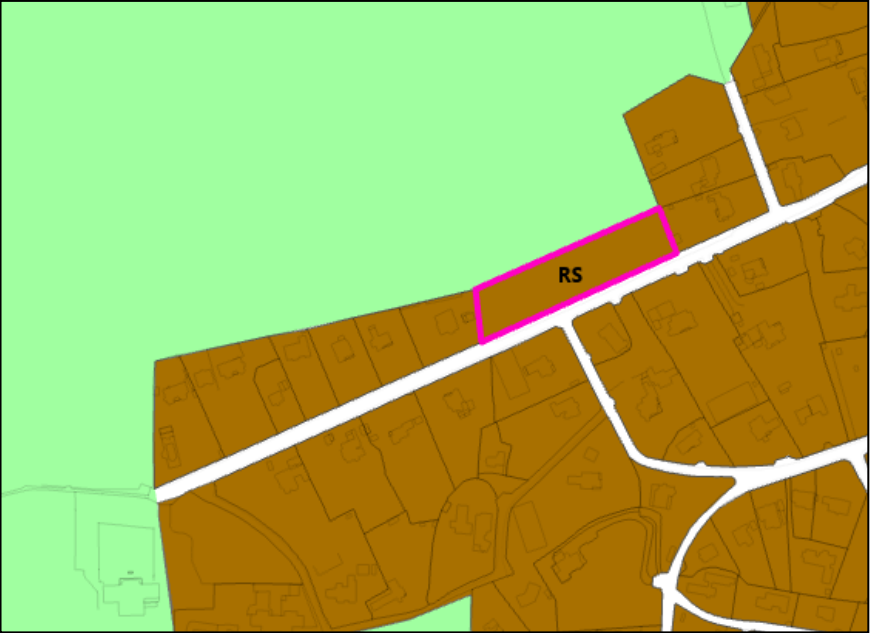
	<i>On this basis, it is not recommended to zone the subject lands.'</i> It should also be noted that this site is not proximate to Delgany Village and does not have access to sewers as there are no main services in this area.
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Glen of the Downs SAC. If this proposal is agreed, any potential likely significant effects on this European site would need to be identified.

Amendment No. EM9 was proposed by Cllr. O. Finn, seconded by Cllr. L. Scott and agreed by all.

COUNCILLOR AMENDMENT No.	EM10	PROPOSED	Cllr Lourda Scott
		SECONDED	Cllr Orla Finn

Proposed Amendment Relates to:	
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Submission Number	40
Chief Executive Recommendation Number	
Chapter	
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	Amend zoning of land at Killincarrig measuring c. 0.5ha from AOS 'Active Open Space' to RS 'Special Residential'. Change from:  Change to: 
REASON	This land has been previously zoned residential (R10) in the last LAP. In light of the housing crisis, the proximity to Greystones town centre and the fact these lands are serviced, they present an opportunity for infill development. It is considered prudent

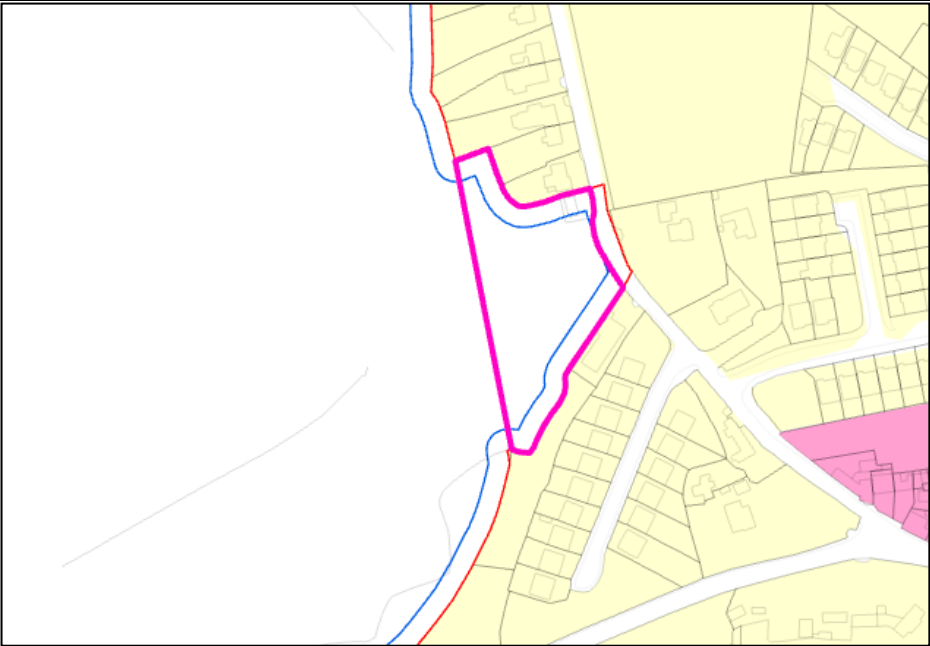
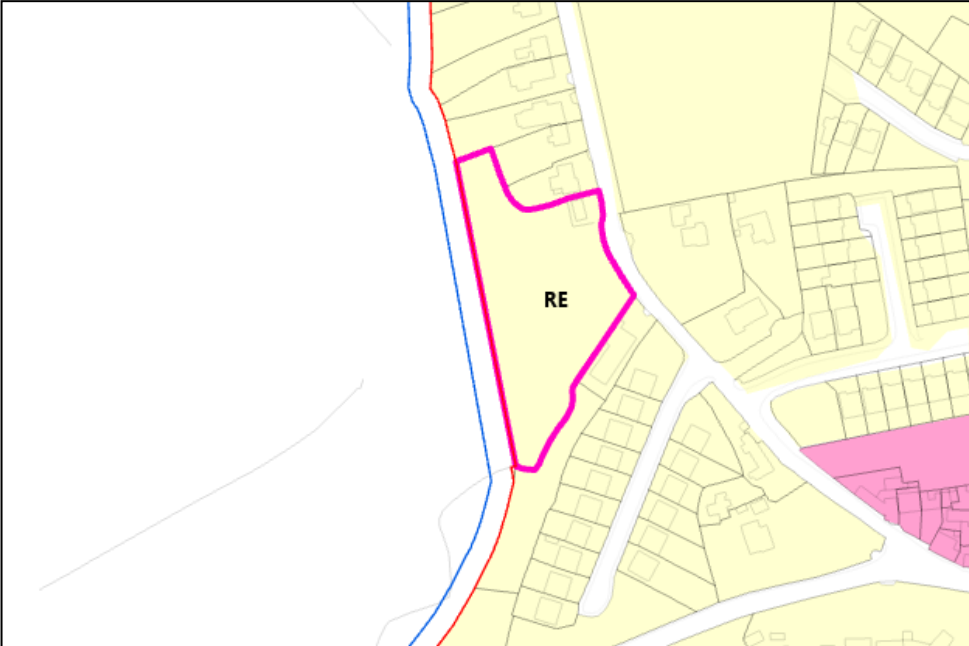
	to retain the residential zoning.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The change in zoning is not in error. The AOS zoning reflects the current usage of the lands as part of the golf course. The previous zoning of this land was not taken up at any time and no applications for residential development have been made. In addition, the lands front into the Burnaby, where only lower density housing would be possible in accordance with the objectives of the LPF and it was not considered appropriate therefore to maintain this zoning in the new LPF, but rather to allocate other lands for new residential development that have the potential for more intensive housing.'</i>
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.

Amendment No. EM10 was proposed by Cllr. L. Scott, seconded by Cllr. O. Finn and agreed by all.

COUNCILLOR AMENDMENT No.	EM11	PROPOSED	Cllr Lourda Scott
		SECONDED	Cllr Orla Finn

Proposed Amendment Relates to:	
Submission Number	43
Chief Executive Recommendation Number	
Chapter	
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	Amend zoning of land at Bellevue Demesne measuring c. 0.6ha from unzoned/outside the LPF boundary to RE 'Existing Residential'. Change from:
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	 Change to: 
REASON	This land has been previously zoned residential in the last LAP. In light of the housing crisis and the proximity to Delgany village, it is considered prudent to retain the residential zoning.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>"...the residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans –</i>

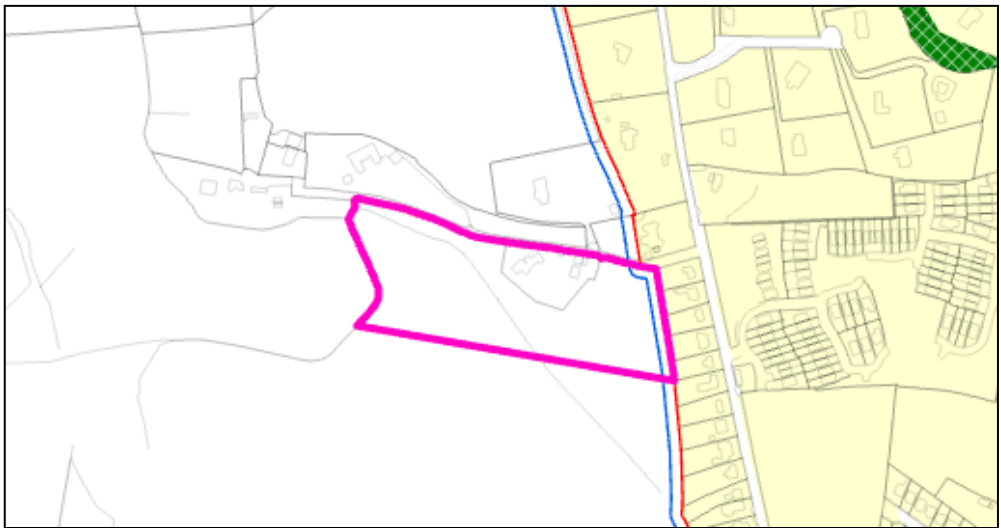
	<i>Guidelines for Planning Authorities' (2022).</i> <i>"The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>"In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> <i>▪ Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).</i> <i>▪ Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement.</i> <i>"To zone these lands would not align with the analysis of this area, and subsequent impact on development options, as discussed in Section A3.3 of the Draft LPF.</i> <i>"It should be noted that the previous residential zonings of these lands was not taken up at any time and no applications for residential development have been made.It is not considered proper planning and sustainable development to zone lands not for the purpose intended i.e. the delivery of needed housing but to manage bank loans.</i> <i>"..... the roadside frontage of these lands comprise an historic gateway and driveway into the Bellevue Demesne, and it is likely that protection of same would anyway limit development potential.</i> <i>"On this basis, it is not recommended to zone the subject lands."</i>
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur);

