

SPECIAL MEETING OF WICKLOW COUNTY COUNCIL
HELD AT COUNTY BUILDINGS, WHITEGATES, WICKLOW TOWN
AND VIA TEAMS

ON MONDAY, 30 MARCH 2026 AT 2:00PM

STENOGRAPHER: Niamh Kelly-Leahy, RMR, MBIVR

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1 PROCEEDINGS COMMENCED ON MONDAY, 30TH MARCH 2026 AT
2 2:00PM, AS FOLLOWS:

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4 CATHAOIRLEACH: Good afternoon, members. You're all very welcome this
5 afternoon; the members here present and members online, public and press in the
6 gallery, staff and our directors. You're all very welcome. I am going to go first to
7 Helen to read out the meetings etiquette and do the roll call.

8 MS PURCELL: Good afternoon, and welcome to our special meeting. I would like
9 to remind all present they are bound by the codes of conduct for councillors and
10 employees. Our core values of integrity, impartiality and respect underpin all actions
11 in the chamber. There's quite a number of Members remote today. If there are any
12 issues whatsoever with technology if you please contact me and we will make sure
13 that we get you back in. And now we will proceed to a roll call.

14 COUNCILLOR CRONIN: Sorry to interrupt. Councillor Mahon is trying to get in.
15 He said that it is not letting him in.

16 MS PURCELL: He's not in the waiting room here. He's not listed.

17 COUNCILLOR CRONIN: I'll text him now.

18 MS PURCELL: Councillor Danny Alvey? Councillor Mark Barry? Councillor
19 Mark Barry was there. Can those who are remote hear us? Yeah. Thank you.
20 Councillor Barry, I see you there so I am going to mark you in. Councillor Joe
21 Behan?

22 COUNCILLOR BEHAN: Present.

23 MS PURCELL: Present. Councillor Sylvester Bourke?

24 COUNCILLOR BOURKE: Present.

25 MS PURCELL: Present. Councillor Melanie Corrigan?

26 CATHAOIRLEACH: Present.

27 MS PURCELL: Present. Councillor Avril Cronin?

28 COUNCILLOR CRONIN: Present.

29 MS PURCELL: Present. Councillor Erika Doyle? Councillor Malacháí Duddy?
30 Councillor Gail Dunne?

31 COUNCILLOR DUNNE: Present.

32 MS PURCELL: Present. Councillor Louise Fenelon Gaskin?

33 COUNCILLOR FENELON GASKIN: Present.

34 MS PURCELL: Present. Councillor Orla Finn?

- 1 COUNCILLOR FINN: Present.
- 2 MS PURCELL: We have apologies from Councillor Pat Fitzgerald. Councillor
3 Tom Fortune?
- 4 COUNCILLOR FORTUNE: Present.
- 5 MS PURCELL: Present. Councillor Patsy Glennon?
- 6 COUNCILLOR GLENNON: Present.
- 7 MS PURCELL: Present. Councillor Pat Kennedy?
- 8 COUNCILLOR KENNEDY: Present.
- 9 MS PURCELL: Present. Councillor Shane Langrell?
- 10 COUNCILLOR LANGRELL: Present.
- 11 MS PURCELL: Present. Councillor Peir Leonard?
- 12 COUNCILLOR LEONARD: Present.
- 13 MS PURCELL: Present. Councillor Pat Mahon is still trying to get in.
- 14 COUNCILLOR CRONIN: Yeah, he said he was still trying to get in.
- 15 MS PURCELL: Councillor Jason Mulhall?
- 16 COUNCILLOR MULHALL: Present.
- 17 MS PURCELL: Present. Councillor Miriam Murphy? Councillor Ian Neary?
18 Councillor Paul O'Brien?
- 19 COUNCILLOR O'BRIEN: Present.
- 20 MS PURCELL: Present. Councillor Gerry O'Neill?
- 21 COUNCILLOR O'NEILL: Present.
- 22 MS PURCELL: Councillor Warren O'Toole?
- 23 COUNCILLOR O'TOOLE: Present.
- 24 MS PURCELL: Present. Councillor Graham Richmond?
- 25 COUNCILLOR RICHMOND: Present.
- 26 MS PURCELL: Present. Councillor Lourda Scott?
- 27 COUNCILLOR SCOTT: Here.
- 28 MS PURCELL: Present. Councillor John Snell?
- 29 COUNCILLOR SNELL: Present.
- 30 MS PURCELL: Present. Councillor Peter Stapleton?
- 31 COUNCILLOR STAPLETON: Present.
- 32 MS PURCELL: Present. Councillor Stephen Stokes?
- 33 COUNCILLOR STOKES: Present.
- 34 MS PURCELL: Present. Councillor Ned Whelan?

1 COUNCILLOR WHELAN: Present.

2 MS PURCELL: Present. Councillor Caroline Winstanley? I see Councillor Pat
3 Mahon has joined us. Are you able to hear us? Yeah. Present. Thank you.

4 COUNCILLOR MAHON: Thank you.

5 CATHAOIRLEACH: Thank you. Do we have any votes of sympathy? Any votes
6 of sympathy from the staff, Helen? Sorry, Paul.

7 COUNCILLOR O'BRIEN: Thank you, Cathaoirleach. Sorry I was late with my
8 button there, you missed me. I want to offer my condolences to the family of Andy
9 Doyle. Unfortunately last month when we were here I offered our condolences to
10 Stephen Doyle, his nephew, and now his uncle Andrew passed last week, and I know
11 he will be sorely missed. A lot of the members here would have known his sister
12 Beanie Doyle; she worked for the Wicklow People when we were all buying their
13 ads. So they have had a tough time over the last few months. I want to offer my
14 sincere condolences to the entire family. Thank you.

15 CATHAOIRLEACH: Thank you. Have we any staff condolences, Helen?

16 MS PURCELL: We extend our sympathies to the family of Jack Lang, father of our
17 friends and colleagues Stephanie Lang and Gillian Lang; to Bridie Merrigan, mother
18 of our friend and colleague John Merrigan; and Frank Byrne, father of our friend and
19 colleague Ralph Michael Byrne.

20 CATHAOIRLEACH: So we will stand for a moment's silence, please.

21

22 (Moment of silence.)

23

24 MS PURCELL: May their souls and the souls of all the faithfully departed, through
25 the mercy of God, rest in peace.

26 CATHAOIRLEACH: Members, so the first item on the agenda today is: "To sign
27 the minutes of the Ordinary Meeting of Wicklow County Council held on Monday,
28 9th of February." Can I have a proposer and a seconder, please, for the minutes?
29 Paul and Avril, thank you. All agreed? (Agreed.) Right. Thank you.

30

31 So item number 2 is: "To consider the Chief Executive's Report on submissions
32 made to Proposed Variation No. 6 to the Wicklow County Development Plan
33 2022-2028, and to consider making the Proposed Variation or making material
34 alterations to the Proposed Variation or not making the Proposed Variation."

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I am going to give an introduction to it. The purpose of today's meeting is to consider the Chief Executive's Report on submissions made to the Proposed Variation No. 6 to the Wicklow County Development Plan 2022-2028 and to consider making the Proposed Variation or making material alterations to the Proposed Variation or not making the Proposed Variation. The Proposed Variation entails revisions to the Wicklow Core Strategy and Associated housing targets and a number of related housing objectives set out in the Wicklow County Development Plan 2022-2028 with the statement. The reason for the Proposed Variation is to take account of the National Planning Framework Implementation Housing Growth Requirements, Guidelines For Housing Authorities, which was issued under Section 28 of the Planning and Development Act 2000, as amended July 2025.

This Proposed Variation does not relate to the amendment of any zoning objectives or provisions in County Wicklow. In particular, it does not relate to the potential zoning of new lands for residential development or the extension of settlement boundaries but rather it relates primarily to revising the housing targets for various settlements or area within County Wicklow, as set out in the Wicklow Core Strategy. This was clearly set out in all documentation and publicity related to the Proposed Variation.

Wicklow County Council is separately running a call for sites consultation, seeking expressions of interest from landowners for the future potential zoning of land for residential use and/or the extension of settlement boundaries.

There are two sets of proposed alterations to the Proposed Variation before you today: Those proposed by the Chief Executive and those proposed by the Elected Members. They have both been put together in a pack for you today and these form the basis for the meeting. You have already been provided with a hard copy of the full Chief Executive's Report. And I propose that we will take the proposed alterations in order set out in the booklet; Chief Executive's changes first, which are relatively minor, and then the Elected Members' changes, which may take a little bit more time. Thank you, members.

MS PURCELL: I would also like to remind the Elected Members of their

1 requirements under the ethics legislation, and that is: When a matter comes before
2 the meeting for consideration if they or a connected person has a beneficial interest
3 they must disclose to the meeting the nature of the beneficial interest before
4 discussion or consideration of the matter commences, they must withdraw fully from
5 the meeting until the matter is concluded, they must also inform the Council's ethics
6 registrar in writing. The disclosure and absence from the meeting will be recorded in
7 the minutes, and when the item is completed the member will be advised by
8 telephone and can rejoin the meeting. Thank you.

9 CATHAOIRLEACH: Councillor Behan.

10 COUNCILLOR BEHAN: Yeah, it's just a housekeeping issue really or a point of
11 order really. In the last few development plans that we discussed and we were
12 looking at amendments and making final decisions we established the practice of the
13 Elected Members' proposals being taken before the Chief Executive's to avoid
14 confusion and to ensure that the voice of the Elected Members was very clearly
15 heard and understood right at the beginning. Now, I am not suggesting that we need
16 to revert to that on this occasion because as I see it they're basically explanatory but I
17 don't want to break the principle that we established before, that in future
18 Development Plan meetings the Elected Members' proposals will be first on the
19 agenda and voted on first and the Chief Executive's second. So just clarification.
20 That's all. Thank you.

21 MS O'GORMAN: I have no issue at all with that, Councillor Behan. The ones that I
22 am proposing are very straightforward. And yeah, absolutely.

23 MS DENNEHY: Councillor Behan, we can take the Elected Members, that's fine.

24 CATHAOIRLEACH: Councillor Fortune.

25 COUNCILLOR FORTUNE: Thanks, Cathaoirleach. No, just on a point of
26 clarification. What are we doing? Are we going to take the proposals or
27 amendments that are sent in prior to contribution from the members in the chamber?
28 Is that what we're doing? In other words, I have got some remarks I want to make
29 but do I wait until we --

30 CATHAOIRLEACH: We will be taking them one-by-one, councillor, and remarks
31 made on them as the amendment is coming up. Is that what you mean? Or do you
32 want to make a general comment?

33 COUNCILLOR FORTUNE: Well, I have a number of general comments, yeah. I
34 have a view on what we're doing today, and I have some issues I wanted to raise. I

1 want to clarify do I wait until you have proceeded with some parts of the meeting, or
2 when do I do that?

3 MS EARLS: They're not specific to an amendment, they're in a general context?

4 COUNCILLOR FORTUNE: They're more than general. Basically in a nutshell I
5 want to talk about densities.

6 MS EARLS: Okay. So is that under any of the -- related to a specific amendment?

7 COUNCILLOR FORTUNE: Well, it's related to the report we got, and all I have
8 read in the report.

9 MS EARLS: I think, Cathaoirleach, you can take that, yeah.

10 CATHAOIRLEACH: Go ahead councillor, we can take that now.

11 COUNCILLOR FORTUNE: Are you sure?

12 CATHAOIRLEACH: Yes.

13 COUNCILLOR FORTUNE: Thanks, Leonora. Just I have an issue with the density
14 indication of changes, and my concerns are basically informed by the report we got,
15 in particular Chapter 3, page 21, Principle 3, and also Chapter 6, page 2. And what I
16 would be advocating strongly, and I will explain why, that we leave the densities as
17 they are. We don't change densities.

18

19 We spent the last year in our district putting together the LPF, and in that we zoned
20 quite an amount of land that more than provides the requirement for any housing
21 that's required. And that's been done, as I say, in the Greystones district. It's also
22 been done, because I was here in the chamber and a party to it, in the Wicklow
23 district and in the West Wicklow district. We have in addition coming up the call for
24 sites which is going to give us the extra slug of opportunity to zone land if asked to
25 do it. In fact, I would be of the strong view that the call for sites part of the exercise
26 should have been done before today's meeting.

27

28 The current densities are high and more than sufficient in my opinion. I also believe
29 with this whole exercise we are doing there's a quality of life issue as far as I am
30 concerned, and I think people deserve homes and not just be part of a numbers game.
31 Densities as suggested will dictate that it is apartments and duplexes that are going to
32 be built just to hit numbers. And I am looking at that, and if you read page 21,
33 Chapter 3, you talk as a Council your objective is to encourage higher residential
34 densities at suitable locations. As I've said, there's no need for this in my view as we

1 have enough land zoned, and on top of that, as I say, we'll have the call for sites.

2

3 This proposed approach will put families I believe under unnecessary pressure. How
4 can you rear a family in something no bigger than a hotel room five storeys up in the
5 air? And that's the kind of stuff we're heading for. You can see it already in one or
6 two villages, some of the developments that are happening to me are astounding.

7 What we are doing here today I think is too narrow. I think we're taking a very
8 narrow view projecting into the future. We're not looking at how people need to live.
9 We're not thinking about community. In fact, we're probably social engineering
10 chasing unit numbers. And again, as I say, we have enough land zoned to provide
11 any required housing and beyond, and really what we need to do is start making that
12 happen, because I also think that with the proposed increase in densities that will
13 happen it could more than likely make developments maybe not economic for
14 developers.

15

16 I am also informed, I know this particular submission may have been withdrawn but
17 there was a submission put in by Senator Casey, and there was a lot of sense in part
18 of that which I would advocate. Also, if you look at some of the information we got
19 from the planning section, I am referring to the Wicklow County Development Plan
20 '22 to '28, Chapter 1, page 9, where it talks about the Regional Strategic Outcomes
21 which are aligned with the MFP. I think the densities proposals that are being
22 indicated in this report impacts that and certainly cuts across the ethos of what that
23 particular graph indicates should happen.

24

25 I'd also have a question about, that we keep hearing about a transport plan, and I'd
26 ask where is it? I think this is a vital gap in what we are considering. Things like
27 trains, buses, road networks. And then I am looking at existing sites and I am
28 thinking in terms of Glenveagh in Charlesland, near Greystones, I am just curious
29 what the actual density in that is. And to me, there isn't any requirement beyond that
30 for density levels based again on the land we have designed.

31

32 I was up in Altidore last Wednesday when we were launching 65 houses that were
33 very welcome, and a resident spoke at that particular launch. I was kind of interested
34 in what she had said. She talked in terms of where she had moved from, what I

1 understood her to say, kind of a cramped situation into a new home she was very
2 pleased with. I think if we increase densities I think we're going to create that kind
3 of environment again. So I'd like to know the densities of those two areas, and then a
4 typical density if we were to approve densities here today.

