

MINUTES OF SPECIAL MEETING OF WICKLOW MUNICIPAL DISTRICT

HELD REMOTELY VIA MICROSOFT TEAMS

MONDAY 30th JUNE 2025 at 10.00 A.M.

Present: Cathaoirleach Cllr Graham Richmond, Cllr Danny Alvey, Cllr Shane Langrell, Cllr Paul O'Brien, Cllr John Snell and Cllr Gail Dunne

In Attendance: District Manager, Brian Gleeson
District Administrator, Georgina Franey
Assistant Staff Officer, Róisín Carroll
Senior Engineer, Fergal Keogh
Senior Executive Planner, Edel Birmingham

Apologies: District Engineer, William Halligan

The meeting was opened by Leas Cathaoirleach, Cllr Paul O'Brien at 10.11 a.m.

ITEM 1

To consider Material Contravention Report in accordance with Section 34 (6) of the Planning and Development Act 2000 (as amended) – PRR24/60756 – Rathnew Partnership applied for planning permission for 15,717 square metres of light industrial and warehouse floor space, to include ancillary office floor space, plus a creche (271 sq. m), a cafe (175 sq. m) and 1,037 sq. metres of office floor space and (2) 88 dwellings – 15no. 4 bedroom, 53 no. 3 bedroom and 20 no.1 and 2 bedroom. The development includes on site car and bicycle parking, the provision of services, landscaping proposals (including SUDS), provision of roads, ancillary site development works and a new vehicular entrance to the R772. All on a site of 7.45 hectares at Ballybeg, Rathnew, Co. Wicklow. A Natura Impact Statement has been prepared in respect of the proposed development.

The Leas Cathaoirleach welcomed Senior Engineer Fergal Keogh and Senior Executive Planner Edel Birmingham to the meeting.

Fergal Keogh outlined the following:

- Long planning history to the site.
- The residential element of the proposed development is consistent with the residential zoning objective of the LAP and it does not overlap community lands zoned CE in the LAP.
- The contraventions relate to the employment element being located on lands zoned residential in the LAP and the phasing of the residential element, which is located on lands zoned RN2 in the LAP.
- The CE recommended the Members approve of her proposal to grant permission with conditions. The recommended conditions include phasing requirements to ensure a % of the employment units are developed prior to the housing and the Creche is provided before all the housing is provided.

MEMBERS OBSERVATIONS:

- Cllr John Snell thanked staff for arranging the meeting but expressed his discontent at an online meeting for such matters. He added that a €50m development warranted an in

person discussion to view plans around the table. He emphasised alignment with the County Development Plan, questioned the absence of community gain and queried whether a decision was required today or could be deferred to allow for a more thorough in-person review of zoning maps and planning documentation.

- Cllr Shane Langrell acknowledged the concern around community gain but stressed the value of the proposed facilities, given the proximity to Rathnew town centre.
- Cllr Danny Alvey referred to his engagement during the Local Area Plan process (LAP) and expressed some confusion regarding the rezoning of lands from R2 to R1. He was hesitant about the proposed location of the residential units, particularly in relation to their distance from Rathnew town centre.
- Fergal Keogh stated that some valid points had been raised and explained that housing would not be permitted without the employment. He clarified that developers are required to include the crèche and that it is a much needed facility. He outlined the phasing requirements for Priority 2 lands and noted that the site is significant for Rathnew given its proximity to the town centre.
- District Manager, Brian Gleeson supported the employment-led development and advised that members' comments regarding community gain would be taken into account.
- Cllr Paul O'Brien emphasised the importance of progressing the development to deliver employment opportunities for the area.
- Fergal Keogh clarified that a decision was required within six weeks of publication i.e. 7th July 2025.

Cllr John Snell proposed deferring the meeting until later in the week whereby an in person meeting would take place. A vote was taken:

Cllr John Snell voted in favour of deferring the meeting.

Cllr's Graham Richmond, Paul O'Brien, Shane Langrell, Danny Alvey and Gail Dunne voted against deferring the meeting until a later date.

The motion to defer the meeting was not carried.

It was proposed by Cllr Paul O'Brien and seconded by Cllr Shane Langrell to approve the Chief Executive's proposal to grant permission and in accordance with S34 (6) of the Planning and Development Act 2000, as amended, the members voted unanimously in favour of approving the CE's proposal to grant permission.

The meeting concluded at **11.10 a.m.**

Signed: _____

CATHAOIRLEACH

Signed: _____

DISTRICT ADMINISTRATOR

Date: _____

28/7/2025