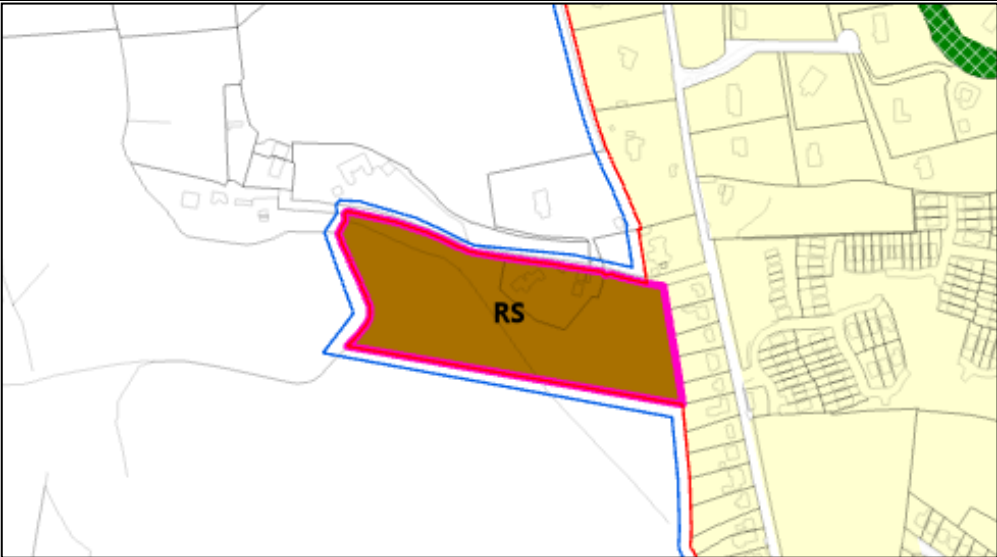
	• Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Adverse effects on architectural heritage; • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Glen of the Downs SAC. If this proposal is agreed, any potential likely significant effects on this European site would need to be identified.
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Amendment No. EM11 was proposed by Cllr. L. Scott, seconded by Cllr. O. Finn and agreed by all.

COUNCILLOR AMENDMENT No.	EM12	PROPOSED	Cllr Lourda Scott
		SECONDED	Cllr Orla Finn

Proposed Amendment Relates to:	
Submission Number	43
Chief Executive Recommendation Number	
Chapter	B.2
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	1. Amend zoning of land at Bellevue Demesne measuring c. 2.7ha from unzoned/outside the LPF boundary to RS 'Special Residential'. 2. Add a new objective GDK XX to Section B.2 'Residential Development' Change from:  Change to:
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	 Add a new objective GDK XX as follows: <i>'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-X' on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site / area being satisfied.'</i>
REASON	This land has been previously zoned residential in the last LAP. In light of the housing crisis and the proximity to Delgany village, it is considered prudent to retain the Residential-Special zoning.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>".....the residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>"The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>"In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement.</i>

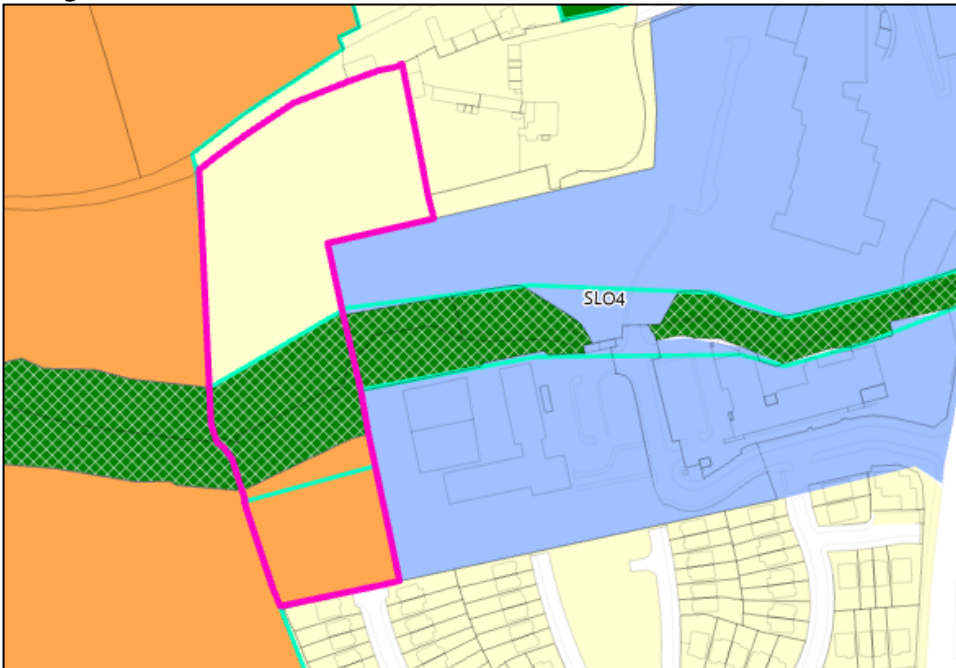
	<i>"To zone these lands would not align with the analysis of this area, and subsequent impact on development options, as discussed in Section A3.3 of the Draft LPF.</i> <i>"It should be noted that the previous residential zonings of these lands was not taken up at any time and no applications for residential development have been made. In addition, given the location of the lands.....only lower density housing would be possible in accordance with the objectives of the LPF and it was not considered appropriate therefore to maintain these zonings in the new LPF, but rather to allocate other lands for new residential development that have the potential for more intensive housing. It is not considered proper planning and sustainable development to zone lands not for the purpose intended i.e. the delivery of needed housing but to manage bank loans.</i> <i>On this basis, it is not recommended to zone the subject lands."</i>
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Glen

	of the Downs SAC. If this proposal is agreed, any potential likely significant effects on this European site would need to be identified.
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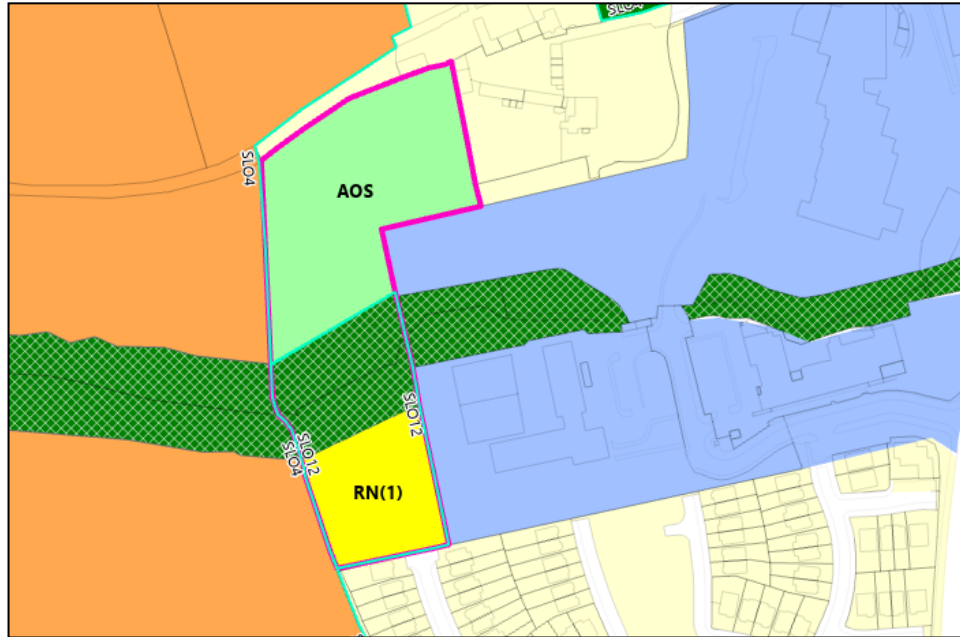
Amendment No. EM12 was proposed by Cllr. L. Scott, seconded by Cllr. O. Finn and agreed by all.

COUNCILLOR AMENDMENT No.	EM13	PROPOSED	Cllr S Stokes
		SECONDED	Cllr O Finn

Proposed Amendment Relates to:	
Submission Number	50
Chief Executive Recommendation Number	
Chapter	B.9
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	1. Amend zoning of lands at Coolagad zoned 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). 2. Amend the boundary of SLO4 to exclude these lands. 3. Add new SLO area incorporating only the RN1 and OS2 lands, but not the AOS lands. Change from: 
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Change to:



Add new SLO as follows:

SLO-12 Coolagad East

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:

- 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.

REASON

Some is this land is currently zone RN2. It is well suited to be upgraded to RN1. It is a relatively small site, which is located next to existing developments. This should make

	utilities accessible. It is a suitable infill close to other houses and educational facilities. There will also be significant community gain.
CE PRELIMINARY RESPONSE	The CE does not support the residential component of the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> <i>▪ The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> <i>▪ Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>In these regards, the request for a change in the 'prioritisation designation' as detailed in this submission would:</i> <i>▪ Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).'</i> The CE does not oppose the rezoning of lands to AOS 'Active Open Space' as part of this amendment.
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.