5
6 The other point I want to make is infrastructure. The Department of Education
7 obviously has a very key role to play in providing facilities for our children. And
8 there was an interesting discussion on RTÉ last week where there's currently at the
9 moment, and I'm quoting, it's not my opinion, there's chaos happening in the
10 Department, particularly in the forward planning section. That wouldn't fill you full
11 of confidence in stuff coming down the road. Equally, we just recently -- and
12 Councillor Gaskin is the Chair of the new secondary school in Greystones, and it's
13 already full. So this is the kind of stuff we're having to deal with. And then under
14 the Department of Education and Youth in the information we have been given the
15 projected population for 2022-2031 is 155,000 but up to the end of 2025 it's 175,000.
16 Wicklow County Council say in this report that they're committed to working with
17 the Department. I'd love to really understand what that means. And when I say what
18 it means, what's the outcome of that? I mean, you know, is it just a nice thing to say
19 or are you going to be able to influence the Department? Because I'm involved in
20 the KWETB and a number of schools, I am very aware that it's practically impossible
21 to get clarity and proper communication with the Department of Education. They're
22 almost untouchable. Also then you have the gap in GP service, recreational
23 facilities, and then there's a section on this on the ESB, and they talk about
24 interaction between themselves and Wicklow County Council. What's going to be
25 outcome of that?

26
27 So they would be the concerns I would have, and they would be the reasons why I
28 really passionately believe that the density situation as far as I am concerned is vital
29 for me today. I want to put it on record, I have absolutely no problem with the R2,
30 the R1, that was all part of the potential fallout from our Local Area Plan process,
31 and I also understand from listening commercially to what goes on that once
32 densities go over a certain number per hectare you're kind of limited to the type of
33 housing that can be built, and I have already seen a plan more by accident than
34 anything else that had just nothing on it only apartments and duplexes. Now, if that's

1 the kind of standard of housing that we are going to think about providing going
2 forward I think that would be absolutely disgraceful, and there's no way in the wide
3 earthly world I would support that because when I came a public representative one
4 of my rationales was housing and dealing with people who look to be housed
5 through all the different systems. I think it would be a disgrace if that was to happen.
6

7 I also think that having read the report, and I tried to read it as fully as I can, there's a
8 lot of verbiage in it, but if you look at -- if I have picked this up wrong the planners
9 can be make right. If we look at the densities we're considering in the
10 Greystones/Kilcoole/Delgany currently area it's probably working out at an average
11 of 35. I think we're proposing going forward that that would jump to 50. I also think
12 that it would have been possible, and it was possible, for that figure to be lower, and
13 I am just curious why it wasn't lower. And if I say this and I am wrong you can
14 correct me, but the vibe I pick up is that there seems to be a scenario coming from
15 planning that rather than working on zoned land outside of building what I call
16 proper homes and proper houses we want to go up. And I'm not going to get
17 involved in building villages but I see a couple of developments at the moment in my
18 own general area and I am quite startled with what I see because we know that the
19 size of apartments has been reduced and there's talk of there being no balconies and
20 stuff like that on them.

21
22 Really and truly I think this is the most important meeting that we're having.
23 Certainly for myself I think it is one of the most important meetings because I know
24 after today depending how the decision is made I have no more input whatsoever
25 after what happens today, and what happens today at this meeting is going to have an
26 impact -- it won't affect me personally, but if you project ten years down the road I
27 think we're actually creating a very bad situation because the way the housing will
28 end up, as I say, I'm concerned about the quality of developments and the way they
29 will be managed into the future. I am delighted to be involved in a particular new
30 entity that's been set up recently, the Local Community Safety Partnership, which is
31 all about people feeling safe in their communities. And do you know, the more I
32 delve into that and the more I listen to the various entities around the county an
33 added concern I would have as I look forward is if we don't manage this properly, we
34 don't do this properly, we're creating problems for nobody in this room probably to

1 deal with but someone else is going to have to deal with them. So I cannot with
2 conscience support the proposed densities I read in this report, and I repeat myself to
3 make the point: I am supporting the R2 to the R1.

4

5 Just for clarity, when it comes to a vote I am sure my scenario is probably not going
6 to win a vote, but I don't want -- I'll have a situation where I'll be told you have to
7 vote yes or no, councillor, do you know what I mean, so I'm in a dilemma before we
8 even start. And I'm anticipating this. That I am in favour of the R2 to R1s, but I am
9 absolutely against the change in densities. I think density should be left exactly as
10 they are based on the questions I have asked with the two places I have mentioned.

11 Thanks, Cathaoirleach

12 CATHAOIRLEACH: Thank you, Councillor fortune. There's a few other speakers
13 before I get a response. Councillor Gail Dunne online and then yourself, John. Gail,
14 are you there?

15 COUNCILLOR DUNNE: Can you hear me?

16 CATHAOIRLEACH: We can hear you.

17 COUNCILLOR DUNNE: First of all, I want to apologise for not being there with
18 you today. I'm back in hospital, thankfully for good reasons. This time I am in the
19 rehab in the hope of starting my journey towards my recovery. Before the
20 amendments I want to say it is clear that the amendments don't have support. Even
21 though we don't agree on this issue I want to thank the officials for their cooperation
22 over the last few weeks. I genuinely have concern over the proposed densities, and
23 my amendments are to provide a pathway for the call for sites. Over the last few
24 days there has been confusion and fear especially around moving R2 lands into R1,
25 and around the all the non-statutory call for sites process. I want to thank the
26 members for engagement. I recommend we withdraw amendments 5, 6, 7 and 8.
27 And over the last number of days I suppose I have had a lot of engagement with the
28 officials and that, and I would like to take this opportunity to thank Emer, Helena
29 and Sorcha for all their help, and I suppose if I had have been more around the
30 offices I probably might have been able to come to a better arrangement. I'll leave at
31 that and I just want to thank you kindly again. Thank you.

32 CATHAOIRLEACH: Thank you, Councillor Dunne. And we wish you all the best
33 in your rehab. Councillor Snell.

34 COUNCILLOR SNELL: Yeah. Thanks, Cathaoirleach. And thanks to the previous

1 speakers. We did have a workshop on this, with the planners here in Wicklow
2 County Council, and again I want to thank them for their engagement during the
3 workshop process. And also, after that I have had several meetings with senior
4 officials within the Council staff here. It still doesn't alleviate what's happening
5 around the process we're at.

6

7 Ultimately the County Development Plan and all Local Area Plans are the
8 responsibility of the Elected Members first and foremost. You'll always been told it's
9 the Elected Members, it's their Local Area Plan, it's their County Development Plan.
10 So we all know our role within this.

11

12 What we're being asked to vote on here today is unacceptable to me and
13 unacceptable to my constituents. Of all the hundreds, if not thousands of doors that I
14 have knocked, and I am sure my 31 other colleagues, I doubt if any one person has
15 ever been asked to increase the density within their own local area, i.e. if you look at
16 what the Chief Executive's recommending here, recommending under
17 recommendation 3, it's to increase Wicklow and Rathnew from 40 dwellings per
18 hectare to a hundred, anything in between. That's not just Wicklow-Rathnew by the
19 way. It includes Arklow and it includes Blessington. And if you talk to any
20 developer or talk to any estate agent, to get those type of numbers up to a hundred
21 dwelling per hectare you're talking about duplexes apartments. End of. And
22 unfortunately ministers have got it wrong in the past. And we don't have to go back
23 hundreds of years. We can go back to when they tried to decant people from Dublin
24 City Centre, and they thought it was a great idea to move them out to Ballymun.
25 And we know the social disaster that happened after that. When estate agents tell
26 you that there is not a market in the private market to sell all of these thousands of
27 apartments that are being proposed here, and I'm talking about thousands, for
28 example Wicklow-Rathnew, the target is between 2025 last year and 2031, is 3,170,
29 and based on the figures that you've been figure, you know, up to a hundred
30 dwellings per hectare, it will all be apartments. As crazy as it sounds, over the next
31 couple of years we're looking at 3,170 units. Arklow, 3,793. Greystones-Delgany,
32 1,717. Blessington, 806. And if there's not a market there in the private sector for
33 these what is happening is approved housing bodies are sitting back in the
34 wings - we have over 500 approved housing bodies - who are sitting to negotiate

1 with builders who are forced to build something that's not sellable. And therefore,
2 yes, we as a Local Authority will get one hundred percent nomination rights from
3 our social housing waiting list, people will be forced into small apartments, duplexes,
4 flats in the old days they would have been called flats. And that's what we're forcing
5 developers to build, estate agents to try and sell, but they can't, and then the approved
6 housing bodies lap them up, get a comfort letter from the Council that yes, we
7 support them purchasing these at whatever they are prepared to pay, and yet we all
8 know that we can't take residential units in isolation because we're public
9 representatives, democratically elected, and people come to us with more than just
10 housing issues. They'll come with school places, employment opportunities within
11 their own areas. They will come to us in regards to everything else in between other
12 than housing. Our sports clubs, our community voluntary sector is pinned to their
13 collar.

14
15 And if there's a magic wand and we could go forward to 2031, which is only a few
16 years down the line, and I said to the people of Wicklow and Rathnew, you're going
17 to have extra 3,170 units, I don't call them houses, I call them units, and all the
18 people that that will come, the pressure that's putting on the services that are already
19 creaking under the pressure, I don't think anybody out there in the public domain will
20 thank me or my colleagues here today for supporting this. And if it's really our plan
21 this should be our decision. Because after today it doesn't matter who recommends
22 what, it's Wicklow County Council Elected Members supported this and passed this.
23 So when a developer comes with an application and they decide they want to build
24 nice, little bungalows or three-bedroom houses they'll be told your densities are too
25 small, you need to increase, you need to go back, you need to redevelop and you
26 need to come in here with high density residential units. And for me, it's
27 not -- whether it's in Delgany, Greystones, Blessington, Baltinglass, Rathnew,
28 Wicklow -- and I haven't even touched on the rest of our elected area. In our
29 municipal district of Newtownmountkennedy, some of you were out there last week
30 and you seen the high residential units that's already in existence. We don't have a
31 DART in Wicklow Town, Rathnew. And I will ask the members of the Greystones
32 in particular to have a look, because while they're proposing 35 to 50 dwellings per
33 hectare they have in it up to a hundred should be open for consideration in acceptable
34 suburban/urban extension locations. So after today you don't have a say in this. So

1 you're not confining Greystones/Kilcoole to just 50 units per hectare. You're open to
2 a hundred, 100 per hectares.

3

4 You'll have conversations in regards to your own areas I'm sure, and everybody is
5 trying to do their best. I have the greatest of sympathy for anybody that's been told
6 what way to vote here but the people who are telling you what way to vote, don't
7 stand at the doors knocking standing on your shoulder when you have to answer to
8 the people in the next local election. They won't be there. They'll be off in their
9 ivory castles up in Dáil Eireann.

10

11 If this is really our Local Area Plan, our County Development Plan, and these are our
12 recommendations that we have to vote on I call on the Chair of Wicklow County
13 Council to give me clarification because I believe everybody in this chamber
14 supports the moving of Residential 2, Priority 2 being moved to Residential 1,
15 Priority 1. I did ask that during the week, and I was told that might not be able to
16 move that because it would be separating what's in front of us as a one-item agenda.
17 I am seeking clarification from the officials at the top table for that because I believe
18 we could pass that here today, and I think the vast majority of members would
19 support that.

20

21 But we have put the cart in front of the horse really on this, and the Minister is
22 speaking out both sides of his mouth. He's told his own Elected Members of his
23 party that we could change what we wanted, we could implement what we wanted.
24 And now we find that, you know, well, it's already these are the figures that the
25 Department is working in, we're only regulating what's to be put into our County
26 Development Plan. Well, if we don't agree with this why should we put it into our
27 County Development Plan? If we don't think it's good planning -- and there's such a
28 thing as good planning but there's also a thing called bad planning. And for me, I
29 don't believe this is good for the citizens of County Wicklow. I don't think it's good
30 for us as a Local Authority. And it's too late to say to the Department of Education
31 where's our schools? They're already a decade or more behind in planning for
32 schools. We're already in this Council more than a decade behind planning for the
33 community and voluntary sector, our parks, our sports clubs, our community
34 facilities.

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I honestly cannot believe what's being proposed here today. I am even more baffled if it is passed. Because if you go down through 25 to 40 for Baltinglass, Enniskerry, Kilcoole, Newtownmountkennedy, Rathdrum, for those areas again a lot of the development will be duplex apartments. I think we'd be doing a great disservice to our own villages and towns but to propose that we would take this on board and say yes it's acceptable, go up to 150 dwellings per hectare in Bray, anyone in Bray who thinks that's a great idea you know I think they need their head examined. And particularly for us, we're a rural area. Where I'm born and reared in Rathnew, two miles out the road, we're a rural area. We don't have a train that stops in Rathnew. We don't have a DART. We don't have the same available public transport that other areas do. And I am saying to the other areas you don't have the resources to back up this sort of high density.

I have been told today that there is a major development scheme in Cork which will be the highest high rise dwelling in the country, and when I asked that individual in regards to do they have the resources to back it up I didn't get a straight answer because they don't. Because they have the same issues we do.

Everyone will have their own conscience to look at. I feel sorry for the officials of Wicklow County Council having to put this in front of us. I feel sorry for the Chief Executive to be hauled in front of the Taoiseach, the Tánaiste and the Minister for Housing, but at the end of the day this is our plan, Elected Members. I am the one who will stand and talk to the public, the same as my 31 colleagues, and no official of Wicklow County Council will have to knock a door, pick up a phone, answer an email in regards to what's going to happen here today. I'd ask you all just be conscious.

And before we go into anything I want clarification: Can we pass RN2 to RN1 and we revisit this? The reason I say we revisit this, because we put a call out for the sites, a call for sites from members of the public of which over 200 was answered, and I know not all 200 will ever see the light of day, it wouldn't have been a good suggestions or otherwise, but if 25% of them make it in front of this chamber that's another 25 sites throughout the county, and that call for sites had nowhere in that to

1 ask a developer to deliver anything for the community. So no community gain, no
2 sort of resources in regards to doctor surgeries, employment, community voluntary
3 sector. Purely just residential. And that's what's coming down the road in the next
4 couple of months. I believe that should have been done first. The point was made
5 earlier, I genuinely believe that that was putting the cart in front of the horse. We
6 should have been dealing with that first before we had to deal with this.

7
8 And could I ask what is the rush, and what is the panic that this is being put in front
9 of us now? And is the Chief Executive coming under pressure from high-ranking
10 officials within the Department and within the Government? And to my colleagues
11 who are being put under pressure, at the end of the day I have sat here long enough,
12 18 years, I seen a current TD, Edward Timmins, a person who I admire greatly, spent
13 21 years in this chamber, he sat on the board here which looked into the financial
14 implications of Wicklow County Council, and when it came to the budget meeting
15 he actually voted against the budget. Although his colleagues didn't he did. He was
16 never thrown out of the party or otherwise. And the man believed he had a number
17 of questions and he just felt that it wasn't -- he couldn't support them on that
18 particular occasion. And I think he done it twice in my time here. He's gone on to
19 represent the county, his party and his colleagues well. And I think anyone that has
20 the mind that they don't want to support this, stand up for yourself and stand up for
21 your constituents and don't be forced into anything. I would have been there in the
22 past in regards to being told or expected to do what others want to do, and I honestly
23 believe that the only one you have an obligation to is yourself, your community and
24 your family. So don't be bullied into anything in regards to being told what to do,
25 what benefit is it to bring my area up to 100 dwellings per hectare. I think it is crazy.
26 We will unfortunately potentially, potentially, create ghettos. Thanks, Cathaoirleach.
27 COUNCILLOR FORTUNE: Cathaoirleach, on a point of order if I may. I think
28 John is making a proposal that he made about taking the two items separate. I would
29 second that. If John is making that as a proposal?

