

PLANNING & RURAL DEVELOPMENT STRATEGIC POLICY COMMITTEE
MINUTES OF MEETING HELD ON 11th SEPTEMBER 2025 IN THE WURZBURG
ROOM, COUNTY BUILDINGS, WICKLOW

Present: Cllr. Patsy Glennon (Chair), Cllr. Sylvester Bourke, Cllr. Pat Mahon, Cllr. M. Duddy, Paul Armstrong, Tessa Stewart, Conor McCarthy, Jim Wood

In attendance: H. Dennehy, M. McNamara, B. Harvey, C. Ruane

Apologies: Stephen Clarke, Marc Devereux, Sorcha Walsh

Item 1: Adoption of the Minutes of Meeting held on 15th May 2025

The minutes were proposed by Jim Wood and seconded by Cllr. Pat Mahon.

Item 2: Matters Arising from the Minutes

There were no matters arising from the minutes of the meeting of 15th May 2025.

Item 3: Development Contribution Scheme

The Wicklow County Council Development Contribution Scheme is currently in the early stages of review. It is linked to the wholesale price index for capital goods, building and construction.

The process begins with a review of the current scheme and pertinent matters arising will be taken into consideration along with requests from other sections in the Council, outside of Planning.

The review will estimate the scope and nature of future development and the level of infrastructure that will be required.

Previous roads, water and community projects will also inform how we assess the charge and proportionate break down.

The scheme will go to public consultation and, as a reserved function, to the elected members for adoption.

Funds from the scheme are used for developments which are listed in an appendix attached to the adopted scheme with monies collected also going towards part funding of government funded capital works.

The contribution scheme aims to achieve a balance between encouraging development, meeting housing targets and creating employment.

All rates will be set out in the adopted document and categorised as urban or rural.

Item 4: Update on Forward Planning

The Wicklow Town /Rathnew Local Area Plan 2025 was adopted at the Council meeting of 12th May 2025 and came into effect on 23rd June 2025. Following the display of a draft Ministerial Direction with regard to the zoning of 3 sites a CE report was prepared on the submissions. This was submitted to the Minister, OPR, Regional Assembly and the elected Members on 07 August 2025. The Minister is currently considering same.

The Blessington Local Area Plan 2025 was adopted at the full Council meeting of 16th June, 2025 and came into effect on 28th July, 2025.

88 submissions were received following the display of variation 4 to the County Development Plan, being the draft Greystones, Delgany and Kilcoole Local Planning Framework (LPF) 2025. The draft LPF and CE report will be considered at the Council meeting of October 2025.

The draft LPF/Variations for Arklow Environs and Bray Municipal District, which includes Enniskerry and Kilmacanogue, are being prepared through variation no. 4 of the County Development Plan.

The draft Arklow LPF will be on display in Q3 / Q4 of 2025.

A full review of the draft LPF for Bray will take place in 2026 dependent on the commencement of the national transport plan which will have a strong influence on same.

The final Residential Zoned Land Tax (RZLT) maps for lands liable in 2025 were published on 31 January 2025 with 3 appeals currently before An Coimisiún Pleanála (ACP).

A discussion took place regarding the directive to review zoned land within the county which will give an overview of developable land. The requirement for extra zoned land is considered unlikely. Wicklow's previous target of 1,400 new homes p.a. has been increased to 2,000 county wide.

Each LAP has a specific objective where RN2 lands can be considered once 75% of RN1 lands have housing. The majority of RN1 lands either have permission or are under construction.

Item 5: Any other business

The executive will provide information to the SPC as to how the Council decides the amount of green space to be left in a housing estate.

Wicklow County Council is currently working through the Renewable Energy Directive (RED 111) regulations which came into effect on 12th August last. No applications are under consideration currently.

A structure of the Planning Section's executive will be circulated to the members of the SPC.

Next Meeting: 10th December 2025 @ 11.30 – Seminole Room, County Buildings