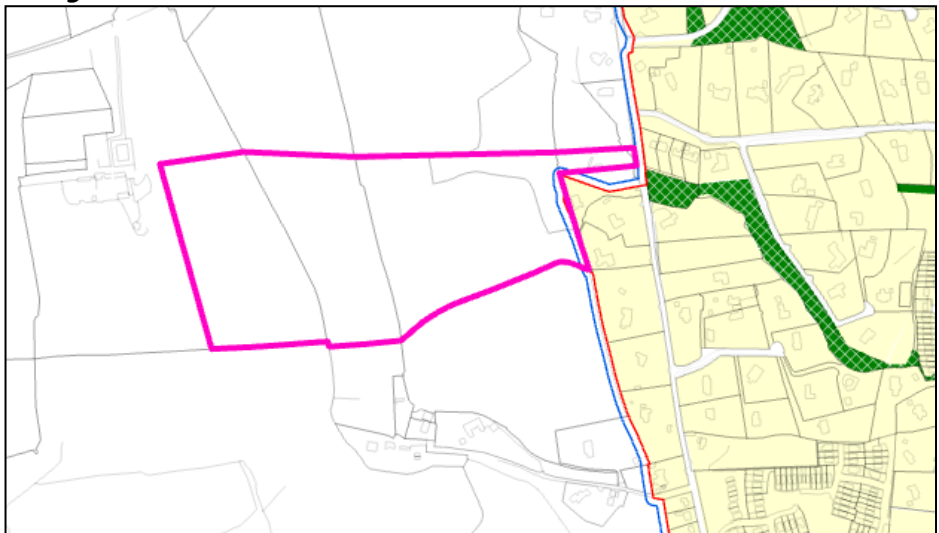
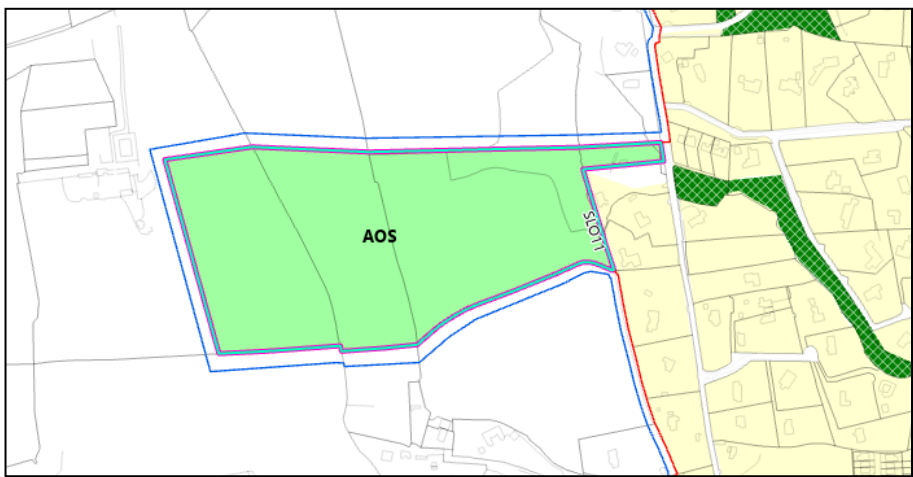
Amendment No. EM13 was proposed by Cllr. S. Stokes, seconded by Cllr. O. Finn and agreed by all.

Prior to discussion of EM14 Cllr. M. Barry disclosed to the meeting the nature of a beneficial interest and withdrew fully from the meeting for consideration of the item.

COUNCILLOR AMENDMENT No.	EM14	PROPOSED	Cllr Orla Finn
		SECONDED	Cllr Louise Gaskin Fenelon

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Proposed Amendment Relates to:	
Submission Number	54
Chief Executive Recommendation Number	
Chapter	
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	1. Amend zoning of lands at Bellevue Demesne measuring c. 12.5ha from unzoned/outside the LPF boundary to AOS 'Active Open Space'. 2. Include a new SLO area. Change from:  Change to:  Add new SLO as follows: SLO-11 Bellevue Hill This SLO is located in the townland of Bellevue Demesne and comprises c. 12.5ha
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	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 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.
REASON	Eire Og Greystones is at capacity. This club is amongst the largest community sports club in Greystones, catering for men and women of all ages and also a growing social membership. New playing fields at this site would be of huge benefit to the local community all year round, and a game changer for the club which has more than 48 teams and over 1,500 players across all of its age groups. The club also has a strong focus on developing women players and female membership now stands at 52%. While the Club would like to be able to facilitate new members, it is limited by the number of teams that can play due to pitch restrictions. Additional pitches at this site would allow the club to provide for the growing membership in the club and in the wider community. This would be a major step forward for the club and would help to meet the huge growth in membership and the rise in participation in Camogie and Ladies Football. There are also wider implications for the 'health and wellbeing' of the community.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>"....the Greystones-Delgany & Kilcoole Social Infrastructure Audit sets out the rationale for the quantum of AOS lands within the draft LPF. In accordance it the analysis set out in same, the LPF already makes considerable provision for new AOS lands, close to the centres of population of the settlement and identified area of new housing growth. Therefore there are no strong grounds for the zoning of these lands for AOS on the basis of inadequacy of existing and proposed AOS in the area.</i> <i>"Furthermore, the subject lands are very peripheral in nature, largely beyond a 2.5km radius from Greystones centre. As such, the zoning of the subject lands would conflict with the statement in Section A.3.2 of the draft LPF Written Statement, as follows: 'It is</i>

	<i>therefore the strategy of this LPF that no further development outside this 2.5km radius should be facilitated during this LPF period'.</i> <i>"Though it is recognised that pedestrian connections may be possible to Delgany village and through Kindlestown Castle/Dromont onto the route of the L3 bus, there are no cycle way connections present or likely possible and the CE would have a serious concerns in relation to increased volumes of private vehicles accessing the subject lands via Bellevue Hill or Templecarrig, which is constrained in width and alignment, and the resultant impact on junctions leading to the area, e.g. the junction of the R762 and L1030 at Delgany.</i> <i>"In addition, the development of these lands for sports uses, including associated land / topography alterations, land drainage, construction of roads, car parks, clubhouses, equipment stores etc and installation of flooding lighting, netting etc would undoubtedly have a serious impact on the protection of the landscape in this highly scenic and elevated area, on local drainage including an area susceptible to flooding to the east of the lands, on ecology and biodiversity (given that playing pitch development would require substantial land clearance including mature trees) and on the build heritage of the area given the location of the lands within the historic Bellevue Demesne and directly adjacent to the protected Bellevue House remains.</i> <i>"On this basis, it is not recommended that the subject lands be zoned AOS 'Active Open Space' and brought within the LPF/settlement boundary."</i>
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. As identified in the CE's response: these lands are very peripheral; there are no cycle way connections present or likely possible; and there would be serious concerns in relation to increased volumes of private vehicles accessing the subject lands. This is a highly scenic and elevated area that includes mature trees and is within the historic Bellevue Demesne and directly adjacent to the protected Bellevue House remains. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur);

	• Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Adverse effects on architectural heritage; • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. Taking into account the mitigation measures already integrated into the Draft Local Planning Framework, rezoning of lands to AOS 'Active Open Space' as part of this amendment would not be likely to result in significant environmental effects. This proposal would provide for new development in the wider area around the Glen of the Downs SAC. If this proposal is agreed, any potential likely significant effects on this European site would need to be identified.
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Amendment No. EM14 proposed by Cllr. O. Finn, seconded by Cllr. L. Fenelon Gaskin was put to a vote and following a roll call was passed by a margin of 22 votes for, 2 against, 7 not present and 1 abstained viz:-

FOR (22)	CLLRS. D. ALVEY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, G. DUNNE, L. FENELON GASKIN, O. FINN, T. FORTUNE, P. GLENNON, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL I. NEARY, P. O'BRIEN, G. O'NEILL G. RICHMOND, J. SNELL, P. STAPLETON, N. WHELAN AND C. WINSTANLEY
AGAINST (2)	CLLRS. E. DOYLE AND L. SCOTT
NOT PRESENT (7)	CLLRS. M. BARRY, M. DUDDY, P. FITZGERALD, P. KENNEDY, M. MURPHY, D. O'BRIEN AND W. O'TOOLE,
ABSTAINED (1)	CLLR. S. STOKES

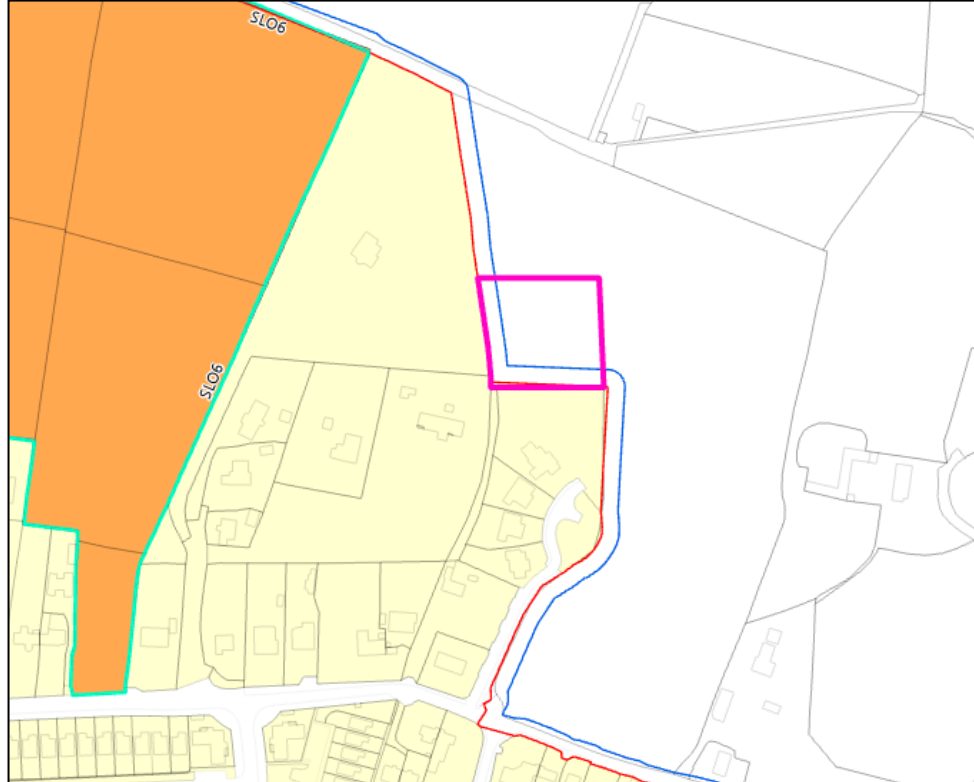
Cllr. M. Barry was invited to rejoin the meeting which he duly did.