30 COUNCILLOR SNELL: Yeah.

31 CATHAOIRLEACH: Well, I think Helena and Sorcha will clarify that for us after
32 we have the speakers. So Councillor O'Brien.

33 COUNCILLOR O'BRIEN: Thank you, Cathaoirleach. Can I just start by thanking
34 the Chief Executive, Helena, Sorcha, all her team for the work they put in. I am here

1 almost seven years and I look around this chamber and I look at the members online,
2 most of us have been elected since 2019, and I bow my head to those that have been
3 elected beforehand, but we have sat through nearly seven years now of a housing
4 crisis and we're dealing with it day in day out. And I honestly believe here that as I
5 look around this chamber there's no one in this chamber that wants to see -- we all
6 want to see, I beg your pardon, a solution to the housing crisis. Unlike our TDs we
7 get it face-to-face, we don't have secretaries, we don't have people to write out letters
8 for us, and some of the stories we're hearing it would break your heart if you had a
9 heart.

10

11 Can I just say in relation to Councillor Fortune and Councillor Snell, it's no secret
12 that I do have my disagreements with them over the years and I don't see eye to eye
13 with them, but I have to say, and I genuinely mean this today, the way the two of
14 them have spoke here today I think it's the best I have heard them speak in this
15 chamber and that I can agree with. It won't affect me. Density doesn't affect me. I
16 have my own home, I have my own plans for the future, but I have my two small
17 nieces and when I look at this document I think of them. Because I want to be able
18 to look them in the eye in years to come and say I want them to have a home, not just
19 a house. I want them -- they live out by me Redcross, mad into their gardening,
20 that's the way they were reared. We call them The Good Life to be honest with you.
21 For anyone that knows that, it's a programme about nature. So to go down this
22 density route of 40 dwellings per hectare to a hundred, we're imposing, as Councillor
23 Snell quite rightly said, duplexes and apartments on these people. And as someone
24 that will never have kids I'm not totally against apartments. You know hopefully
25 when I retire in years to come I will downsize into an apartment, and I appreciate
26 that, but I just don't think this is the right way to go.

27

28 And what we're being asked here today is to trust this Government in terms of
29 housing delivery. I think they're massaging the figures. The Executive aren't. And I
30 genuinely mean that. I think the pressure is being put on because all this will do here
31 today is put houses on paper, or apartments on paper, but not in reality. And we're
32 being asked to trust this Government, and I'm not doing party politics on this by the
33 way, to follow-through on infrastructure. And it's simply not there. The N11 is
34 gridlock. I am sick of bringing up the Murrough, let alone the DART coming to

1 Wicklow. Councillor Snell and Councillor Fortune are on the KWETB with me and
2 I think they'll both agree with me, five years we haven't got the roof fixed in BIFE,
3 six years we haven't got the roof fixed in of Avondale, and now we are expected to
4 believe them that they're going to build more schools, improve infrastructure, they're
5 going to have more workers. They can't even fix a roof. No disrespect to them. And
6 I am the Chair of the KWETB, we had meetings about fixing roofs, not building
7 schools, fixing roofs. And now we're being told that the best way to go is higher
8 density.

9
10 Well, if anyone looks outside this chamber here you will see that Wicklow is built on
11 a hill. Where are they going to build a high density overlooking the historic,
12 beautiful town with unbelievable views? We have the Vaha site here, I have no
13 problem with apartments and duplexes down there, it's the right place for them, but
14 where else are we going to go in Wicklow but out the Marlton Road or out the
15 Greenhill Road. So I would agree with Councillor Snell, Councillor Fortune, that we
16 certainly look at density. I am all for housing. I have voted consistently in here for
17 the last seven years for housing. I have sat on the housing SPC for the last seven
18 years. I want housing. I want to see my two nieces to afford a home, not just a
19 house, i want to see all you here with children and grandchildren afford homes, not
20 just houses, but going up and not out is not the way to do it I don't think.

21
22 And I think Councillor Snell might have said it at one of the meetings a few weeks
23 ago: Do we really want to see kids reared on a balcony? Is that the route we're
24 going down? And I honestly believe, and again I am not playing party politics with
25 this, this is designed by the Government to show they're interested in building houses
26 and to cure this housing problem. And I think it is going to fail. But the problem we
27 have here is, and I think Councillor Fortune alluded to it, we will be well gone before
28 the ramifications of this come to fruition, and it is the people in the apartment blocks
29 going to face this problem.

30
31 The last thing I will say is that we have the housing bodies ready to come in and take
32 over these multiple housing units. We had 38 units in Tinakilly Park out the road,
33 duplexes. How many rounds did we have to go through before we fill them with
34 social tenants? People who are desperate to be housed, living in their parents' house

1 or living in a HAP property that is full of damp, they turned down these properties,
2 not because they had got notions about themselves, it is because they wanted to do
3 right by their kids and have a small garden and a front and back, which is not a lot to
4 ask for. They didn't want to have to raise their kids on a balcony. They wanted to let
5 their kids out to play without the worry of being run over.

6

7 And I'll finish up by saying in my own constituency here in Wicklow Municipal
8 District we look at the Marlton Road, although it is not perfect, there's hundreds of
9 houses gone out there not, so much as a slide. And every door we have canvassed
10 said the same thing: We're grateful for having a family home, a little green area, but
11 we haven't got as much as a slide. The future generations won't even have that green
12 area, they'll have a balcony to play on if they're lucky. And we expect this to be all
13 right.

14

15 I will second or third, or whatever you want, to approve the measure of going
16 forward in terms of density, I will approve the lower back to what it was, and I will
17 certainly vote for R2 into R1, because to me this is a solution for paper only. It is not
18 a solution for reality. Thank you very much, Cathaoirleach.

19 CATHAOIRLEACH: Thank you. Councillor Orla Finn.

20 COUNCILLOR FINN: Thank you. So I would just like to reiterate and support my
21 three colleagues here this afternoon in relation to what they have said, specifically in
22 relation to transport and school places.

23

24 So as we all know, additional housing will require enhancements to the public
25 transport services, specifically DART and bus services, as well as improvement to
26 the N/M11 from the M50 to Kilmac. Additionally, if housing numbers increase there
27 must be a parallel increase in school capacity to support a rising population. And if
28 you will all look at page 42, the Department of Education and Youth sent in a
29 submission, and one of the issues which they raised and they said was that they
30 would see the demand for school places increase substantially which could place
31 significant pressure on existing schools to cater for the extra school place
32 requirement. I suppose my question is: What is going to be done to address the
33 issue of transportation and schools across the county? And there just doesn't seem to
34 be any solution to that at all anywhere in this proposal. So I am with my colleagues

1 when they say that they will be voting against this proposal, as will I. Thank you.

2 CATHAOIRLEACH: Thank you. Councillor Lourda Scott.

3 COUNCILLOR SCOTT: Yeah, thank you, Cathaoirleach, and again thanks to all
4 the planning staff for their engagement and always very rapid responses to all of our
5 questions over this.

6

7 I want to be very clear, I feel very frustrated sitting here. My area of Greystones
8 district, and I am going to talk about my own district here, support houses yet I am
9 still dealing with people in housing crises every day of the week, but we are one of
10 the fastest growing districts probably in the country, and certainly we have
11 shouldered the housing growth in County Wicklow over the last number of years.
12 We have taken over four times the number of houses compared to other parts of
13 County Wicklow. We are already granting permission for fairly high housing, up to
14 50 per hectare. I am concerned about the potential of going up to 150 density that's
15 proposed in this plan for sure. We've just completed and we've just spent like a lot of
16 work completing our Local Area Plan that coincidentally seems to be going around
17 social media from Wicklow County Council as recently adopted, and actually against
18 the advice of planners we still zoned additional land in our district. We still chose to
19 move certain Residential 2 zoned land to RN1 during the course of that. That was
20 against the advice of our planners.

21

22 So this variation here is of massive significance to the people I am representing and
23 it holds a real risk to our area. It is risky. As I have said, we have experienced rapid
24 growth and we haven't experienced the infrastructure to match it. So we can talk all
25 we want about you know transport plans, infrastructure plans, we're in the depths and
26 thick of it for the past number of years and we know for a fact that infrastructure is
27 not being invested by Government to match the growth of housing. Now we're being
28 asked, and I have a big issue with this, to remove the RN2 designation, and this is
29 one of the very few tools that we have in our area to manage the careful growth of
30 housing. It is to allow housing to grow carefully in infill closer to the urban centre,
31 closer to the famous DART line that is quoted for being the magic bullet for all the
32 transport problems in Greystones. If this is removed it removes our ability to control
33 where housing is being delivered for our district, and it is a massive problem for our
34 district.

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I know a couple of my colleagues -- I largely fully agree with everything they have said. I know a few of them have said, well, you know, the issue with densities for example won't affect them, they'll be long gone. The issue with the RN2, if that's eliminated, will have a knock-on effect for our area immediately for many reasons. I could talk all day about sport infrastructure, lack of community buildings, doctor surgery, we have no primary care centre yet, but specifically I want to focus on schools. And it is ironic because while the Local Authority has been tasked with zoning technically it is the local councillors here responsible for making zoning decisions but they have zero role in delivering schools. And I know Councillor Finn asked the question about schools, but there's zero answer that can come from the Executive or ourselves. We're reliant on the Department of Education who just the other day was reported to have overspent by 700 million, and they have fundamentally failed in their job to deliver schools in a timely fashion. I have said it in this chamber previously again and again. The Department of Education's forward planning unit are absolutely failing to provide schools. They're failing to provide extensions.

And again Greystones, I have been previous Chair of GCC, I have been previous board member of KWETB, I have children in schools, I have talked to people in my community about secondary school and primary school problems all the time, our schools are packed to capacity. We have schools that were built for 700 children that are squeezing in a thousand children. Like, what other service or what other business would you have doing that? None. We have children learning in prefabs. We have schools that are in adjoining areas, in Bray in particular, that have no permanent buildings. The situation with the Educate Together is an absolute disgrace there. That has knock-on effect for us. There's no secondary school sanctioned for Newtown and it doesn't look it's going to be. We have waiting lists for primary schools. And supporting this variation now is going to make the situation worse, and supporting the change from eliminating the Residential 2 zoning will immediately make the situation worse for us in our district.

Again this isn't my opinion, Councillor Finn has used a quote I was going to use, the Department of Education's own submissions have been very clear about the

1 challenges around school places, and they go as far as to say they probably need a
2 new primary school in Bray. I don't see a plan around that. And I do have to say, I
3 am not playing party politics, but in the Greystones district the Tánaiste lives in our
4 community, he knows the pressure of school places and families here. Yet my
5 problem is we are not being presented with any plans for schools or accompanying
6 social infrastructure that we need. And the argument is always, well, we're in a
7 housing crisis, we have to do this. That is not the full picture but that is the picture
8 being presented to us here today. It is presented to the staff. It's not their fault. It's
9 coming down from on high. But I want to point out something that goes under the
10 radar: In Wicklow alone we have almost 3,000 homes with planning permission that
11 haven't started construction. So why is that? Three thousand homes that could have
12 been delivered today. Why are we not discussing the reasons behind that here today.
13 Why hasn't there been a solution to that being presented before us that we are voting
14 on? We have still also got vacant and derelict properties in towns and villages in
15 areas where services already exist but yet we're not discussing that here today.

16

17 So if the Government really believe zoning more land was the actual solution the
18 housing crisis would have been resolved years ago. As Councillor O'Brien said, we
19 have been sitting here elected for seven years dealing with this, suddenly zoning a
20 few more bits of land and increasing density is going to be the solution. I think we're
21 just tinkering around the edges. I think the problem is being thrown back on to the
22 Local Authorities away from Central Government and I think when the next General
23 comes up it is going to be much easier to point the finger at the Local Authorities and
24 councillors and shift the blame away from the real decision-makers and the real place
25 where this problem is happening.

26

27 The reality is until we start focusing and activating planning permissions, bringing
28 derelict properties back into use, empowering our Local Authorities to be able to
29 build their local housing stock we will continue to have a housing crisis. We need to
30 build communities, not just houses. That means schools, transport and services. It is
31 a no-brainer really to be honest with you.

32

33 So I have no question for the Executive. They don't need to comment on what I have
34 said. They have been instructed on a job and that is what they are doing. But I think

1 we need to be really clear, we need to start addressing the real barriers for delivery. I
2 want to see a plan for infrastructure. Our communities have stepped up, particularly
3 in Greystones and Delgany, they have stepped up, and we now need the Government
4 to do the same, and I won't be supporting this. Thank you.

5 CATHAOIRLEACH: Thank you, Councillor Scott. Councillor Jason Mulhall
6 online. Councillor Mulhall.

7 COUNCILLOR MULHALL: Yeah, thank you. So I think first and foremost more
8 than likely I will support RN2 to RN1. My concern is with the scale of density in
9 towns like Blessington, not necessarily now but in the future...(inaudible)... we need
10 a policy, and that is for 40, 50, maybe 100 units per hectare across the county. It is
11 not just a marginal, but a fundamental shift in the character of the development in the
12 county. We need to be honest about what this means in practice. It is much like
13 what the councillors said, more compact houses means a much greater reliance on
14 apartments and duplexes.

15 CATHAOIRLEACH: Sorry, Councillor Mulhall. Can I ask you just to speak up a
16 little bit? It is very hard to hear.

17 COUNCILLOR MULHALL: -- introduced without sufficient regard to
18 ...(inaudible)... a lot of areas. You know Blessington is not the city. It is the
19 suburbs. It doesn't have the same level of public transport. We don't
20 have...(inaudible)... very little, and very little services. You know, we were promised
21 a secondary school. We have not seen anything about it. Doctors, we have people
22 here in the town they're years on the waiting list and unlikely to get access any time.
23 The density expectations are...(inaudible)... where these things are being promised
24 but not delivered, and likely won't be delivered during this Council. We can't get
25 funding to repair our damaged roads.

26
27 So my position on this is I will support RN2 to 1, but I am opposing
28 the...(inaudible)... I believe that the application of higher density must be clearly
29 linked to infrastructural capacity. In other words, higher density should only be
30 supported where it is clearly demonstrated that an increased capacity in transport,
31 motor services infrastructure in line with proper planning and sustainable
32 development of the area. Because if we get density wrong we don't just get more
33 planning, we are creating long-term societal challenges for all of our communities.
34 So for me, this is about balance, supporting growth, but to absolutely ensure it is

1 realistic and sustainable. At the end of the day there's no point in planning for
2 density, if we can't...(inaudible)... and if we deliver a proper plan then I am happy to
3 support it, but I won't be supporting what is in front of us. Thank you.