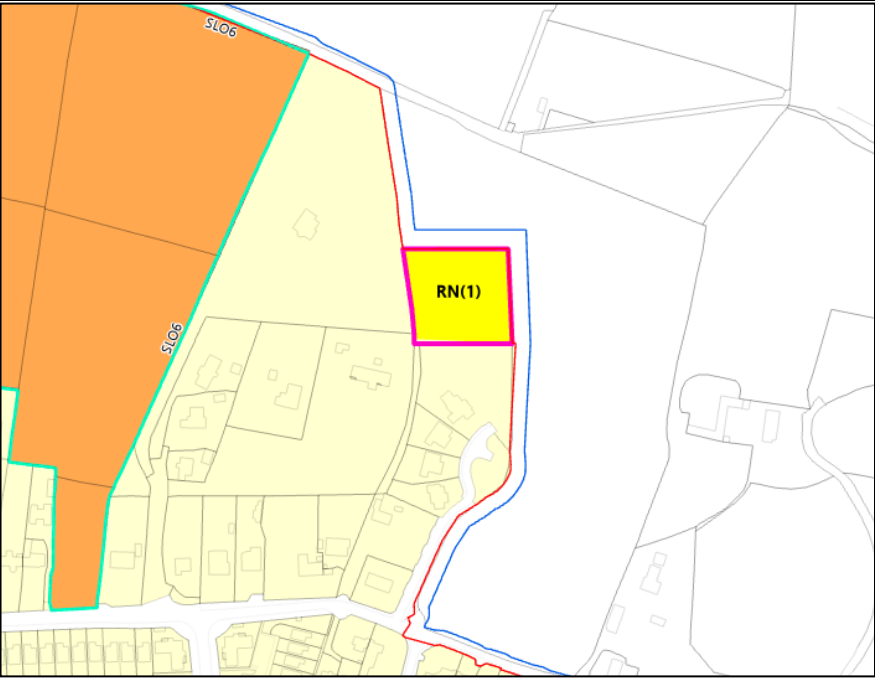
COUNCILLOR AMENDMENT No.	EM15	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Lourda Scott

Proposed Amendment Relates to:	
Submission Number	72
Chief Executive Recommendation Number	
Chapter	
Appendix	

PROPOSAL

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

Change from:**Change to:**

	
REASON	It is proposed to zone these lands having regard to: ▪ Small infill; ▪ Has all services; ▪ Sustainable and community development; ▪ Borders the town area; ▪ Adds positive upgrade.
CE PRELIMINARY RESPONSE	The CE does not support the proposed amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended)</i> ▪ <i>Conflict with the assessment of Kilcoole 'Area 1' and the resultant impact on future development options as set out in Section A.3.2 of the draft LPF Written Statement.</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement, contrary to the principles of compact growth, sustainable</i>

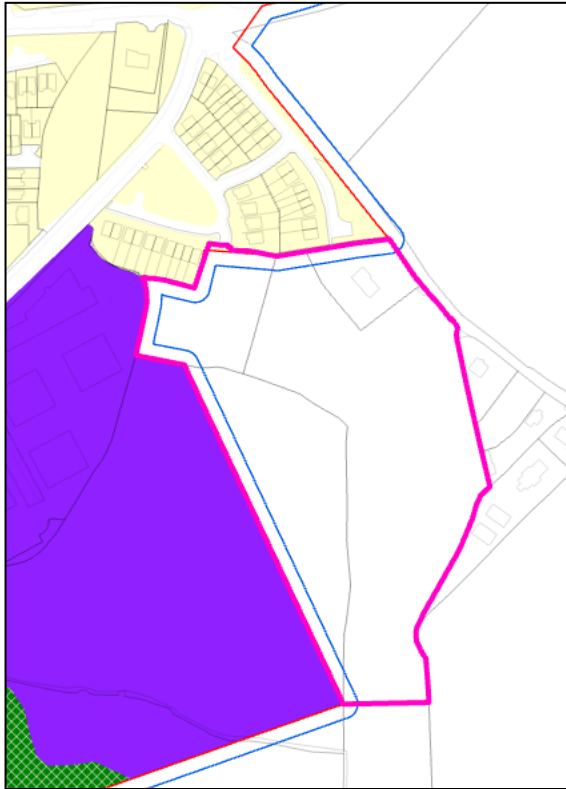
	<i>movement and environmental protection.'</i>
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Murrough Wetlands SAC and SPA. If this proposal is agreed, any potential likely significant effects on these European sites would need to be identified.

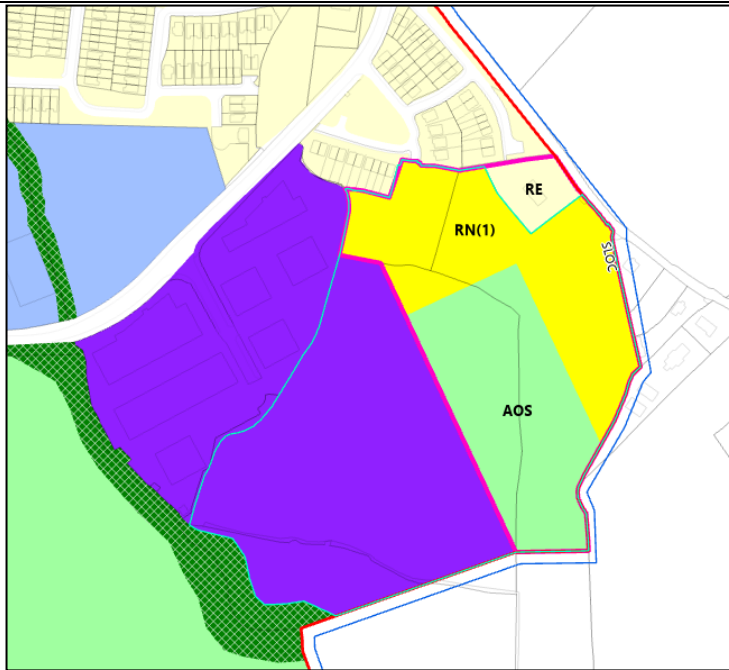
Amendment No. EM15 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all.

COUNCILLOR AMENDMENT No.	EM16	PROPOSED	Cllr Louise Fenelon Gaskin
		SECONDED	Cllr Tom Fortune

Proposed Amendment Relates to:	
Submission Number	76
Chief Executive Recommendation Number	
Chapter	B.9

Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	3. Amend zoning of land at Ballycrone 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). 4. Add new SLO area Change from:  Change to:
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Add new SLO as follows:

SLO-10 Ballycrone

This SLO is located in the townland of Ballycrone and measures c. 8.5ha. This SLO is comprised of:

- c. 2.3ha zoned RN1 'New Residential – Priority 1'.
- c. 2ha zoned AOS 'Active Open Space'.
- c. 4.2ha zoned E 'Employment'.

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

- Vehicular Access to the AOS 'Active Open Space' lands shall be via employment lands to the west. Vehicular access to these AOS 'Active Open Space' lands shall strictly not be via residential zones. 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:
 - 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.

	- 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.
REASON	To deliver necessary community sporting facilities i.e. pitch for the club use and other facilities that will enhance the south end of Kilcoole; opening up the opportunity for sporting development in Kilcoole.
CE PRELIMINARY RESPONSE	The CE does not support the proposed residential element of the amendment for the reasons already set out in the CE Report, namely: <i>'The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended)</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement, contrary to the principles of compact growth, sustainable movement and environmental protection.</i> <i>On this basis, it is not recommended to rezone the subject lands as requested.'</i> The CE does not oppose the proposal to zone additional land for 'Active Open Space' but has serious concerns about the location of this space, in terms of accessibility. The access arrangements set out in the proposed text would require access over third party land via an established industrial estate. The CE would have concerns regarding the ability of the landowner to deliver the access route specified and with the movement of pedestrians, cyclists and other vulnerable road users through an employment zone used by HGVs, in order to access the sports ground. Should access through the third party employment lands not be possible to secure, the only alternative access would be via the existing and proposed residential lands, which would again result in likely hazard to the existing and future residents, including vulnerable road users, on streets not designed for such traffic.
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local

	Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Murrough Wetlands SAC and SPA. If this proposal is agreed, any potential likely significant effects on these European sites would need to be identified.
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Amendment No. EM16 was proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. T. Fortune and agreed by all.

COUNCILLOR AMENDMENT No.	EM17	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Lourda Scott

Proposed Amendment Relates to:	
Submission Number	77
Chief Executive Recommendation Number	
Chapter	B.2, B.9
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

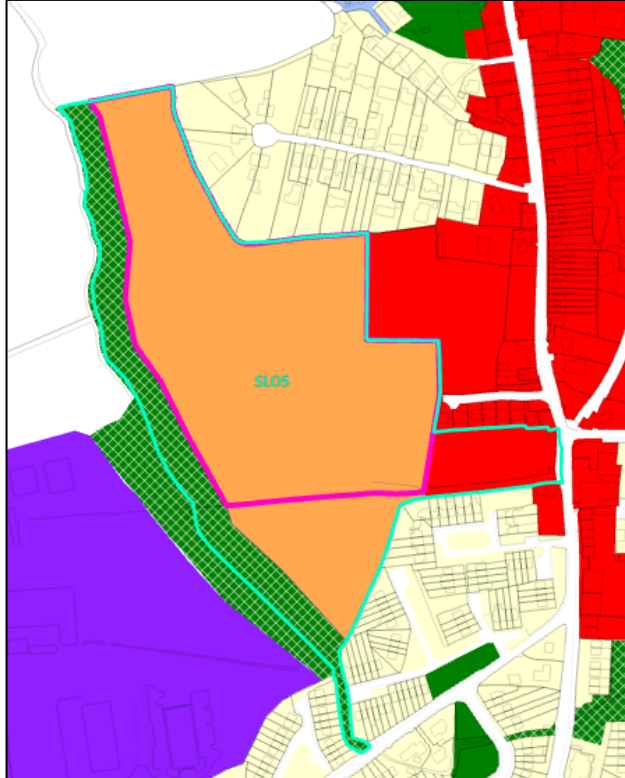
PROPOSAL	5. Amend zoning of land at Kilcoole measuring c. 6.1ha from RN2 'New Residential
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– Priority 2' to RN1 'New Residential – Priority 1'.