4 CATHAOIRLEACH: Thank you, Councillor Mulhall. Councillor Silvester Bourke.

5 COUNCILLOR BOURKE: Thank you, Cathaoirleach. There's been a lot of very
6 interesting points and very valid points made here around the table, and I would just
7 say that I would have identified with a lot of those and as you know yourself too the
8 Fine Gael group would have brought those issues to discussion with the Tánaiste
9 twice in the last week because we are being asked to increase the densities and
10 increase the number of houses. We know that there are infrastructure deficits. We
11 have highlighted those. I personally highlighted those very strongly to the Tánaiste,
12 and the response that I have got certainly leaves me with confidence that he is very
13 committed to making sure that the infrastructure deficits are addressed within County
14 Wicklow, and has emphasised that. Nobody more than himself has done as much,
15 and he has done a great deal for County Wicklow and will continue to do that. This
16 is really about finding, putting roofs over people's heads or fundamentally it is to
17 eliminate and solve the problem of homelessness in the county, and in the country at
18 large. And County Wicklow has a very large proportion of the homeless. It is
19 desirable county for people to live in. People want to come live here, and the
20 pressure is on for more and more housing here.

21
22 So this is a leap of faith that we are being asked to make, and I am happy to make
23 that leap. I will continue to highlight those deficits and look for -- for example, I did
24 ask for a regular update from the forward planning unit in the Department of
25 Education to come into the County Council chambers to work with us to try to
26 alleviate these bottlenecks that we have growing all over the county in our
27 communities where they aren't enough school place and where schools aren't be
28 delivered quickly enough. Similarly for roads. I highlighted why there was a -- is it
29 a needless delay to have to park and ride lane say from the Ashford junction
30 upwards, which was mentioned last week, funding has been delayed. That doesn't
31 send a good message.

32
33 So I highlighted those issues along with the rest of the Fine Gael group, and this is
34 really important. I believe that we make an effort for our children and for some

1 people's grandchildren probably here in the chamber as well to have the opportunity
2 to hopefully be able to afford a house, a home, because at the rate we're going it's
3 more and more that we're going to stay away from our county and country, they're
4 going to stay over in Australia or wherever many of them are at the moment because
5 they can't afford housing. If we increase the supply of housing we will hopefully
6 decrease the price of housing. Because the law of supply and demand dictates the
7 price of houses. Let's be honest about it.

8

9 It is fundamental. It is a very important thing we're being asked to do here. As
10 Councillor Fortune said, it's probably going to be five to ten years from now before
11 the full ramifications of this decision here today will be felt. And it'll either be the
12 right decision or it'll have been the wrong decision, and I hope it is the right decision
13 that we make because it would be a shame for people to be sitting in this chamber
14 when we're all gone out of it and a new crop of councillors are in here representing
15 people and still talking about the housing crisis and how they regret that the people
16 who came before didn't do more to solve it. I don't want to be one that didn't stand
17 up to the plate, to use an old, overused phrase, but I don't want to be remembered as
18 someone who has failed to solve the housing crisis. So I believe that we should be
19 doing our very best.

20

21 In actual fact, when this was proposed by Central Government to the County
22 Management and the County Management came out with this proposal I couldn't
23 believe it. I nearly ate my hat. Because for the last 27 years have been on this
24 Council it has always been no, no, no, restrictions, restrictions, restrictions, and it's
25 been very frustrating that for the people that we represent that we haven't had more
26 planning permissions granted and more houses built, because we're just trying to
27 deliver homes for people. A fair bit of the time that I spent in this chamber and
28 corridors has been making reps for people for homes, whether it is for individual
29 one-offs or for small scheme for local developers.

30

31 It was a dirty word for a good while, building houses, because, another point, we are
32 a nation of begrudgers. And I remember in this chamber when things were really
33 booming, I know I am side-tracking a bit but, we had some members who thought
34 the word profit was anathema, that nobody should be allowed to make any profit

1 whatsoever. It is amazing how the mood has changed now and we're all for housing,
2 but for a while we were all actually against housing, during the boom. You know I
3 do think this is an important opportunity, it'd be a pity to miss it and as I say we will
4 be judged by the future. In ten years' time we will be judged. And I believe we will
5 be doing the right decision. And I am prepared to nail my colours to the mast and I
6 trust in the Executive who have always been very good and very effective in
7 development management, in development control to ensure that we don't have
8 ridiculous over-densified localised areas, because we have a good team of planners
9 who should be able to keep a fair check on what is right within the new rules that
10 they find themselves. Of course An Bord Pleanála will be a different kettle of fish
11 but locally we're blessed to have good planners in Wicklow County Council.

12

13 This is a free vote. Nobody in Fine Gael has been pushed around the way John Snell
14 was trying to suggest. Everyone in the Fine Gael group is entitled to make up their
15 mind and their own decisions will be respected. So I have my mind made up. Thank
16 you, Cathaoirleach.

17 CATHAOIRLEACH: Thank you. Councillor Peter Stapleton.

18 COUNCILLOR STAPLETON: Thank you, Cathaoirleach. And first off I would
19 like to thank the Chief Executive, Helena, Sorchá and all their teams for engagement
20 over the past number of weeks. I have been in this Council chamber a little less than
21 two years but sitting here today I do feel that this is the most consequential vote or
22 meeting that we've had in terms of the future for the people of Wicklow and
23 somewhat the people of the country, because I am happy that some people have
24 raised the context in which we make this decision today, and it is one where we're in
25 a country with record homelessness. We have over 4,000 people on our social
26 housing list. We have record rents in County Wicklow, and we have record people
27 around my age looking to buy their first home and unable to do so. And while I don't
28 think I have ever passed judgment on anyone's judgment or decision in this chamber
29 I can't see any way that a vote against this variation or a delay to a variation isn't
30 anything but a slap in the face of those young people trying to buy their first home,
31 or those people sitting on record rents that they can't achieve.

32

33 I know and I appreciate that zoning isn't the silver bullet but it is part of the problem,
34 and if we zone more land today, which we are going to do if we pass this variation,

1 we'll be zoning lands which is capable of delivering over five and a half thousand
2 homes, we will see more homes. I don't agree with the contention this is just on
3 paper. That land is very real. That is land that can deliver real homes. And while I
4 completely appreciate everyone's concerns around infrastructure, we're either in a
5 housing crisis or we're not. And we don't have the luxury of waiting for
6 infrastructure to be perfect in every one of our own constituencies to allow for more
7 housing to be built. And that's why today I will be supporting the variation as it
8 stands.

9

10 I would welcome clarification from the top table on the point around densities that a
11 lot of people have raised because I could be reading it wrong but from my reading of
12 it there's nowhere that the minimum density has increased as opposed to where it
13 currently stands for planning permissions. I understand that there is reference to the
14 higher densities of up to a hundred but there's nowhere where the minimum density
15 has actually increased from where it stands at previous variation. Again, open to
16 correction on that one.

17

18 Then to my specific questions of the top table, moving on, because I think somewhat
19 differently to some people's opinions. I actually think we're not going far enough,
20 that this variation identifies that we've sufficient land zoned to deliver our housing
21 targets. And I just want to make sure and get a statement from the top table that in
22 the next process for the call for sites that identification of sufficient lands zoned
23 won't be a hurdle to zoning more land. That is point number one. If I could get that
24 confirmation it would be really appreciated. Secondly, like that call for sites, I
25 appreciate we're zoning a decent chunk of land today if we pass it, but far more land
26 needs to be zoned around the county, and so I would welcome confirmation on the
27 timeline for the Chief Executive's Report to be delivered on the foot of call for site
28 submissions and also when they expect us to be moving forward with the next
29 variation for the call for sites submission as well.

30

31 As a whole, I think this can be the grounding of the Council in general to be more
32 ambitious towards delivering housing in our county, something that I don't feel that
33 anyone here based on their comments to date are against at the highest level. I know
34 in the practicalities of it, it can be difficult and it can be challenging, but the reason

1 why there is push, the reason why there is panic to drive this forward is because, like,
2 I think we all see it out there it is an emergency, and I feel we have to do everything
3 we can to address it even if it is a small part of the parcel and that's why I'm
4 delighted to support this variation today, subject to confirmation on your comments.
5 Thanks very much.

6 CATHAOIRLEACH: Thank you, Councillor Stapleton. Councillor Malacháí
7 Duddy.

8 COUNCILLOR DUDDY: Cathaoirleach, go raibh míle maith agat. I would like to
9 thank the officials for the work they have done on this but I have to say I see the
10 guiding hand of maybe national level coming into this report more so than local
11 interests. I feel that in many ways the proposal is going to repeat the planning
12 mistakes of the past and it's something of a knee jerk solution. And I think in the
13 face of a crisis the worst solution is a knee jerk solution that doesn't last. Many of us
14 will recall in Bray the Fassaroe flats. Where are they now? They were torn down
15 long ago. They were a disaster. Ballymun in Dublin has been mentioned. Where
16 are they now? They were torn down. They were a disaster. In increasing density we
17 have the huge potential of creating the ghettos of the future. I would have huge
18 concerns about the height issue that's developing around the country. My experience
19 is that as buildings go up there's no increase in the green spaces in the localities or
20 amenities, and both density and the height issue are not child-friendly and they're not
21 family-friendly. I think development has to be wise, it needs to be concentrated
22 along the railway route. You know, there's no prizes for that. Particularly in the
23 context where the M/N11 is gridlock.

24

25 We have to preserve the historic character of our towns and villages. We cannot
26 sacrifice those for a short-term solution which we will regret. There have been films
27 recently on television, you see Bray, you see Wicklow, and they look fantastic. It's a
28 great advertisement to what we have as a resource. And where high rise is
29 appropriate -- and I am afraid there's no place in Wicklow in my view where high
30 rise is appropriate, but where high rise is appropriate in the centre of Dublin, the
31 Docklands, the Bull Wall, there isn't much being promoted there, and the onus is
32 being put on the outskirts to try and create high rise solutions.

33

34 If you look at the skyline of South County Dublin in recent years it's been

1 transformed with new high rise developments, and again in areas where there has
2 been no increase in any of the green spaces. And families, people may go in as
3 couples but inevitably they find themselves being joined by ones and twos and
4 threes, and they find themselves stuck in these developments, many of whom have
5 policies in relation to where children play or can't play. They're not to walk on the
6 grass, they're not to play in the bushes. You know, it's a disaster.

7

8 So I really think this needs to be rejected. It's not just homes that we need, it's
9 houses for families of the future. And as I say, I am not impressed with a lot of the
10 developments I have seen recently in areas surrounding Wicklow, and I think we
11 need to avoid those mistakes.

12

13 The RN2 to RN1, I think Councillor Dunne mentioned this a long time ago. I am
14 only a recent arrival on the Council, I am only a baby, but Councillor Dunne
15 mentioned this a long time ago and it's something that should have been done a long
16 time ago, and I am very happy to support anything that will achieve that goal. But I
17 think we cannot sacrifice good planning for short-term solutions and ultimately it's
18 those people who are left in those developments who are going to pay the price, and
19 in the long-term they're not going to thank us for a short-term solution that's
20 condemning them to a sentence that could be something of a lifetime. Go raibh
21 maith agat.

22 CATHAOIRLEACH: Thank you. Councillor Joe Behan.

23 COUNCILLOR BEHAN: Cathaoirleach, first of all, thank you for allowing this
24 discussion. I think it is a very important opportunity for us to set out our stalls and
25 discuss the implications of the decisions that we're going to make which as a number
26 of councillors have referred to are going to be very far-reaching for the people of the
27 county. And everybody who spoke, spoke from a genuine perspective of being a
28 public representative and where they see the needs are in the county, but I think
29 Councillor Stapleton really put his finger on it as far as I am concerned. He's
30 probably the youngest member here in the chamber at the moment, and there may be
31 other councillors younger than him, but he spoke for a generation that currently is
32 living in their childhood bedrooms.

33

34 Just looking at the statistics, eighty percent of 25-years-old in the Greater Dublin

1 Area are still living at home. They have no prospect of being able to put a roof over
2 their head, good, bad or indifferent, whether it is an apartment, a duplex or a house,
3 with or without a garden. They're stuck in a box room at home. And that is the
4 reality for many of the people we also are supposed to be representing here today.
5 And while I accept fully and I would fully endorse all of the criticisms there have
6 been about this and previous governments about the lack of infrastructural, if you
7 like, capability in this county to serve the people we already have I think that is the
8 responsibility of the Government. I'm delighted to hear that Councillor Bourke
9 mention that Simon Harris has committed to fixing all these infrastructure problems.
10 That's great news. And we will certainly be holding his feet to the fire when it
11 comes to that because that has been stated here publicly now. So all of the issues
12 that have been raised legitimately by members will have to be addressed by this
13 Government. But we have an opportunity to try and provide for those other people
14 who have no prospect of putting a roof over their heads at the moment, and the only
15 way that's going to be done is through increase supply.

16

17 I would love to see houses for everybody wherever, of course it would be the ideal,
18 but the reality of it is it's not necessarily going to happen in the short-term until we
19 get prices down, and that can only be done by an increase in supply.

20

21 So as far as I'm concerned, although, and I think Councillor Stapleton also mentioned
22 it, we have maximum figures being put in this plan, they're not actually obligatory,
23 they're figures between minimum and maximum, and developers or landowners may
24 not always want to go for the maximum density but it allows a little bit of headroom,
25 and I think that's a good thing. I also think that when it comes to a decision that we
26 made, and it is something I go on about a lot but I think it is very important, that we
27 have a provision in our Development Plan that no institutional investment fund can
28 ride into County Wicklow and buy up a whole block of apartments, they have to be
29 sold to first time buyers or housing bodies. I think that's a safeguard as well that
30 many other counties haven't built into their development plans and I wish they
31 would.

32

33 So on that basis, Cathaoirleach, even though all the arguments made were very good
34 arguments on both sides I will be supporting what is being proposed here today but I

1 certainly think we should then redouble our efforts to try and get the Government to
2 live up to its responsibilities to provide the infrastructure that we all need and
3 deserve in the county. Thank you.