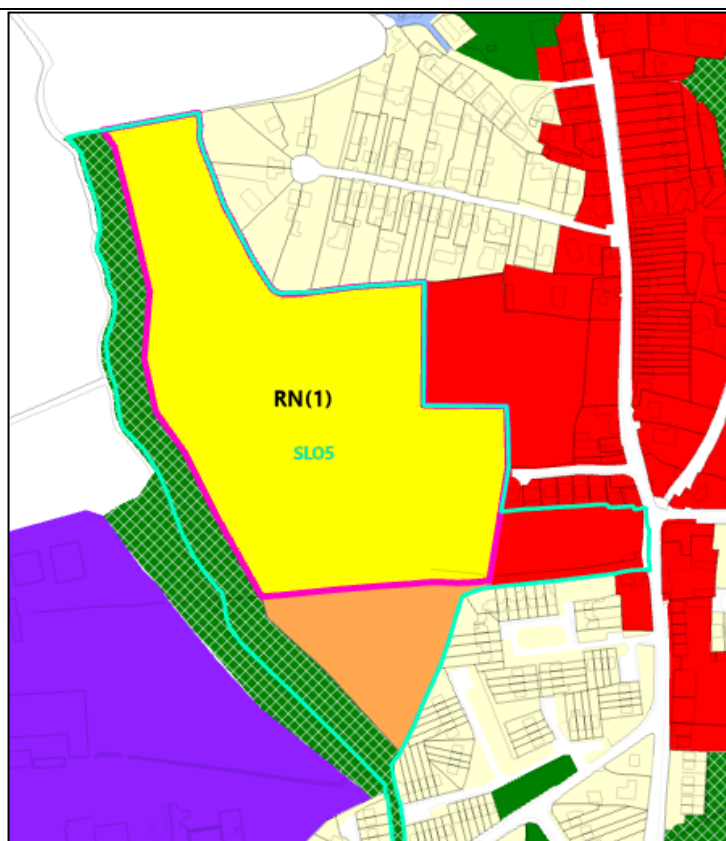
6. Amend the text of SLO5.

7. Amend the text of OP7.

Change from (as per CE Recommendation No. 16):



Change to:



Amend the text of SLO5 as follows:

SLO5 - Bullford

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:

- 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.

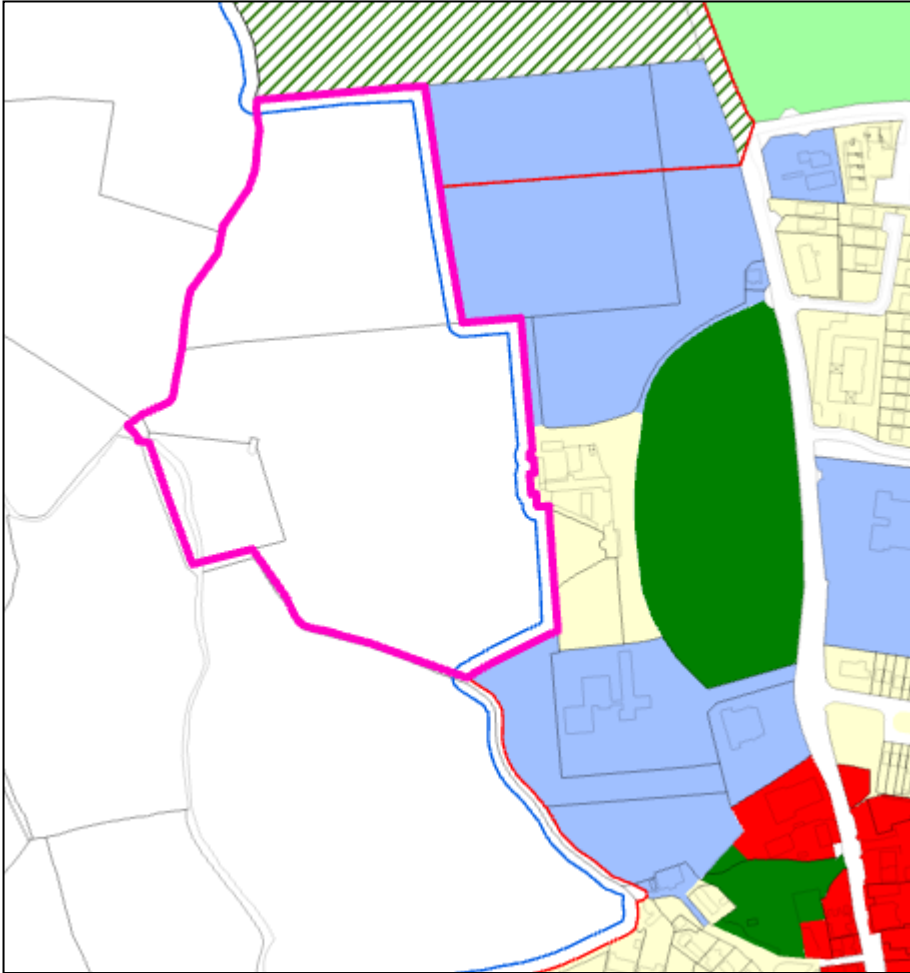
	▪ Community facilities shall be provided within the SLO area in the first phase of development to meet the needs of the new resident community of the area. In particular, the development shall include at a minimum a childcare facility and a community building of c. 600sqm; in determining additional requirements 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 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. Amend the objectives of Opportunity Site OP7 as follows: Objectives GDK OP7 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 / cyclist and public transport uses are prioritised, and the creation of a public park / plaza of at least 1600sqm 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.
REASON	It is proposed to make the changes as details above having regard to: ▪ Live planning application on site;

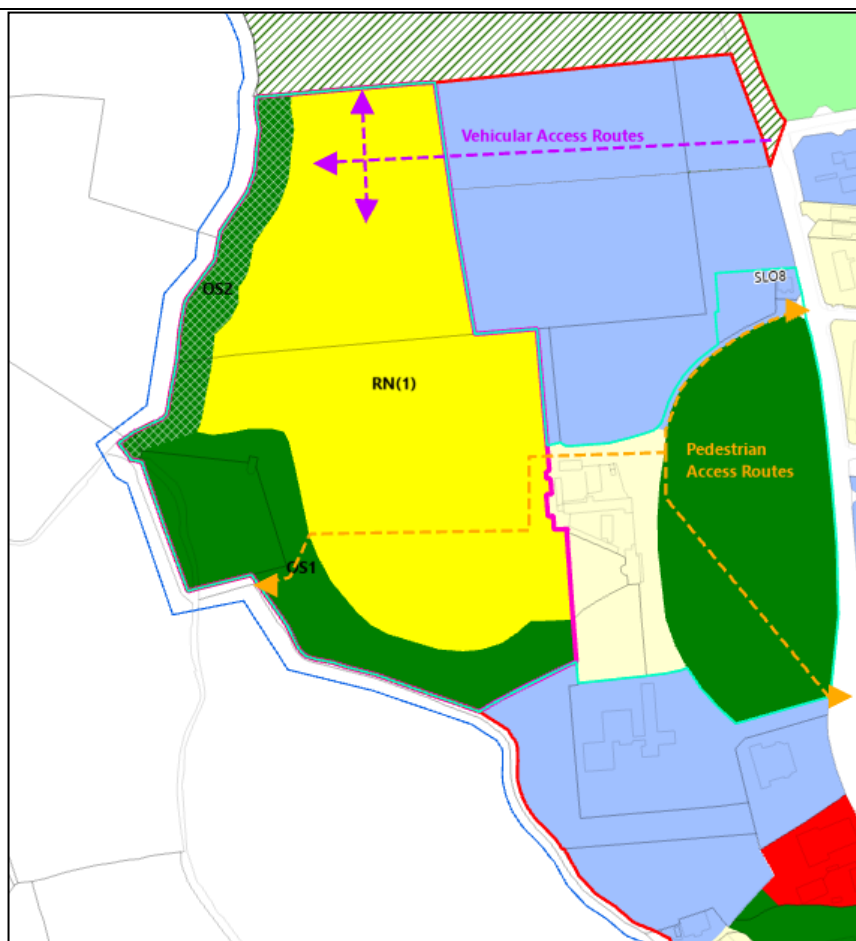
	▪ Improves streetscape/fix dereliction; ▪ Community gain; ▪ Extensive plaza; ▪ Community building (turnkey); walkway at back of site.
CE PRELIMINARY RESPONSE	The CE does not support the proposed residential element of the proposed amendment (change in phasing) for the reasons already set out in the CE Report, namely: <i>"...the residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>"In these regards, the request forthe alteration of phasing provisions as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended).</i> <i>"On the basis of the above, it is not recommended that changes be made to the Draft LPF."</i> The CE is not opposed to the additional amendments proposed with respect to the specification and phasing of community facilities and the public plaza.
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.

Amendment No. EM17 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all.

COUNCILLOR AMENDMENT No.	EM18	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Louise Fenelon Gaskin

Proposed Amendment Relates to:	
Submission Number	82
Chief Executive Recommendation Number	
Chapter	B.9
Appendix	
Map	Map No. 1 Land Use Zoning Objectives

PROPOSAL	8. 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). 9. Add new SLO area Change from:  Change to:
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Add new SLO as follows:

SLO-8 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. 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.
REASON	It is proposed to zone the lands at detailed above taking into account of the following: ▪ Excellent project for Kilcoole, gateway into village; ▪ Upgrades and adds important infrastructure; ▪ Protects walled garden at rear of land; ▪ Community gain, town park/community building, playground, skatepark, basketball.
CE	The CE does not support the proposed residential element of the proposed

PRELIMINARY OPINION	amendment for the reasons already set out in the CE Report, namely: <i>"The residential zoning provisions of the draft LPF have been carefully calibrated to ensure compliance with:</i> ▪ <i>The NPF, RSES and Wicklow County Development Plan requirements and objectives, in particular consistency with the Wicklow Core Strategy;</i> ▪ <i>Sound spatial principles in accordance in particular with the requirements of guidance set out in the NPF and Ministerial Guidelines 'Development Plans – Guidelines for Planning Authorities' (2022).</i> <i>"The settlement/LPF boundaries have been carefully considered in the crafting of the draft LPF, having regard to the analysis presented in Section A.3 of the draft LPF Written Statement.</i> <i>In these regards, the request for the zoning of additional land for residential use as detailed in this submission would:</i> ▪ <i>Exceed Core Strategy requirements, including likely longer term requirements, and therefore would be inconsistent with the Wicklow County Development Plan, which is precluded under Section 19(2) of the Planning Act 2000 (as amended)</i> ▪ <i>Conflict with the assessment of Kilcoole 'Area 3' and the resultant impact on future development options as set out in Section A.3.2 of the draft LPF Written Statement.</i> ▪ <i>Comprise extension and sprawl of the settlement into the unzoned countryside surrounding the settlement, contrary to the principles of compact growth, sustainable movement and environmental protection.</i> <i>"As the additional residential zonings are not supported, the requested additional OS1 'Open Space' zonings are not considered necessary".</i> The CE is not however opposed to the additional OS zoning proposed or the additional text with regard to the delivery of additional open spaces and community facilities.
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. These lands include historic walled garden of Darraghville. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including:

	• Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society (residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Adverse effects on architectural heritage; • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.
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Amendment No. EM18 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

COUNCILLOR AMENDMENT No.	EM19	PROPOSED	Cllr Lourda Scott
		SECONDED	Cllr Stephen Stokes

Proposed Amendment Relates to:	
Submission Number	23
Chief Executive Recommendation Number	
Chapter	B:2
Appendix	
Map	

PROPOSAL	Amend text as follows: Section B:2 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
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	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. Objective GDK16 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: • 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. (Note: Same text change to be made to Part A of Draft Variation where applicable)
REASON	In order to explicitly reference the most recent Ministerial guidelines with respect to housing targets.
CE PRELIMINARY OPINION	The CE is supportive of the proposed amendment
SEA / AA	As has already been identified in the SEA Environmental Report that was placed on public display alongside the Proposed Variation / Draft Local Planning Framework: • Environmental considerations have been integrated into the Draft Local Planning Framework's zoning through an interdisciplinary approach. • Zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF, Eastern and Midland RSES and Wicklow County Development Plan. • The detailed Plan preparation process undertaken by the Planning Department combined with specialist input seeks to facilitate zoning that will help to avoid inappropriate development being permitted in areas of elevated sensitivity, such as in areas at risk of flooding or areas of elevated cultural/built heritage, landscape, water or ecological sensitivity. This proposal would not provide the most evidence-based framework for development and has the potential to undermine sustainable development and proper planning - with potential for associated unnecessary adverse environmental effects on various environmental components, including: • Conflict with efforts to maximise sustainable compact growth, sustainable mobility and a transition to a low carbon and climate resilient society

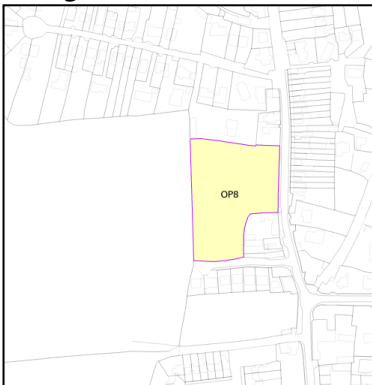
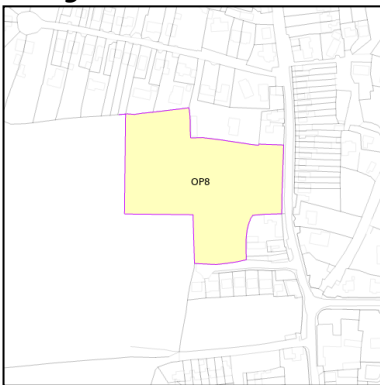
	(residual effects would occur); • Adverse impacts upon carbon emission reduction targets in line with local, national and European environmental objectives (residual effects would occur); • Adverse impacts upon the economic viability of providing for public assets and infrastructure (residual effects would occur); • Adverse effects on ecology, ecological connectivity and non-designated habitats and species (residual effects would occur); • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces (residual effects would occur); • Occurrence of visual impacts (residual effects would occur); and • Increased loadings on water bodies. This proposal would provide for new development in the wider area around the Murrough Wetlands SAC and SPA. If this proposal is agreed, any potential likely significant effects on these European sites would need to be identified.
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Amendment No. EM19 was proposed by Cllr. L. Scott, seconded by Cllr. S. Stokes and agreed by all.

COUNCILLOR AMENDMENT No.	EM20	PROPOSED	Cllr Tom Fortune
		SECONDED	Cllr Lourda Scott

Proposed Amendment Relates to:	
Chief Executive Recommendation Number	CE Recommendation 3
Chapter	B.1.3 Opportunity Sites

PROPOSAL	To accept the CE Recommended Amendment No. 3 and to further amend it follows (CE's recommended changes shown in red and blue, further changes shown in green) Amend OP8 Kilcoole as follows: Objectives GDK OP8 ▪ <i>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;</i> ▪ <i>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.</i> ▪ <i>High quality frontage onto all streets and open spaces will be required, that</i>
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	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. Amend the boundary of OP8 Kilcoole as follows (please also see Recommended Amendment No. 16): Change from:  Change to: 
REASON	The proposed changes would ensure: - Community gain; - Mixed use development; - Centralised community meeting place
CE PRELIMINARY RESPONSE	The CE does not oppose the proposed amendment.
SEA / AA	Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from this Proposed Amendment would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, this proposal would not be likely to result in significant environmental effects.

	There are no additional sources for effects on European sites arising from this Proposed Amendment to the Proposed Variation / Draft Local Planning Framework that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, this proposal would not affect the integrity of any European site.
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Amendment No. EM20 was proposed by Cllr. T. Fortune, seconded by Cllr. L. Scott and agreed by all.

Chief Executive's Recommended Amendments

A.2.1 County Development Plan Core Strategy

No.	Section	Recommended Amendment				
1	A.2.1 County Development Plan Core Strategy	Amend Table 1B Wicklow Core Strategy for Kilcoole as follows: <table><tr><th colspan="2">APPLICATION TO LEVEL 4</th></tr><tr><td>Settlement, Population & Housing Strategies</td><td>Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> 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'¹. 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.</td></tr></table> <i>1. While Kilcoole does have a relatively 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.</i>	APPLICATION TO LEVEL 4		Settlement, Population & Housing Strategies	Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> 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' ¹ . 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.
APPLICATION TO LEVEL 4						
Settlement, Population & Housing Strategies	Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> 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' ¹ . 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.					

Amendment No. 1 already dealt with in the Elected Members amendments, EM1.

Section B.1 Town Centre Regeneration

2	B1.3 Opportunity Sites	Amend OP5 text as follows: OP5 Bellevue Road Neighbourhood Centre <i>This existing neighbourhood centre of c. 2ha, which comprises one supermarket (Tesco), a number commercial / retail / retail service units in a variety of uses, is located in the Kindlestown area in Greystones. While the site is fully 'developed', the majority of the site is utilised for surface car parking. There is potential to reconfigure the lands so that the retail building footprint and the proportion of the site devoted to surface car parking are reduced, and the site put to better, more intensive use, and create a stronger identity and streetscape at this node. The site would be suitable for further mixed use development, primarily residential and community uses, as retail and commercial floor space is already adequate for this location with a primary emphasis on residential and community functions, alongside retail expansion where deemed appropriate or necessary.</i> ▪ To support the development of the lands for new mixed use development including <i>retail</i>, residential, community and cultural uses ▪ A high density development with reduced car parking, that makes the best use of this serviced urban land will be expected; ▪ New development shall be of the highest design quality, which addresses the R761 while maintaining to the highest degree possible mature trees in this area.
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It was proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. O. Finn and agreed by all to reject Chief Executive's recommended amendment No. 2 and leave as was in the original draft LPF.

3	B1.3 Opportunity Sites	Amend OP8 Kilcoole as follows: Amend the text of OP8 as follows: Objectives GDK OP8 ▪ To support the development of these lands for mixed use development including commercial, retail, retail services, residential, community and cultural uses; ▪ Higher density development with no or limited car parking, that makes the best use of this serviced urban land, will be expected <i>required on these lands. In particular, any ground level commercial or retail development proposed shall include upper floors of residential use.</i> ▪ High quality frontage onto all streets <i>and open spaces</i> will be required, that provides for passive supervision and connectivity to the street. ▪ 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. Amend the boundary of OP8 Kilcoole as follows (please also see Recommended Amendment No. 16):
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Amendment No. 3 was already dealt with in Elected Members amendments, EM20.

Section B.2 Residential Development

4	Housing Objectives	Insert new objective: GDK-XX <i>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 LPF, the County Development Plan and other relevant national and regional policies and guidelines.</i>
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Amendment No. 4 was proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

Section B.6 Heritage, Biodiversity & Green Infrastructure

5	Biodiversity & Green Infrastructure Objectives	Amend Objective GDK52 as follows: <i>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.</i>
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Amendment No. 5 was proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all.

6	Heritage, Biodiversity & Green Infrastructure Objectives	Amend Objective GDK55 as follows: <i>To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, 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.</i> <i>In particular, to promote the maintenance of existing and the development of new open spaces and recreational areas linked by green corridors as follows:</i> <i>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 Murrough European Site at Kilcoole.</i> <i>b) Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path</i> <i>c) Along Three Trouts Stream from Glen Road, Delgany to the sea</i> <i>d) From the R761 at Three Trouts Bridge to Mill Road</i> <i>e) Linking Coolagad to Kindlestown Woods</i> <i>f) Ballydonarea Loop / Strawberry Lane walk in Kilcoole from Lott Lane to the coast</i>
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Amendment No. 6 was proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

Section B.7 Infrastructure and Services

7	Infrastructure Objectives	Insert new objective: GDK-XX: <i>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.</i>
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Amendment No. 7 was proposed by Cllr. L. Fenelon Gaskin, seconded by Cllr. M. Barry and agreed by all.