4 CATHAOIRLEACH: Thank you, Councillor Behan. Councillor Peir Leonard
5 online.

6 COUNCILLOR LEONARD: Thank you. It's really interesting to hear everybody's
7 different perspectives and I would have a lot of concerns about the high density.
8 Like, you know, I believe that high rises should be kept around the city where there's
9 a lot of amenities and cultural facilities, you know cities and transport. In rural areas
10 we don't have those facilities. ...(inaudible)... in our coastal areas and our forests.
11 We live in a different environment. I would be completely opposed to high rise
12 apartment blocks. But in Arklow, like I worked in architecture throughout the Celtic
13 Tiger where we built a lot of apartments, a lot of them were built by the Council in
14 social housing and by local developers. The higher density prohibits a lot of small
15 local developers from delivering units. I believe that I suppose putting the higher
16 density in there can prohibit a lot of these small local developers from having the
17 cash flow to construct these buildings and duplexes as well. I would worry about the
18 demand for duplexes. I don't think duplexes work in Ireland. I think there's a place
19 for come duplexes where people want to down scale or want to live in the one
20 building, but sometimes problems can happen socially sharing the building, with
21 noise and antisocial behaviour. I don't think it is a good model. Again the local
22 developers, I think that they want to have infrastructure there to be allowed to build
23 the houses they have planning for at the moment. High rise, it is quality of life for
24 people. I was just in Dublin and the Dun Laoghaire area yesterday, and we were
25 looking at, we were commenting about the people that were living in those apartment
26 blocks, there wasn't a tree or green space in site, and how people can live in those
27 apartments long-term. I think for younger people for a period of time, absolutely
28 there's a space for that, but in our rural areas I think very high rise there's no place
29 for it. However, in Arklow we have areas like the Marina Village which would have
30 been lowered and which has worked successfully. It is designed in a way that there
31 is green space and you know there's a whole community who know each other and
32 they're able to socialise. Brookfield apartments and Bridgewater I think work within
33 the town centre, but I would be opposed to the higher density, and four- or
34 five-storey in centres. I suppose I just wanted to relay my point. I would be afraid

1 of local small developers being prohibited from delivering houses. I know on the
2 framework for the big developers and the housing bodies, we really are -- by pushing
3 for the high densities we are pushing, you know, I suppose, construction of these
4 infrastructures into the hands of these frameworks, and I just would have concerns
5 about division of wealth later on, and housing bodies in general, I have an issue with
6 that and the distribution of wealth can become a problem. That's all I want to say.

7 Thank you.

8 CATHAOIRLEACH: Thank you. Councillor Warren O'Toole.

9 COUNCILLOR O'TOOLE: Thanks, Cathaoirleach. There's just a few things, and
10 I'll be brief. Like other members, I do support the RN2 changing to in line with the
11 RN1 but regarding the high density, I don't think it works on many different levels.
12 And I am not going to rehash what a lot of other people have said, but one thing I do
13 want to comment on is the fact that there's a difference between a roof over your
14 head and a dwelling and a home. And people want a home and they want
15 somewhere to live out their lives the best they can for themselves and if they have
16 families. And I think there's a massive difference in just putting people into cramped
17 accommodation.

18
19 The property sizes are being reduced which currently isn't acceptable as it is. I
20 believe that there is no place in our society for a one-bedroom apartment. This
21 should be more than that. Simple infrastructure has also been reduced. The likes of
22 car parking spaces. We were presented in Arklow there last year with a development
23 that's going to be taking place in the town, and one visible thing was the lack of car
24 parking spaces. This has kind of been highlighted recently in the news at a national
25 level where there's people's vehicles being damaged, violently attacked, but we don't
26 have to look at the news to see that because in our own estates, and again everyone
27 will look at their own, so in Arklow there's plenty of estates in Arklow at the minute
28 where these kind of incidents are happening. And we're being told about the
29 infrastructure is going to be put in place, well, that'll be great if it does but we have
30 been hearing about that for an awful long time. These developments are within a
31 certain distance of infrastructure, the likes of train and bus services. They're pretty
32 non-existent in Arklow. So for us to be told that everything will be okay, I don't
33 accept that either.

34

1 That's pretty much it, to be honest. I just think the volume of properties that we're
2 looking at coming into communities that aren't able for them I think is completely
3 unacceptable and I won't be supporting this, but I will support Councillor Snell's
4 motion if we can. Thank you.

5 CATHAOIRLEACH: Thank you. Councillor Gerry O'Neill.

6 COUNCILLOR O'NEILL: Thanks, Cathaoirleach. Yeah, again I'll be very brief. I
7 think you put it in a nutshell at the very outset of the meeting, Cathaoirleach, when
8 you pointed out that, you know, this doesn't relate to new lands. So what the
9 Minister is talking about is more residential use on lands that's there as such, and the
10 debate on rezoning is another day's work. But okay, if you're working within the
11 lands that we have it's clear enough that you either go up or go down, and high rise
12 for the sake of solving this problem is not in my view the correct way to go about it.

13

14 And I want to pay tribute to Councillor Fortune and Councillor Snell in I think two
15 of the finest contributions that I have heard in the chamber and explained very
16 clearly. There's a couple of councillors who pointed out the need for housing, we all
17 know and the people that we're talking about here, that I'm talking about, Snell and
18 Fortune, we all know the need for housing, and it's not fair I think to point the finger
19 at anyone and say that a vote against this is related to the housing. We know about
20 that, but we want decent housing, and if we have that opportunity to including the
21 density and rezoning all the better.

22

23 In Blessington alone, the housing section in Wicklow County Council will tell you,
24 there are couples in apartments two- or three-storey up, and when children come
25 along and whatever they have to get out of there. You know, there's lifts not
26 working, this, that and the other, you know. It doesn't suit. High rise buildings are
27 suitable for some people, you know, but not for the majority of people that we're
28 talking about; people on the housing lists. At the moment we have good news in
29 Blessington that the tenders are in now for building of 106 new social houses, but the
30 other end of the town there, and I have asked the planner about this, where you have
31 lands zoned for many, many years and it's land that will never be developed. We
32 know that, you know. As residential land it will never be developed. And I wouldn't
33 like to see other land being hindered or other potential land that can be rezoned
34 hindered because of this present situation where land that we do know will never be

1 zoned will never be built on, but that's included. Those 40-odd hectares there which
2 would mean hundreds of units and housing for people, you know, that's considered
3 when Irish Water look at the population growth of areas, and I think that's a little bit
4 wrong, because you know, as I say, they might never be built on.

5

6 So I absolutely support Councillor Snell and Councillor Fortune here on this one,
7 and we all want to see housing and, you know, I know the housing section here, we
8 all want that but we don't want ghettos built just for the sake of having to say that we
9 toed the line and we did what the Minister said, you know. We're in the position in
10 Wicklow that we can do decent planning and decent building. I mean it's not like I
11 have seen in my visits to America. I have seen high rise buildings and I have seen
12 gardens 30 storeys in the air where people can walk out and have their own garden
13 and all. We're not talking about all that stuff here. If we go down the road of
14 squeezing as many people into areas it's a wrong move. And remember, and I have
15 always said it, you know, what we build is there for a long, long time, and we
16 shouldn't make those mistakes on behalf of our children and great grandchildren.
17 We should do our best to get things any way right, and it can be done properly I
18 think if we pull together. Go raibh mile maith agat.

19 CATHAOIRLEACH: Thank you. Councillor Louise Fenelon Gaskin.

20 COUNCILLOR FENELON GASKIN: Thank you, Cathaoirleach. I hadn't planned
21 to say anything, but first of all to thank the Chief Executive, Helena and her team.
22 Sorcha specifically was always great at supporting and coming back with answers at
23 all times of the evening and night, so I have to commend her.

24

25 Just to say that I will never vote against housing, and I suppose that's why I don't
26 have a choice but to support today, but I do want to put it on the record that I have
27 concerns about the densities and I want my grandson to have a garden not an
28 apartment with possibly no balcony. So I am asking the Chief Executive to ensure
29 that the planning department here in Wicklow County Council are extremely careful
30 of the development submissions that do come in from developers as I mean we see
31 what happens on the ground and chances some of them may take, you know, and
32 enforcements or whatever. I would ask for that commitment.

33

34 In my own district, as my colleagues have said, I agree with everything. I won't

1 repeat anything. As the chair of a new state of the art secondary school, we had 170
2 new first years last week and we are now full. I am passionate about education. I
3 have a daughter in a school where they have to queue for toilets and sometimes don't
4 even get in, and at lunch time end up eating lunches even as they do get into the
5 toilets. So I would like the Chief Executive to not only invite but insist the Minister
6 for Education comes to our meetings to address our serious concerns as a lot of my
7 colleagues here today have addressed that concern. Thank you.

8 CATHAOIRLEACH: Thank you. Councillor Patsy Glennon.

9 COUNCILLOR GLENNON: Thank you, Cathaoirleach. I have listened to all the
10 different points of view with great interest and I appreciate some of the concerns
11 regarding density, however I have great respect for our planners and I trust that they
12 will approach future development in a sensible and sustainable way. And while
13 some of the concerns expressed are certainly worthy of consideration I do think what
14 Councillor Stapleton has said is moving insofar as that he speaks for a generation
15 that wants additional housing. The Government are doing their best to create
16 additional housing and this is a measure, it is not by any means a silver bullet by
17 itself, so I will be supporting the proposal that's before us today.

18

19 And I'd ask my colleague Silvester Bourke when he's getting the Tánaiste to ensure
20 that services are coming that West Wicklow isn't forgotten about. We are certainly a
21 long way behind Greystones and other parts of the county when it comes to
22 infrastructure, be it schools, transport, all those things. But I will be supporting this
23 proposal. Thank you.

24 CATHAOIRLEACH: Thank you. Councillor Paul O'Brien, you want to come in
25 again?

26 COUNCILLOR O'BRIEN: Yeah, thank you, Cathaoirleach. And it is not often I
27 come in twice but I do believe that this is a very important topic and that's the reason
28 I came in. I am not saying it's been done in a malicious way but there is a perception
29 out there that if we vote against this we're voting against housing. That couldn't be
30 further from the truth. A lot of us here have worked hand-in-hand with the
31 Department, the planning department, with housing, to deliver housing. I think what
32 we're trying to get across today, and I want to emphasise this, I was once young, I
33 don't regard myself as old, I went through the last -- in 2003 I think it was, 2004,
34 bought a house and I bought my second house, I upgraded in 2007 and the crash

1 happened and I was left owing a fortune on a house that thankfully has come back.
2 And the point I am making is that I understand what Councillor Behan is saying, that
3 people are living in their box rooms, I was that person a number of years ago, and,
4 you know, a quick solution to put them in a box apartment -- a one-bed in Rathnew
5 350,000 in a new development, for a one-bed, you know, it's a -- maybe I'm wrong
6 there. You look a bit shocked there. I looked it up. You're still talking big money
7 for a one-bedroom apartment. And surely as night follows day there eventually will
8 be a crash. I hope there's not. I genuinely hope there's not but I think there will be a
9 downturn. We don't know the way the world economy is going. So what we're
10 saying to these people is now move out of your parents' box room, into an expensive
11 apartment that possibly could crash and you are going to be left there for ten, 15, 20
12 years. Because I'm sure the hope of young people is to buy a property like, what I
13 done, sell it for a profit and move on to a better property, especially if they have
14 family and kids and all that. But there's a lot of hope in that and a lot of wishful
15 thinking in that.

16

17 But what I am really trying to get across here today is that none of us in this
18 chamber, and I genuinely believe this, are against housing. We have been fighting
19 hard for it for a number of years. I think we have been let down at a national level so
20 I do at times and that's being quite frank about it. Now we're being asked to believe
21 that this Government will follow through on infrastructure when it clearly hasn't
22 happened in the past. Promises were made to the west about a swimming pool, we're
23 still waiting on it, and now we're expected to believe that these promises are going to
24 come to fruition. Actions speak louder than words. That's what I am going by here.
25 I don't find it easy to say this but I am being genuine about it. I do have every
26 sympathy for people on the housing list and buying their first home, but I don't want
27 to put them into a small apartment in the hope that they will be able to progress on. I
28 mean that. I genuinely mean that. I think the ramifications of this meeting here
29 today are going to reverberate for a long, long time to come. I think people should
30 put their hearts above their heads here at times and just think of what we are doing
31 here today. Thank you, Cathaoirleach.

32 CATHAOIRLEACH: Thank you. I have three more speakers. Councillor
33 Stapleton, you wanted to come in again.

34 COUNCILLOR STAPLETON: Following Councillor O'Brien in with a second

1 contribution. Like, I would completely oppose what you have said there about this
2 decision in any way forcing people to live in one-bedroom apartments, forcing
3 people to grow up in a house without a garden. What this vote today does is it gives
4 people choice, an opportunity. And I just really don't resonate with the argument
5 that we should be deciding where people live and in what type of buildings they live
6 in. We have some of the best standards, minimum standards for apartments for
7 development in Europe in this country. And do you know what, for that person in
8 the box room, for that person living at home, give them the opportunity of whether
9 they want to live in a one-bedroom apartment or not. Why should we be dictating in
10 the chamber today that we want everyone to live in the Rolls-Royce of housing?
11 Wouldn't that be brilliant.

12 COUNCILLOR O'BRIEN: You're wrong there. I didn't say that.

13 COUNCILLOR STAPLETON: Not even Rolls-Royce, we're saying everyone needs
14 to be driving a BMW. Actually there's importance for people getting their step on
15 the property ladder, getting their first apartment. And I do actually think that this is
16 even a bit of a segue. Like densities, as I have asked for confirmation on again, I
17 don't think that's the crux of what we're voting on here today. The crux of what we
18 are voting on here today is allow for more zoned land to come in for development, to
19 increase our housing targets, and to show that we have ambitions as a county council
20 to deliver more homes. The flavour and nature of those homes will follow. That's
21 why I echo what Councillor Glennon said about faith in the planning department and
22 faith in giving people more choice, and that's again why I will be voting for it
23 positively.

24 CATHAOIRLEACH: Thank you. And we will come back and get clarification but I
25 will get all the speakers in first. The next one online is Councillor Danny Alvey.

26 COUNCILLOR ALVEY: Thank you, Cathaoirleach. Yeah, look, I have been
27 listening to this debate today. It is really important and --

28 CATHAOIRLEACH: Sorry, Councillor Alvey. We can't hear you, is there any way
29 you can turn your mic up?

30 COUNCILLOR ALVEY: Can you hear me now?

31 CATHAOIRLEACH: That's better. Go ahead, Councillor Alvey.

32 COUNCILLOR ALVEY: Thanks, Cathaoirleach. Sorry, I was just saying the vote
33 is a difficult one and I am glad we are giving it such debate. We all know how badly
34 the whole country needs more housing, especially for my generation. If it weren't for

1 the new housing built recently we would still be in my parents-in-law's house with
2 our two children where we were for five years. Thankfully with the help of an equity
3 scheme we got a three-bedroom semi-detached house here in Newtown that has a
4 garden on it. By big concern is that under these densities we would have had no
5 choice but to move into a duplex or an apartment. In Wicklow Town, Rathnew for
6 example, you're looking at dwellings per hectares in these zones ranging from 40
7 hectares up to a hundred and even at the higher end permitted you would definitely
8 be looking at apartment blocks around Wicklow Town. It is hard to see, to support
9 that from an infrastructure point of view. A lot of people mentioned
10 Newtownmountkennedy, and I think Newtownmountkennedy should really serve as
11 somewhat of a warning to the rest of the county when it comes to this issue of
12 density. We currently have three large developments happening here on the main
13 street in Newtownmountkennedy which comprise of three- and four-storey apartment
14 blocks. Some were approved by our planning department, some were refused and
15 went to An Bord Pleanála and then were approved. And everybody here in
16 Newtown is scratching their heads as to where all these people are going to go to
17 school. We have got one primary school ...(inaudible)..., we have got the other with
18 the roof coming down. There's no ECCE spaces, no sport clubs spaces. One of these
19 developments has been approved with five residential one- and two-bedroom
20 apartment and only 12 car parking spaces. On the main street we have very limited
21 parking so I was wondering where are all these people going to park. That's fine if
22 you're in Dublin City centre where people don't rely on cars but this is Wicklow and
23 everybody needs a car in Wicklow, if not two.