8	Infrastructure Objectives	Insert new objective: GDK-XX <i>To protect the strategic function of the N/M11 in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.</i>
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Amendment No. 8 proposed by Cllr. S. Stokes, seconded by Cllr. M. Barry was put to a vote and following a roll call was rejected by a margin of 5 votes for, 21 against, 5 not present and 1 abstained viz:-

FOR (5)	CLLRS. D. ALVEY, M. BARRY, E. DOYLE, , L. SCOTT AND S. STOKES
AGAINST (21)	CLLRS. J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, G. DUNNE, L. FENELON GASKIN, O. FINN, T. FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, I. NEARY, P. O'BRIEN, W. O'TOOLE, G. RICHMOND, J. SNELL, N. WHELAN AND C. WINSTANLEY
NOT PRESENT (5)	CLLRS. M. DUDDY, P. FITZGERALD, M. MURPHY, D. O'BRIEN AND G. O'NEILL
ABSTAINED (1)	CLLR. P. STAPLETON

9	Infrastructure Objectives	Insert new objective: GDK-XX <i>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" LAWPRO 2024.</i>
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Amendment No. 9 was proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

10	Infrastructure Objectives	Amend Objective GDK59 as follows: <i>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:</i> <i>a) Pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station</i> <i>b) Pedestrian and cycling infrastructure from Kilcoole to Charlesland, which may be in the form of a new pedestrian and cycling route from Ballygannon (north Kilcoole) to Charlesland to the east of the regional road</i> <i>c) Pedestrian and cycling infrastructure from Kilcoole to Newtownmountkennedy</i> <i>d) Pedestrian infrastructure along the full length of Priory Road from Eden Gate to Delgany</i> <i>e) Pedestrian infrastructure from Delgany to Kindlestown Woods</i> <i>f) Pedestrian and cycling safety improvements on the Charlesland dual carriageway from Kilcoole Road to Mill Road (part of Pathfinder Programme)</i> <i>g) Pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (from Burnaby Lawns east being part of Pathfinder Programme)</i> <i>h) Pedestrian and cycling safety improvements from Greystones station to the harbour via Church Road and Victoria Road (part of Pathfinder Programme)</i> <i>i) Pedestrian and cycling safety improvements along Church Lane</i> <i>j) 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</i> <i>k) Pedestrian and cycling infrastructure along the Kilcoole Road from Killincarrig crossroads to Knockroe roundabout</i> <i>l) 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)</i> <i>m) Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment</i> <i>n) Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction</i>
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	o) <i>Additional projects under the Pathfinder programme</i> p) <i>Safe Routes to Schools programme</i> q) <i>National Cycle Plan and the NTA Greater Dublin Area Cycle Network Plan</i> r) <i>Pedestrian and cycling infrastructure from Prettybush Corner to Kilquade</i> s) <i>Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights</i> t) <i>Enhanced pedestrian and cycling infrastructure along R761 from Killincarrig to Templecarrig</i>
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Amendment No. 10 was proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all.

11	Infrastructure Objectives	Amend Objective GDK60 as follows: <i>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:</i> a) <i>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;</i> b) <i>In order to improve pedestrian and cyclist safety between Delgany and Blacklion: the 'Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme'; 'Convent Road Active Travel Scheme';</i> c) <i>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</i> d) <i>The Killincarrig Improvement Scheme</i> <i>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.</i> Change consequent: Amend Map 5 (see maps at end of report)
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Amendment No. 11 was proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

B.9 Specific Local Objectives

12	Introduction	Amend text as follows: <i>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.</i> <i>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</i>
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		set out in this LPF and the Wicklow County Development Plan.
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Amendment No. 12 was proposed by Cllr. L. Scott, seconded by Cllr. L. Fenelon Gaskin and agreed by all.

13	SLO4 Coolagad Greystones	Amend the text of SLO4 Coolagad as follows: Amend bullet point 5 as follows: Community facilities shall be provided within the SLO area to meet the needs of the new <i>and existing</i> resident community of the area; in determining requirements for community facilities, a community services audit shall be carried out.
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Amendment No. 13 was already dealt with in Elected Members amendments, EM2.

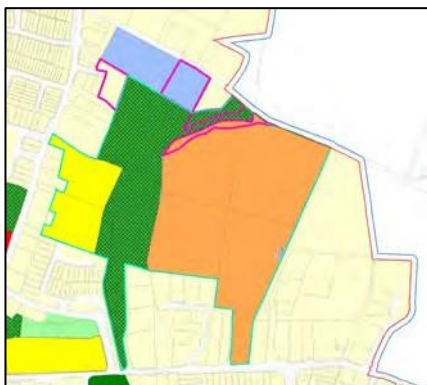
14	SLO6 Ballydonarea Kilcoole	Amend text of SLO6 Ballydonarea as follows: <i>These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole and Ballydonarea and measure c. 12.7ha and are zoned for 'RN1 – New Residential Priority 1', 'RN2 – New Residential Priority 2' and 'OS1 – Open Space'. OS2 'Natural Areas'. The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.</i> <i>This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:</i> ▪ <i>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.</i> ▪ <i>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.</i> ▪ <i>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;</i> ▪ <i>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</i>
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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.

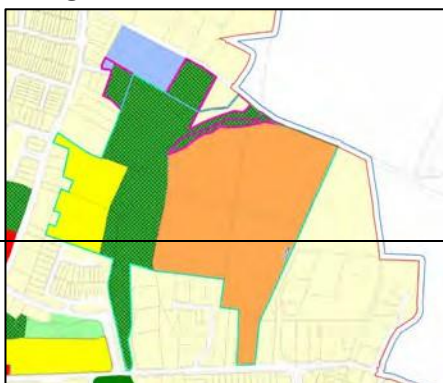
- Open space shall be provided as follows
 - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area.
 - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway / 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 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.

Amend Map 1: Land Use Zoning and SLO map as

follows: Change from:



Change to:

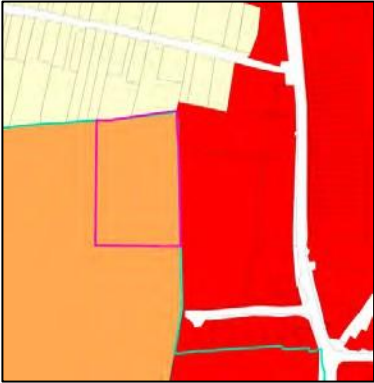
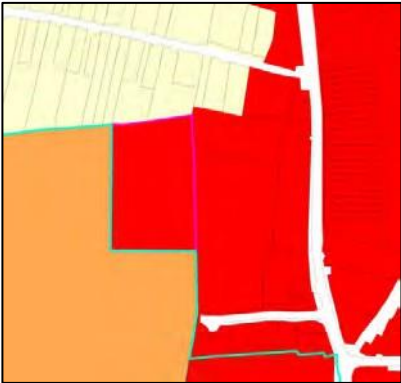


Amendment No. 14 was already dealt with in Elected Members amendments, No. EM6.

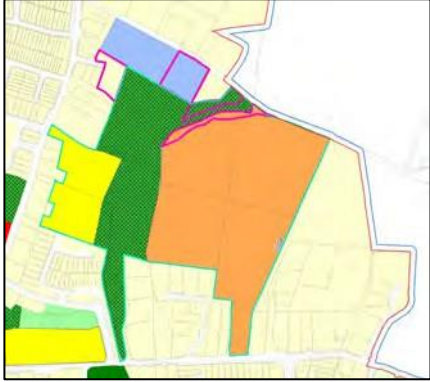
15	SLO8 Convent lands, Delgany	Add new SLO area ‘SLO8 - Convent Lands’ <i>SLO8 - Convent Lands</i> <i>These SLO lands comprise the grounds and buildings of the former Delgany Carmelite Convent. The lands measure c. 3.9ha and are zoned RE ‘Existing Residential’, OS1 ‘Open Space’ and MU ‘Mixed Use’. Permission 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:</i> <i>▪ 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;</i> <i>▪ The protection of the setting and character of the former Convent (a protected structure) shall be upmost in any design approach;</i> <i>▪ 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;</i> <i>▪ Any development shall provide for the highest quality public open space that shall relate to, and be open and accessible from Delgany village.</i> 
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Amendment No. 15 was proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all.

Map No. 1 Land Use Map

16	Zoning Kilcoole	Change from:  Change to (including amended SLO5 boundary): 
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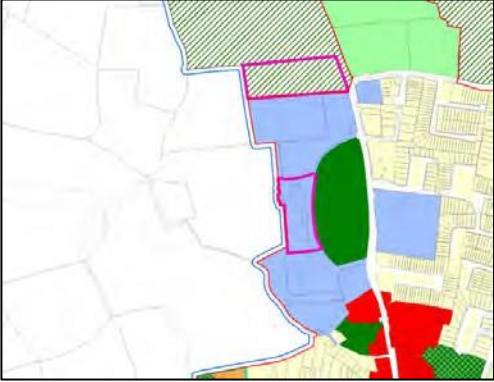
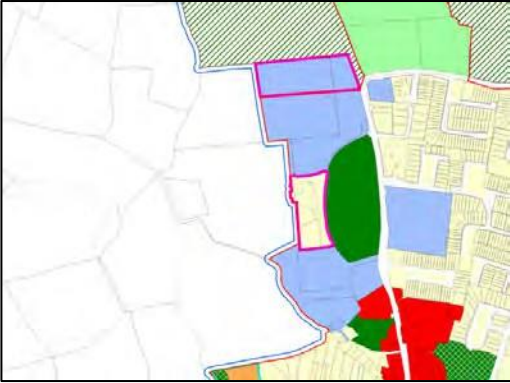
Amendment No. 16 was proposed by Cllr. S. Stokes, seconded by Cllr. M. Barry and agreed by all.

17	Zoning Kilcoole	Change from:  Change to: 
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Amendment No. 17 was dealt with in Elected Members amendments, EM6.

18	Zoning Delgany	Change from:  Change to: 
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Amendment No. 18 was proposed by Cllr. M. Barry, seconded by Cllr. S. Stokes and agreed by all.

19	Zoning Kilcoole	Change from:  Change to: 
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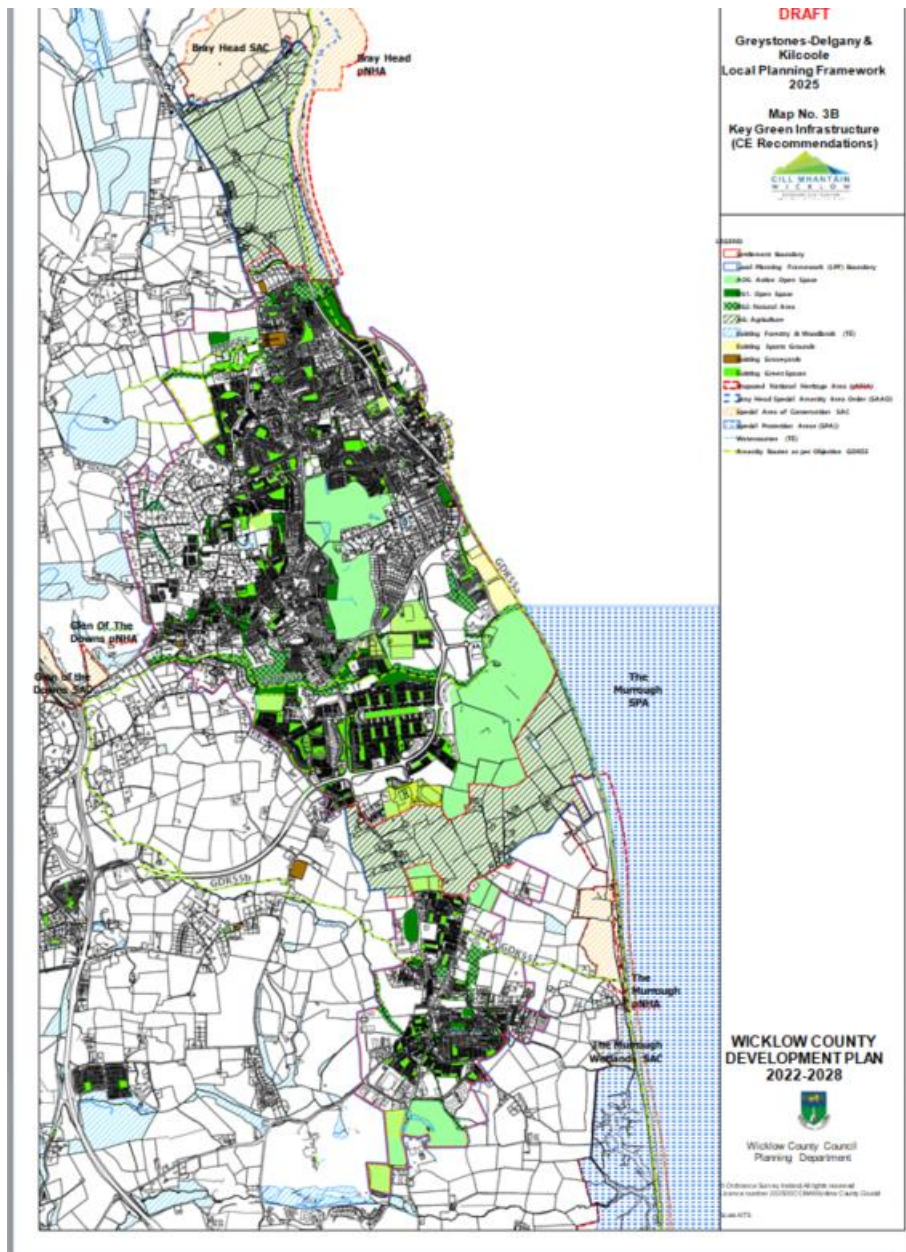
Amendment No. 19 was proposed by Cllr. L. Fenelon Gaskin, seconded by T. Fortune and agreed by all.

Map No. 3 Key Green Infrastructure

Proposed Amendment

No. 20

Add '**Amenity Routes**' to Map No. 3 'Key Green Infrastructure' including in particular all routes identified in Objective GDK55.



Amendment No. 20 was proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all.

Map No. 5 Transport Strategy

Proposed Amendment No. 21

Amend Map No. 5 'Transport Strategy' map to reflect **Recommended Amendments 10 and 11**

Amendment No. 22 was proposed by Cllr. L. Scott, seconded by Cllr. M. Barry and agreed by all.

Appendix 6: Infrastructure and Implementation Programme

Proposed Amendment No. 23

Section 3.3: Transportation & Movement - Add the following additional map: Delgany footpaths

Amendment No. 23 was proposed by Cllr. M. Barry, seconded by Cllr. L. Scott and agreed by all.

Proposed Amendment No. 24

Amend **Implementation & Infrastructure Delivery Schedule Table** as follows:

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 Short term	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Newtownmountkennedy	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
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)	Immediate	State, WCC

Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment	Medium term	State, WCC
Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction	Long term	State, WCC
Pedestrian and cycling infrastructure from Prettybush Corner to Kilquade	Medium term	State, WCC
Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights	Medium term	State, WCC
To cooperate with NTA, Iarnrod Éireann 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	Ongoing	State, WCC

Amendment No. 24 was proposed by Cllr. S. Stokes, seconded by Cllr. L. Scott and agreed by all.

Proposed Amendment No. 25

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

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: Charlesland	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 Community facilities – Developer + WCC
SLO5: Bullford	1	1	1	1	Sports / Amenity Park – Developer Community facilities (childcare) – Developer Additional community facilities – 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 Additional community facilities – Developer + WCC
SLO7 : Three Trouts	1	1	1	1	Amenity Park – Developer

1 = serviced, 2 = serviceable, 3 = unserved

Amendment No. 25 was proposed by Cllr. M. Barry, seconded by Cllr. L. Scott and agreed by all.

It was proposed by Cllr. L. Scott and seconded by Cllr. T. Fortune that *‘The Elected Members resolve to amend Proposed Variation No. 4 to the Wicklow County Development Plan 2022 – 2028/Draft Greystones – Delgany & Kilcoole Local Planning Framework in accordance with the Chief Executive’s recommended proposed amendments and the Elected Members proposed amendments approved at this meeting and given that said proposed amendments constitute material amendments to the Proposed Variation/Draft Local Planning Framework resolve to publish notice of the proposed material amendments and any changes consequent to said material amendments for public consultation’.*

Was put to a vote and following a roll call was passed by a margin 25 for and 7 not present viz:-

FOR (25)	CLLRS. D. ALVEY, M. BARRY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, E. DOYLE, G. DUNNE, L. FENELON GASKIN, O. FINN, T. FORTUNE, P. KENNEDY, S. LANGRELL, P. MAHON, J. MULHALL, I. NEARY, P. O’BRIEN, W. O’TOOLE, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES, N. WHELAN AND C. WINSTANLEY
AGAINST (0)	
NOT PRESENT (7)	CLLRS. M. DUDDY, P. FITZGERALD, P. GLENNON, P. LEONARD, M. MURPHY, D. O’BRIEN AND G. O’NEILL
ABSTAINED (0)	

Time Extension: It was proposed by Cllr. J. Behan, seconded by Cllr. P. O’Brien and agreed by all to extend the meeting to 5.30 p.m.

ITEM NO. 12

To consider the Chief Executive’s report in accordance with Section 179 of the Planning & Development Act 2000, as amended, for the construction of 53 residential units at Rockbrae House, Bray, Co. Wicklow.

Cllr. J. Behan proposed an amendment to repurpose the coach house to a 3-bed residential unit. The proposal was discussed and it was agreed the proposal would be examined with a view to developing it as a separate Part VIII. Cllr. Behan withdrew the proposed amendment.

It was proposed by Cllr. J. Behan, seconded by Cllr. E. Doyle and agreed by all to consider the Chief Executive's report in accordance with Section 179 of the Planning & Development Act 2000, as amended, for the construction of 53 residential units at Rockbrae House, Bray, Co. Wicklow.

Notice of Motion

Notice of motion in the name of Cllr. S. Stokes (proposer), seconded by Cllr. J. Mulhall and supported by Cllr. M. Murphy. (30th August 2025).

"Wicklow County Council commends the Irish Post Office Network for their outstanding service to our local communities. Post Offices are key drivers of economic renewal, maintaining the circulation of money and delivering essential Government services. To help secure their future, we call on the Government to increase their funding from €10 million per year, to €15 million per year, over a five year period."

Following a brief discussion it was agreed by all to write to the Minister for Finance and to the Minister of State for Sport & Postal Policy.

ITEM NO.13

To consider and adopt the Outdoor Recreation Plan for County Wicklow.

Ms. A. Hubbard, Sports Co-Ordinator and Ms. C. Coady, Wicklow Partnership gave a presentation outlining the following:

- Wicklow County Outdoor Recreation Plan- Consultation.
- Representation with the survey.
- Existing provision.
- Future provision.
- Wicklow, a world of activities for all.
- Strategic objectives.
- Leadership; heritage.
- Awareness; opportunities.
- Access; expertise.

A short discussion followed in which the Elected Members thanks Ms. Hubbard and Ms. Coady for the presentation. The consultation methods and high levels of engagement were noted by the Elected Members. In particular, the accessibility was welcomed.

It was proposed by Cllr. E. Doyle, seconded by Cllr. D. Alvey and agreed by all to consider and adopt the Outdoor Recreation Plan for County Wicklow.

ITEM NO. 14

To consider the Chief Executive's Monthly Management Report, September 2025.

Elected Members were circulated with the Chief Executive's Monthly Management Report, September 2025.

Some of the issues raised included the following:

- Donard Health Centre.
- EV Charging, Baltinglass.
- Widening of N11 and TII.
- Appointment of consultants; Hard Shoulder/Bus corridor, N11.
- Safety concerns, housing development, Blessington.
- Updates on works at Farrankelly estate.
- Bray/Greystones Cliff Walk.
- Update on Kippure Lodge.
- Direct provision, Baltinglass Municipal District.
- Housing, Burgage, Blessington.
- Presidential election meeting process.
- Misinformation and disinformation on social media.
- Old Gaol, Wicklow Town.
- New housing estate, Avondale Hall, Wicklow Town.
- Arklow/Shillelagh Greenway.
- Changing places – toilet facilities for people with disabilities, Greystones.
- Update on 70 houses in Kilcoole & affordable housing.
- Request report from Wicklow Enterprise Park and circulation of minutes.
- Fishermen's Huts, Arklow.
- North side Pier, Arklow.
- Heatherside Housing Estate, Arklow - issue with public lighting.
- Rise in number of 'notices to quit' issued, Arklow.
- Emergency accommodation.
- Rise in rents.
- Supports for housing staff.
- Dereliction update following An Táisce report, Arklow.
- Disposal of 10A Mill Road.
- Update parking bye-laws.
- Zoning of land R1 and R2.

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

THIS CONCLUDED THE BUSINESS OF THE MEETING

**CLLR. MELANIE CORRIGAN
CATHAOIRLEACH
WICKLOW COUNTY COUNCIL**

**MS. HELEN PURCELL
SENIOR EXECUTIVE OFFICER/
MEETINGS ADMINISTRATOR**

Confirmed at meeting of Wicklow County Council held on Monday the 3rd November 2025.