24

25 So allowing all of these large apartment blocks to go ahead with limited parking and
26 all the other infrastructure issues I'm struggling to see how I could support that. We
27 can't deny we have a housing crisis around us but I think we have to be really careful
28 that the character of town and villages don't become collateral damage to this rush to
29 catch up on housing. I think we need to make sure we continue developing our place
30 as a destination town and not just a dormitory town.

31

32 So I suppose my question at the end of all this is: Can we proceed with this variation
33 without this change to densities that we have on the table that we're all looking at in
34 front of us? Because I think it is clear to say that everyone supports RN1 to RN2 but

1 not in this very explicit change to some of the densities in the core areas of our town
2 and villages. Thank you.

3 CATHAOIRLEACH: Thank you, Councillor Alvey. Councillor Pat Mahon online.

4 COUNCILLOR MAHON: Yeah, thanks, Cathaoirleach. Can you hear me?

5 CATHAOIRLEACH: Yeah, we can hear you.

6 COUNCILLOR MAHON: Yeah, that's great. Again apologies for not attending in
7 person today. I am not going to go back over infrastructure, everything has been
8 covered in that end. The age groups, the representation for 25-year-olds
9 30-year-olds, 35-year-olds living with their parents here and there, but there's one
10 group that hasn't been looked at today and that's the over 6,000 children that are
11 living in dingy hotel rooms, one-bed hotel rooms. They are a group that we seem to
12 have forgotten about today. Nobody has mentioned them today. And I am sure a lot
13 of those people that are in those bedrooms and in those hotels would gladly take a
14 one-, two-, three-bedroom apartment or a duplex anywhere. We have a housing
15 crisis. Whatever shape and form we have to increase. We simply have to increase.
16 That's my contribution. Thank you.

17 CATHAOIRLEACH: Thank you, Councillor Mahon. Councillor Tom Fortune
18 again.

19 COUNCILLOR FORTUNE: Yeah, thanks, Cathaoirleach. Just a couple of things. I
20 totally hear what Councillor Stapleton has been saying and I don't disagree with that.
21 Because all of us in the chamber, myself included, have children and grandchildren
22 who are all looking to be housed in different ways. I would like quickly to repeat a
23 little bit of what I said earlier.

24

25 When we did our Local Area Plan in our district we were more than conscious of
26 that particular point, and we know collectively, the six of us know that we have
27 enough land zoned in our district to cater for any amount of housing. As Councillor
28 O'Brien touched on slightly, even a one-bed apartment down in the Wicklow Town
29 area is 350,000. How is that going to change? One of the kernel points I was
30 making is because we're driving the densities up to a mad level - and I must say
31 Councillor Alvey has summed it very, very well, I would agree with a lot of what he
32 said - what we're actually doing is we're forcing developments to be just apartments
33 and duplexes. Again I quoted Altidore up in Newtownmountkennedy. That to me
34 was a lovely mixed development, density all right, but well laid out. We should be

1 careful here today that we don't try and influence the debate by being over kind of
2 pushing the emotional side of it. Because I think where I come from we have made
3 every effort and on top of that then we are going to have the call for sites coming
4 down the road.

5
6 So as regards having enough land to build whatever we want to build is there, this
7 idea of moving a person from their box room into a one-and-a-half-size kind of room
8 in an apartment, that, you know, there was a housing estate built in my district a
9 number of years ago and the concept behind it was that they were starter homes, and
10 there was quite a lot of duplexes built in it, a lot of the people living in there now
11 can't get out of it because of the way the market is. And I know from listening and
12 reading commercial stuff related to property and stuff that developers will tell you in
13 the morning if you talk to them they are going to find it very hard to sell duplexes
14 and apartments the way they are talking, so consequently they will become part of
15 housing associations. I am not going to get detail of problems that arise there but I
16 would have a question mark over how some associations run their business and how
17 they manage things on the ground. I think we have to be very fair to people. We
18 have to make sure when people are put into a development or a complex that the
19 complex is properly managed and run and they are not afraid to put their head
20 outside the door at six o'clock in the evening because of the pure condenseness of the
21 way they are built.

22
23 I would argue really, really, really strongly that we have gone about this in looking at
24 our area plan in a proper manner. I do understand the pressure that's coming on the
25 Executive to behave in a certain way, and I think the proposal that Councillor Snell
26 made and that I seconded is very important to this meeting and I think we should
27 vote on that, and we should take the R2 to the R1 and the densities as two separate
28 entities of the amendment we are doing here today. I think that would be in the
29 interest of the people of Wicklow. It certainly would be of interest to the people of
30 the district I live in, the village I live in. I would strongly advocate that and I think
31 that would be a good decision all round, because I believe as others have said there's
32 nobody in this chamber against housing and having houses and housing people.
33 What zonings are about is the way it is done, the quality, the way people are treated.
34 You have to treat people with respect and you have to put people into homes and not

1 just go through an exercise of counting units and putting people in. I mean someone
2 mentioned hotel rooms. So what we are talking about? Taking people out of hotel
3 rooms and putting them in a comparable size building five, six storeys up in the air?
4 I mean that's just ridiculous, and I certainly wouldn't support something like that.

5 CATHAOIRLEACH: Thank you. Councillor Lourda Scott.

6 COUNCILLOR SCOTT: Yeah, I just wanted a point of clarification and kind of in
7 line with Councillor Fortune there, just to reiterate something I said previously.
8 Greystones already has duplexes. It already has apartment blocks. We are already
9 building at reasonable high density. Obviously that's likely to increase massively if
10 this is supported. But guess what, those people in there also need schools. They
11 need to go to school. They need other infrastructure as well but I am focusing on
12 schools.

13

14 The reason I wanted to come in was on a point of clarification. A couple of
15 councillors have in a well-meaning manner suggested that we can invite officials
16 from the Department of Forward Planning or the Department of Education to the
17 Council and, you know, engage which is a very well-meaning and well intentioned
18 idea. We've suggested this here before. I have been in this Council here for seven
19 years and we have had school place problems in my area for the last seven years,
20 probably before that I was elected as well. We're not going to get Department of
21 Education officials to come in and engage with us. I want that clear and on the
22 record. If the Chief Executive would like to contradict me on that I would be very
23 welcome to hear a contradiction and say that a meeting could be set up with for
24 regular engagement with us about how we can address school shortages in the
25 county. But as I said, it has been discussed and asked before. We have written
26 enumerable letters to the Department of Education about various school issues and
27 you may as well be writing to Santa Clause. So let's not pretend we're going to get a
28 magic wand from the Department of Education or any other Central Government
29 department to fix infrastructure issues. That's not going to happen. So vote
30 whichever way but let's clear how we're voting.

31 CATHAOIRLEACH: And Councillor John Snell.

32 COUNCILLOR SNELL: Yeah, thanks, Cathaoirleach. Again it's been a good
33 healthy debate in regards to where people are on this, but it unfortunately does show
34 the rural/urban divide within the county, and it shows the misunderstanding, in my

1 opinion, and it's only my opinion, in regards to Elected Members who predominantly
2 represent a rural area as opposed to people who are in the categories 1, 3 and 6.

3

4 If you look at the core strategy, Wicklow Core Strategy Level 5, Ashford, Aughrim,
5 Carnew, Dunlavin, Tinahely, under the Chief Executive's recommendation you're
6 now coupling them with Avoca, Donard, Kilmacanogue, Newcastle, Roundwood and
7 Shillelagh. And certainly for the Elected Members in my districts, such as
8 Councillor O'Brien that has spoken well there earlier in regards to what's happening
9 on the ground in our area, Ashford, the face of Ashford has changed forever. And
10 you had a target there of up to 2031 of 489 units for the five areas for Dunlavin,
11 Tinahely. And I am aware that in recent years we have had over 400 units delivered
12 in Ashford alone. There's a big development or two coming on stream. Indeed we
13 were contacted on Friday from the planning department for another hundred houses
14 which is happening in the lands in Ashford, and that's only part of that one
15 development.

16

17 So it brings me to a question in regards to -- I know Councillor Stapleton -- and it's
18 nothing personal, certainly with me or you or anything else, but Tinahely is in Level
19 5 to 9, Tinahely, the area where you're born and reared, and while you're suggesting
20 that it's cool, it's okay to go to 150 dwellings per hectare within a lot of our areas I
21 think it's unacceptable. And had you represented the people of Wicklow and
22 Rathnew, Greystones, Delgany, Arklow and Bray, I think you might have a different
23 mindset. I really do. Because we're the ones that will have to front up the
24 infrastructure that's being promised by Councillor Bourke, that hasn't happened over
25 the last number of decades, that's going to magically happen now all of a sudden, to
26 support the developments that you are proposing to implement here today. And it's
27 not the developments, it's the densities.

28

29 I find it staggering that, you know, we're being told about 6,000 children in hotel
30 rooms. The 6,000 children are not in County Wicklow in any shape or form. And I
31 won't get into the debate about the use of hotels or otherwise because we'd be here all
32 day. And we know that it's a failing within Central Government and it's a shame on
33 them in regards to what was mentioned, 6,000 children in hotels. We're here to talk
34 about the densities. The densities that's going to affect our lifetime, our children's

1 lifetime, and our great grandchildren and their grandchildren. And everyone sitting
2 around here has a family, have extended family members who are all going through
3 the same issues that we would have when we were trying to get on the property
4 ladder in regards to trying to get mortgages. Councillor O'Brien mentioned in
5 regards to the one-beds in Tinakilly Park. Tinakilly Park two-bedrooms are
6 €375,000. You can go to a rural part of Wicklow and you could get what you could
7 play five-a-side football on as a back garden or a front garden for that type money,
8 but you won't get it in Greystones, Delgany, you won't get it in
9 Newtownmountkennedy, you won't get it in Kilmacanogue, Rathnew or Wicklow, or
10 Bray. That's why it's like chalk and cheese. It's night and day the difference between
11 this. I fully respect everybody's opinion on this, so it is nothing personal, but it is
12 when I have to live with the consequences of the decisions of the statements that's
13 being made today.

14

15 I think that, you know, I never mention any political party being whipped into voting
16 one way or another, genuinely, and it's each to their own, but don't say that we're
17 against housing. I have been 15 years on the Strategic Policy Committee for
18 Housing, I have chaired it for ten. I'd say 80% of the work I do is to do with
19 housing, housing, housing issues, all the time, so I'm not here to make it worse. I'm
20 here to make it better. If we stayed with the densities that we had, which was a good
21 County Development Plan, that each of you voted for, everyone in this chamber
22 voted unanimously for this County Development Plan, 32 members, it was passed
23 here, and it was based on the densities we had, and now all of a sudden it is a great
24 idea to change it.

25

26 You yourself, Cathaoirleach, have a proposal here coming up, it is proposal EM3,
27 and I am just seeking clarification on that before we ever get to that, because the
28 graph we have is quite small and then there's a page beside it, and I assume the page
29 beside it is only a replicate of your proposal, and I can't make out what you're
30 proposing, the table, the format. But the Chief Executive's page then, and in fact
31 what it's proposing here is not what the Chief Executive recommended on page 2 of
32 the document we're given today. The recommendation for page 2 is for the
33 Greystones-Delgany area up a hundred dwellings per hectare should be open for
34 consideration at accessible suburban/urban extension locations, but your proposal is

1 saying that it should go up to 150 dwellings per hectare. Are you recommending
2 that?

3 CATHAOIRLEACH: I'll get clarification on that after we finish.

4 COUNCILLOR SNELL: Because if that's what's happening it's in total contrary to
5 the concerns that your fellow colleagues have in the Greystones Municipal District.
6 And I think we need to be very clear what we're voting on here today because on one
7 hand the Chief Executive has a recommendation, that's 33% more of an increase, and
8 it's there on the table in black and white. I need clarification before we get to that.

9

10 Then in regards to my proposal and the information around, from a legal perspective
11 can we go ahead and vote on the Priority 2 to Priority 1, and separate these densities
12 for another occasion? I am just waiting on clarification.

13 CATHAOIRLEACH: Yeah. We have one last speaker and then we will get
14 clarification. So Councillor Stapleton.

15 COUNCILLOR STAPLETON: I just want to say that sometimes again we sit in
16 here in the Council with very much our local hats on and thinking about our own
17 specific areas, but I just think that today is a day where I am definitely sitting in here
18 thinking about County Wicklow as a whole and as an extension beyond that also
19 thinking of Ireland as a country. It is clearly a debate where we are interacting with
20 national and local policies and national and local aims, and so that's where all my
21 contributions, all my thoughts, all my concerns, all my hopes have come from for
22 today. And, look, I welcome the response now from the top table, but I'd also just
23 ask, I don't have a figure off the top of my head but this talk about densities and the
24 concern about pushing people into small homes, is there any feeling about what
25 percentage of housing this will actually be over the next three to four years? My
26 view or concern with that, it would be a very small element or at least a smaller
27 portion of the total housing that we're looking to deliver, and I'd hate to see us force a
28 delay if it's not possible to split up the variation because of a concern about a smaller
29 element when we can make a bigger step forward for a more far-reaching number of
30 people today. Other than that, thank you everyone for the debate and look forward to
31 seeing where we go.

32 CATHAOIRLEACH: Thank you, members. I did want to allow plenty of time for
33 everyone to have their questions and their queries, and put forward and now I am
34 going to go back for clarification, Tom, that you had looked for initially and there

1 was a few other things I am going to go to Helena and Sorcha on those.

2 MS DENNEHY: Thank you, Cathaoirleach. Thank you, members. So the variation
3 in front of you today is about the implementation of the housing growth requirements
4 as requested from National Government. There are three areas I suppose for change.
5 So Chapter 1 has some small amendments to it; Chapter 3 which is our Core Strategy
6 reflects some of those changes as well; and then Chapter 6 reflects the densities. So
7 a number of members have brought up queries about density so I want to try clarify
8 some of those issues.

9

10 So in relation to densities, Table 6.1, so that's page 9 or on the screen in front of you
11 there, what will come before us as Proposed Amendment EM23, Table 6.1 is trying
12 to reflect what is already in play. So the Sustainable Residential Development &
13 Compact Settlements Guidelines for Planning Authorities are already in place. So as
14 applications come before us in development management these are the ranges that
15 are taken in relation to that development. So each of the areas, the settlement
16 topology as set out in those national guidelines is reflected then with a corresponding
17 table to where that sits within our settlement hierarchy of our County Development
18 Plan.

19

20 Just to be clear, we are not proposing an increase in densities. What we are
21 proposing in front of you today as an amendment is that the table as reflected,
22 namely the orange piece in front of you there on screen, is what is already in play by
23 the Department. So this relates to a range of net densities for each area and town.
24 So that's centre and urban neighbourhoods, and suburban and urban extensions.

25

26 These recommended guidelines by the Department are considered for every planning
27 permission that comes before us. So you could have a range as mentioned, for
28 example, Wicklow if you look at the table is between 30 and a hundred, but we have
29 applied a density, a net density across our Chapter 3 of 50. So that means you will
30 get more in the centre of the town and less on the outskirts. So again, we are not
31 proposing to increase densities. What we are proposing is to introduce a table that
32 reflects the national densities already in use.

33

34 In relation to Chapter 3. So again the Core Strategy in relation to Chapter 3

1 highlights a number of different changes, particularly in relation to the questions
2 around the RN2 to RN1. So in relation to the members' clarification whether RN2
3 can proceed to RN1 today, that would be on the basis of the amendments before you
4 for Chapter 3. So in order to bring in the RN2 lands the amendments for Chapter 3
5 would need to be proposed and seconded and go through the members here for the
6 variation today. The proposed amendments for Chapter 6 are only in relation to a
7 table and a reflection of a table, and again if they were not agreed by the members
8 here today the Chapter 3 Core Strategy could still bring in the RN2 to RN1.

9

10 There were a number of items raised in relation to infrastructure and schools. Going
11 back to the workshops we held with members, we hear what you are saying in
12 relation to that but again the variation in front of you today is in relation to land use
13 planning, what we can propose in relation to bringing those RN2 to RN1, and just
14 again those conversations around the infrastructure while we try to work with the
15 various parties and have agreed to try work with those parties, it's more about
16 bringing the RN2 to RN1 and housing growth targets in front of you today in this
17 variation.

18

19 There's a number of specific queries in relation to clarification on the last one
20 Councillor Snell raised.

21 MS WALSH: Thank you. I can take that, Cathaoirleach and Councillor Snell. The
22 table that is before you and is up on the screen, the blue and orange table, and it's in
23 your booklet on page 9 I think, that is the same data, same information, same
24 standards per town per area type that is in the original Chief Executive's report and
25 the Chief Executive's Recommendation No. 3. Councillor Corrigan's proposal is
26 simply to show that same proposal in a different format that makes it more legible.

27

28 So I'll give you an example which is one that Councillor Snell raised. If you go to
29 page 2 of your booklet in front of you, you will see at the top left corner of the table
30 talks about the metropolitan towns such as towns greater than 1,500 in centre and
31 urban locations. You go across to the right and you will see that the standard is 50 to
32 150 dwellings per hectare. That is the standard for metropolitan towns and the centre
33 and urban neighbours. And if you go down a line in the metropolitan towns in the
34 suburban/urban extensions, which are the further out areas, the standard is 35 to 50,

1 but the guidelines say but up to a hundred if there's good transport. There are two
2 towns where that standard applies already in the guidelines, in Bray and
3 Greystones-Delgany. So if you look to the orange table in your booklet on page 9
4 you will see that same information. At the top you will see Bray, it says it is a
5 metropolitan town greater than 1,500, and in the centre and urban neighbourhoods it
6 is 50 to 100, which is exactly as it was on page 2, and in the suburban/urban
7 extensions again 35 to 50 and potentially up to a hundred. Exactly as in page 2 in the
8 uncoloured table. The same goes when you drop down two rows to
9 Greystones-Delgany you will see the exact same information.

10

11 So the information in the proposal, Councillor Corrigan's proposal, is simply to set
12 out the Chief Executive's recommendation that was in the Chief Executive Report,
13 Recommendation No. 3, in a different format with some colour, more information to
14 make it more easily understandable. This was actually something that came up at the
15 first workshop, was that a question was asked how does the new density standard
16 relate to the existing settlement hierarchy. So what we are proposing to include in
17 the blue is our existing settlement hierarchy, so that's as per your current County
18 Development Plan, there's no change there, and then slotting in the orange
19 town-by-town the density standards to make it more legible so you can read across
20 what type of area and what type of density would be applied.

21

22 In relation to that questions came up or were raised this afternoon that densities of a
23 hundred dwellings per hectare are being proposed for Wicklow-Rathnew. That's not
24 quite the case. In centre and urban neighbourhoods a range of 40 to a hundred is
25 considered suitable by the guidelines, which are Government guidelines, which are
26 ministerial guidelines that are already in effect that we are required to implement.
27 Like Helena was saying, they're already utilised to assess applications. So in centre
28 and urban neighbourhoods 40 to a hundred is the type of density that would be
29 expected. And they are your infill sites, maybe your Vaha site. I gave an example at
30 the last workshop, in Newtownmountkennedy a recent small development of only I
31 think 20 units but it's density is 120 dwellings per hectare because it is on a small
32 site. But then on the suburban and urban extensions, which are your greenfields, the
33 densities as per ministerial guidelines are 30 to 50. Now, if you look at the current
34 County Development Plan and the table in the County Development Plan the actual

1 standard for the greenfield sites in places like Wicklow-Rathnew are actually 35 to
2 50. So there's actually a slight reduction in the minimum in a town like
3 Wicklow-Rathnew.

4
5 So there's no proposal here to forcibly increase density on every site in the county.
6 They are a range of densities that are suitable for different types of areas across each
7 type of town. These are a range that like I said, I keep saying, these are already
8 ministerial guidelines published in 2004 which are more than just guidelines, they're
9 supported by a thing called an SPPR which is a specific planning policy requirement
10 which is a Government statement that requires us to adhere to them. So they have
11 been in effect since 2024. So the purpose of the amendment proposed in the
12 variation that was published last December with respect to the density table, Table 6,
13 is simply that the table that's in the current County Development Plan, Table 6.1,
14 same number, which relates to the older density standards that were applicable in
15 2022 when we adopted the plan, those standards have been superseded in 2024, and
16 the change that is proposed is to just show the new standards. It's not Wicklow
17 County Council proposing to change density. It's proposing to update that table to
18 reflect the current standards.

19
20 So there's a bit of mixing and matching here between the density standards and
21 housing numbers which is what Helena was in saying in Chapter 3. Chapter 3 is
22 your core strategy. Chapter 3 has three real elements to it. The first is bringing in
23 the new ministerial housing targets for the county. So showing those new targets and
24 they are what is shown in Chapter 3. The second part is allocating that new growth
25 around the county into various towns and settlements. That is proposed in table 3.4
26 and 3.5. And the final element of Chapter 3 is bringing the RN2 to RN1. So
27 activating all that land. So as Helena was saying, if you are happy with those three
28 changes you agree or pass maybe with amendments today, I think there are some
29 slight amendments or clarifications proposed today, you pass Chapter 3. If there's a
30 difficulty with the contents of Chapter 6 the variation could be passed without those
31 changes but as Helena already said those density standards are already in effect. So
32 even if you don't pass these amendments to Chapter 6 unfortunately those density
33 standards in those Government guidelines will be still implemented day-to-day in
34 development management as planning applications come in.

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I would suggest that it would be clearer and fairer to developers and the public that it is in our Development Plan what the current density standards are rather than having the wrong density standards in our Development Plan which have been superseded and sending people to another document to find the correct densities. So it is more transparent and open that everyone knows what are the density standards that apply in Wicklow.

Now, if next year the Government brings in new density standards then our Development Plan would be out of date as again and those standards would have to be implemented as they come about. So the change in Chapter 6 is simply to update what is already ministerial guidelines.

I hope that clarifies the question on density. If anybody else wants to come in. Helena, if you want to come in.

MS DENNEHY: Just the final element then is some clarification in relation to call for sites. I would pass to the Chief Executive.

MS O'GORMAN: Thank you, Helena and Sorcha, and Cathaoirleach. Thank you, members, for the discussion this afternoon. It has been really helpful for all.

Just in relation to where we are with call for sites. As you will remember, I am on record as saying this is a two-pronged approach. We are obliged to take in the housing growth targets as per the implementation plan, and this is what this variation is about, and about activating the RN2 lands to RN1. So in tandem with that process we went out for a call for sites to the public, and we received 201 submissions and just under 1,200 acres of lands has been submitted looking to be zoned for residential development. We are intending and we are currently scheduling workshops with each municipal district which will commence in mid-April to go through those sites by MD in detail and to see which of those sites ye feel as Elected Members what you want to bring forward or discuss. You know we set out a criteria for those sites. You know they need to be able to deliver a minimum of ten units and be serviced or serviceable. We made it as open as possible for whether you be a developer or whether you are a small landowner who wants to deliver maybe ten units that you could make a submission in a very straightforward way. So the workshops will

1 commence mid-April. We will then, because these are material alterations to the
2 Development Plan if we are looking to extend the boundaries of our towns or bring
3 in additional lands it requires the full rigours of the Development Plan process,
4 which would mean AA and SEA screening. That will happen from mid-May on
5 towards, and I would expect to be in a position to publish the variation by the end of
6 August, early September. So you know depending on how I suppose the workshops
7 go with yourselves and how we move those 201 submissions on, if we decide to
8 move them on or what we do with those, that then dictates the timeline. But I would
9 expect the Chief Executive's Report, the variation to be published by late August,
10 early September. So I hope that gives a bit of clarity in that.

11

12 There is no question of any decision here today I suppose stalling that call for sites
13 process. Helena and Sorcha have outlined very clearly to you the options on Chapter
14 3 and 6. The call for sites will come to you by way of workshop. Thank you,
15 Cathaoirleach.

16 CATHAOIRLEACH: Thank you. So just in relation to my proposal, just to finish
17 off, yeah, a lot of members here came to me very confused, members of the public
18 came to me very confused, and Helena and Sorcha worked with me just to make that
19 clearer. We're not changing densities, but making it clearer for people to read going
20 forward. That's why that was done. Councillor Snell, you have indicated to come
21 back in there.

22 COUNCILLOR SNELL: Yeah. Thanks, Cathaoirleach. And thanks to the staff for
23 outlining from their perspective what the process is here today. Can I ask the
24 question, is it our role to pass this today or is it the Minister's role to pass it?
25 Because it's not quite simply we are just changing the densities. It's been mentioned
26 several times there that the table that's presented to us is already in, it's already in
27 legislation, but it's not in our County Development Plan. That we as 32 members
28 discussed for two and a half years, we worked through the County Development Plan
29 for two and a half years, put a lot of work into it, went into rural areas, urban areas,
30 and everywhere in between, and they were the densities that was decided on. It went
31 out on public display on a number of occasions. That came back, that was passed
32 and finalised through this chambers. We're now hearing that the legislation has
33 changed, and I accept what you are saying, but why is it in front of us? Why is it
34 even here today if ultimately this is passed in legislation because it's our County

1 Development Plan? And no matter what anybody says you can't get away from that
2 fact. The Elected Members decide the function and role of the County Development
3 Plan and the figures within. And I understand when it comes to a planning
4 application it might be a little bit tricky in regards to you're looking at the legislation
5 and you're looking at a County Development Plan, but ultimately the optics of this is
6 that we are passing something here today that fundamentally we don't agree with.
7 We don't agree with. Some people agree with it. But the vast -- for me anyway, the
8 vast majority of the people in the public don't agree with what we are doing here
9 today. So if the Minister has the power and the legislation to implement this why is
10 he putting it back on the Council here? Why are we even discussing it? Why have
11 we spent the whole afternoon here and workshops and everything in between?
12 Because it comes back to the optics that it is not the Minister, it's not the people at
13 Central Government who are doing this, it's the people within this chamber are
14 implementing this. And you are following instruction, as the senior Executive of
15 this Council as a group, you have to present it, and I understand that. You have a
16 role to play. But if what you're saying it's already in, it's in legislation, you know as
17 well I do that we have to vote on this because it's our -- it's within our gift. We have
18 to vote on this. Because the buck stops with us.

19
20 Just in regards to recommendation CE2 on page 2. It is very misleading
21 unfortunately. And you did explain it well, Sorcha, in regards to metropolitan towns
22 from 50 dwellings per hectare to 150. But if you come across to the right-hand side
23 you see Bray and Greystones-Delgany is parallel to 35 to 50 dwellings per hectare up
24 to one hundred. And I can see that the box is not subdivided but had that been
25 moved up, it might show that the Cathaoirleach of the Council isn't trying to
26 increase. In fact, it's the Minister, I assume, or is it you the officials that are calling
27 for an increase up to 150 units for Greystones-Delgany as well as Bray?

28
29 And just in regards to Wicklow-Rathnew. Like, if we had had the table that's in the
30 current County Development Plan in front of us, if we had that or you have it and
31 you can put it on the screen now and show what you have been working to as a
32 planning department, what was passed through the County Development Plan in
33 regards to the densities, you will see it has increased. And while each application is
34 taken on its merits, but increasing the densities upwards of 50 units per hectare in

1 some cases of course we're increasing the densities. Whether it's in legislation or it's
2 in our County Development Plan we're increasing it. And I don't agree with that.
3 Fundamentally don't agree with that. And I am going to give you an example.

4
5 We in the Wicklow Municipal District, as all six councillors have said we need a
6 hotel in the county town of Wicklow Town. The hotel had an application come in.
7 We met with senior planning officials. We agreed that as part of this there would be
8 a development of upwards of I think it's 117 dwellings, apartments. Councillor
9 O'Brien mentioned it earlier. It's the right place for that type of large scale high
10 density. But we did put in where we wanted a percentage of this development to be
11 held back to make sure that the hotel was delivered before the final units of this
12 residential could be offloaded to the members of the public, whether it be an
13 approved housing body or whether it be the private sector. And that was
14 implemented in our Local Area Plan. That a certain percentage, upwards of 40%,
15 would be held back. Unfortunately a planning application was made to Wicklow
16 County Council. We then have no role in the planning process, as you know. So
17 therefore I did explain to our planning team, I didn't expect them to come back to the
18 six of us, it's a live application, the process would not allow them to come back to us
19 and I fully understand that, but what happened during the course of that planning
20 application was that the developer made -- he made a case to justify that he should be
21 allowed build all 117 or 124 residential units before they ever build a hotel. So the
22 carrot and the stick that we had that we were going to get this hotel is now at the
23 behest of the developer because through economics or anything else we don't know
24 what's going to happen down the line. But I do know the residential will happen.
25 But the members of the public, like the six Elected Members, have our concerns that
26 we may never see a hotel. And because they made an economical decision within
27 the planning section that financially we would have to allow them to build a hundred
28 percent residential before the hotel could be built has given them in my opinion too
29 much of a free hand, and the public the same.

30
31 So we can make all the decisions we want, we done that in good faith, six Elected
32 Members sat around during the municipal district, we engaged with the planning
33 section, we put in this caveat that we would have some sort of hold over to deliver a
34 hotel, and it hasn't happened. So you can sit here and talk about densities and

1 everything else. What will be put in here will shape the future of our Garden County
2 one hundred percent. And it is not simply anything. It's either our decision or it's
3 not. If it's not our decision, call a halt to the meeting, let us get up and go home. Let
4 us represent the community. Let the Minister make the decision. But the fact is you
5 know at the top table it's not the Minister's decision it's ours. But yet if we don't do
6 what the Minister says he'll do it anyway. Isn't that what he done on a number of
7 occasions during the County Development Plan where we're told, well, it wasn't a
8 good decision, it was a bad planning decision? I'm telling you what is proposed to us
9 here today is a bad planning decision and I don't need to be a planner to come to that
10 conclusion. Thank Cathaoirleach

11 COUNCILLOR O'NEILL: Hear, hear.

12 CATHAOIRLEACH: Thank you. Members. It's 20 past four now. I am proposing
13 a time extension because I can see there's still a bit of discussion to be done. I am
14 going to propose it. Can I have a seconder? Paul O'Brien. Okay. Thank you. I will
15 ask you now if you could keep your contributions just that keep lit shorter because
16 we still have a lot to do. Councillor Fortune.

17 COUNCILLOR FORTUNE: Thanks, Cathaoirleach. And I will be brief because
18 Councillor Snell has made the point very, very well and I agree with the tenor of
19 what he's talking about. Getting back to what Sorcha is saying about the
20 Wicklow-Rathnew example. When I look at page 9, where it says in the centre
21 urban neighbourhood a range of 40 to a hundred, and then you come down to
22 suburban/urban extension 30 to 50 and then there's a black printed line underneath
23 that saying "up to 80 shall be open for consideration." The language and all that kind
24 of stuff is down to interpretation I would suggest. But then when I tie that back then
25 to the Chapter 3, Principle 3: "Higher Densities: It's an objective of the Council to
26 encourage higher residential densities at locations..." Et cetera.

27

28 So really this is where I am kind of conflated about this density scenario where at the
29 end of the today after today when we make our decision we're out of the loop. That's
30 the bottom line. And so therefore then planners then can obviously make their
31 interpretations. I am slightly, I wouldn't say confused is not the right word but I am
32 concerned about the way it is coming across to me. That's why I think it is
33 absolutely important that when we are voting here today we vote on R2 to R1
34 separately from densities. Because I will support the R2 to R1 but I won't support

1 the densities because I have massive concerns.

2 CATHAOIRLEACH: Thank you. Councillor Peter Stapleton.

3 COUNCILLOR STAPLETON: Yeah, look, I welcome the clarification that we're
4 not voting today to change the way densities are applied to planning application
5 considerations, but also further welcome the fact that we can vote on Chapter 3
6 variation and get that across the line even if people still have concerns about Chapter
7 6 and want to vote against that. I also welcome the Chief Executive's setting out the
8 timeline for the call for sites variation, but just would ask that she confirm that the
9 identification in this variation that we have sufficiently zoned land won't act as a
10 barrier to zoning more land or won't be a reason for not zoning more land as part of
11 that process.

12 MS O'GORMAN: Just on that, yeah, absolutely, it won't be a barrier to zoning more
13 land. I am very cognisant, I think Councillor Scott made the point earlier, about
14 planning applications already granted that haven't moved on. There is a considerable
15 amount of land in the county that is zoned that hasn't moved. I think Councillor
16 O'Neill made the similar point. What we want to see come forward is land that is
17 going to deliver. Whether in the future landowners come and look for that land to be
18 taken out of the zoning maps that's their prerogative, their call, and it's also I suppose
19 a call that we can make in the future with yourselves, because any undeveloped
20 residential land attracts residential zoned land tax, so it's in I suppose developers' or
21 landowners' to develop land where it is zoned residential, but there is no hindrance to
22 zoning land above and beyond what is already accounted for in this variation. Just to
23 be very, very clear on that. It'll be a matter for the members. If the members decide
24 to zone a third of what's in front of them, as you know, and as Councillor Snell
25 referenced, everything goes to the Minister and the Minister may direct that's too
26 much or too little, but in the current scenario I don't see that happening. So I do
27 think there's plenty of scope for members to actively consider additional lands and
28 add that to the residential zoning in the next variation process.

29 MS WALSH: Thank you, Cathaoirleach. I am probably one of the few people at the
30 top table here, maybe Leonora, that was here when we were doing the last
31 Development Plan, so I remember very, very clearly, Councillor Snell, in particular
32 what we were doing when we were making the last Development Plan. And look, I
33 am loath to get into a disagreement with you, recollections may differ, I can't
34 remember who said that, but the table that is in the current County Development Plan

1 that, you are correct, you the members adopted was cut and paste from the density
2 standards, the Minister's density standards that were applicable at that time. They
3 were not a density table that we wrote together collaboratively and made decisions
4 on. It was literally taken from an existing guideline that exists at a high level
5 document above the County Development Plan, and I don't recall, now you can
6 correct me if I am wrong, much debate on that table when we were adopting the
7 County Development Plan. We were basically stating in the current County
8 Development Plan these are the Government standards on density. And that's
9 literally all we did when we adopted the County Development Plan. What we are
10 doing now or what we are proposing to do now is do the same thing, to say these are
11 now the new Government standards on density. Not really making a commentary on
12 them, saying whether they are good, bad or indifferent, but we are just stating them
13 because they supersede our standards.

14

15 And in the booklet, we actually included in the booklet for you some information on
16 that. I will just get you to the right page. In response to one of the submissions.
17 Okay. So if you go to page 16 of the booklet that was handed around to you today,
18 at the very top we reference the density guidelines and SPPR, which is a specific
19 policy requirement, and the footnote at the bottom: "Specific Planning Policy
20 Requirement: Under the legislation (the Planning Act) a development plan and a
21 planning decision on an application must be consistent with SPPRs. If there is any
22 conflict between an SPPR and development plan, then the SPPR will apply instead
23 of the provision of the development plan."

24 That is national legislation in the Planning Act. So it says where there is a conflict
25 between an SPPR and a development plan the SPPR supersedes the development
26 plan.

27

28 The SPPR, which is in blue text at the top of the page, says: "It is a specific planning
29 policy requirement that in planning the future development of greenfield or edge of
30 city/town locations for housing purposes, planning authorities must secure: 1. The
31 minimum densities for such locations set out in the guidelines issued by the
32 Minister."

33

34 So guidelines issued by the Minister, where they set out minimum densities they

1 supersede anything that's in our Development Plan. That's national legislation. So
2 that's the status of the density guidelines.

3

4 You asked a question, why are we putting this in this variation at all if it's already
5 been decided? We were doing it for completeness and transparency. We thought it
6 would assist in this process. It seems to have had the opposite effect unfortunately.
7 But these are new density guidelines that are in effect for the last two years and in
8 putting together this variation we felt it was appropriate. We went through the
9 Development Plan and looked at any parts of the Development Plan that we felt
10 needed to be updated to accompany this variation to bring in the new ministerial
11 guidelines -- not guidelines, targets on housing. And we identified that there were
12 some changes to Chapter 6 that we felt were necessary. It is not a proposal for new
13 density standard, it is simply a statement of what the density standards already say.

14

15 With regard to the table, yeah, I take your point about the layout of the table. It
16 wasn't very clear about Bray and Greystones. There wasn't a line between them.
17 That's the reason why working with Councillor Corrigan and others that brought this
18 up at the workshop that the table layout has been improved to break it down
19 line-by-line by town so that there's no confusion that some lines apply to some towns
20 and some apply to other towns.

21

22 Going back to your final point about Wicklow-Rathnew. The LAP for
23 Wicklow-Rathnew does not state a density for any site. It states that the density that
24 shall be applied on any residentially zoned site shall be as per the County
25 Development Plan and as per the guidelines. So when we adopted -- when you
26 adopted the LAP you did not set a minimum or maximum density on any site. You
27 said the density shall be determined by the guidelines basically at the development
28 and management stage. So this proposal to change a table in Chapter 6 does not
29 conflict with anything in that LAP because you did not include a density provision in
30 that LAP. It said it shall be as per the Development Plan and as per the guidelines.
31 Thank you.

32 CATHAOIRLEACH: Thank you, Sorcha. Councillor Paul O'Brien.

33 COUNCILLOR O'BRIEN: Thank you, Cathaoirleach. And thank you to Sorcha for
34 the clarification. I am sure there's not one councillor in here that doesn't want to

1 work with the planners to ensure that we get a proper plan and do this right. Forgive
2 me if this sounds a simplistic question but I just want to get my own head and I'm
3 sure maybe others might welcome the clarification as well. The question I suppose
4 is: If we vote for this today in favour of it does the density increase from our last
5 Local Area Plan -- or sorry, County Development Plan? And I understand that
6 there's been changes made since the last County Development Plan, that's what I just
7 got from Sorcha there. So in essence what you're saying here today is if we vote for
8 this we will be voting to increase the density from the last County Development
9 Plan; is that correct? So again, what Councillor Snell is saying is that it's the optics
10 as well of it, let's be quite honest about it. That we are going to vote now to
11 increase -- as Councillor Snell alluded to, it's our plan. The question I have is: If we
12 vote in favour of this today does the density increase from the last County
13 Development Plan? Thank you. Yes or no?

14 MS WALSH: The density table will be changed. The density table in the current
15 County Development Plan reflected the guidelines that were applicable at the time in
16 2022. If you vote for this you will be integrating the new standards from 2024 into
17 the County Development Plan. So the standards are different. Like, they are a
18 different range. Absolutely. They are a different standard. Like I mentioned in one
19 case it's going from 35 to 50, and actually to 30 to 50, but in other cases it's going up.
20 Instead of being a minimum of 50 it now says 50 to a hundred. The new guidelines
21 have more specifics, more numbers, more ranges, more details than the old
22 guidelines. So if you adopt the change to Table 6.1, yes, I would say that you are
23 adopting the current standards into the Development Plan. You're not making a
24 decision to increase densities, that decision has already effectively been made by the
25 guidelines, but the new guidelines include a range. The last guidelines were more
26 like 50 plus or not less than 30, whereas now you have a range. So they're expressed
27 in a different format. But as Helena and I have both mentioned, these standards,
28 these guidelines are already in effect. They're already being used to assess planning
29 applications. So they have superseded whatever is in the current County
30 Development Plan already. I hope that answers your question.

31 COUNCILLOR O'BRIEN: The answer is yes.

32 CATHAOIRLEACH: Okay, members. Thank you. Sorry, Councillor Snell.

33 COUNCILLOR SNELL: Sorry, Cathaoirleach. We are increasing the densities.

34 Effectively what we're doing is implementing for every application that comes down

1 the line now a developer will have to produce a planning application to reflect what
2 we pass here today. Up to now it would have been reflecting what was in our
3 County Development Plan. Would have been --

4 MS WALSH: No.

5 COUNCILLOR SNELL: And the planners might have had to write back out for
6 further information or to make them aware that the legislation that the Minister had.
7 But the truth is we're forcing developers now to come in with large scale high density
8 applications. And if it's not within our remit to not pass this why doesn't the Minister
9 do it himself? You know and I know that we are increasing the densities, yes, it's to
10 reflect the legislation as you say, but why didn't the planners do it? Why didn't the
11 Minister do it? Why didn't the Chief Executive do it? Because it's us the Elected
12 Members who will it fall back on to say you increase the densities, and I'm not
13 increasing the densities at all. The Minister might want to increase the densities. He
14 might be able to get members to support that, and that's well and good, but here's one
15 who won't increase it because the people who elected me didn't ask me to increase
16 the densities, don't want to live in duplex apartments. No matter what way you dress
17 it up, every application coming from this day forward will all have to reflect high
18 density within the areas of where the urban areas that I have mentioned: Arklow,
19 Bray, Greystones, Delgany, Kilcoole, Rathnew, Wicklow, Newtown. And some of
20 the rural areas will go unscathed and rightly so, because I wouldn't wish it on them.
21 You know, we are the Garden County of Ireland. What you're proposing here will
22 reflect on us for generations to come. And if the Minister is not happy with what the
23 members have to say here or what the members do here today let the Minister come
24 and overturn the decision if he's not happy. But I won't be doing the bidding of a
25 Minister who is hiding away in Dáil Eireann and hasn't the guts to come down here
26 and say it's his idea, it's what he wants, and yet he's trying to put it back on us as little
27 old councillors will do what they're told. So unfortunately you can dress it up
28 whatever way you want from the top table, the reality is, it is an increase in density.
29 We're not just reflecting the legislation. We're not just putting it in. If we were just
30 doing that it'd be done. If you could just do that, the Minister could just do that, you
31 would have done it. You're putting it back on the Elected Members who
32 fundamentally don't agree with you. Even the people who will have to vote on this
33 and support it, by and large I'd say in their heart of hearts they don't agree with it.
34 Thanks, Cathaoirleach.

1 CATHAOIRLEACH: Okay, thank you. I think we're going to move on now to the
2 amendments. So I am going to hand over to Helena to read us through them.

3 MS DENNEHY: Okay. Thank you, members. Just as requested at the start of the
4 meeting we will take the Elected Members' submissions in the order as submitted.
5 So Elected Members' Amendment No. 1 is to amend section 1.2 of the plan. And
6 this was proposed by Councillor Behan. So just in relation to the proposal, the
7 submission, we will require a seconder --

8 CATHAOIRLEACH: Seconded by Patsy Councillor Glennon.

9 MS DENNEHY: Thank you. And then the element in relation to the proposed
10 changes, they are included on page 4, and the Members' Amendment are highlighted
11 in green on those pages. Councillor Behan.

12 COUNCILLOR BEHAN: Thanks, Cathaoirleach. Look, I mean the best
13 explanation I can give is the reason that is at the end of the first set of amendments:
14 "To establish and confirm that the existing Bray Municipal District Local Area Plan
15 2018 continues to be in effect as part of the County Wicklow Development Plan
16 2022-2028." It's an effort to address a An Bord Pleanála decision where a refusal for
17 development in Bray on the old Heatons site was basically turned down by the board
18 because they felt the Local Area Plan in Bray had expired and hadn't been extended
19 in their view officially or properly. Whatever way you want to put it. I know the
20 view of the Executive is that it continues in existence until such time as we do a new
21 one, but my view is that we should be trying to undo that situation as best we can by
22 taking this opportunity to put in a wording saying that the plan is extended until such
23 time as we draw up a new one and it continues to be part of the County Wicklow
24 County Development Plan. So this amendment and the following one which again is
25 in my name it's quite simple, but it's similar in objective and it is basically to try and
26 stitch in the continuation of the Bray Development Plan zonings in order to ensure
27 that if applications come in in the future to provide much needed housing
28 development in the Bray Municipal District it won't fall because of a technicality. So
29 I want to propose amendment number -- what is it? EM1 I think it is.

30 MS O'GORMAN: EM1.

31 COUNCILLOR BEHAN: And Councillor Glennon said he would second it.

32 MS DENNEHY: The Chief Executive has no objection to this proposed amendment.

33 CATHAOIRLEACH: All agreed?

34 COUNCILLOR SNELL: No.

1 CATHAOIRLEACH: Councillor Snell.

2 COUNCILLOR SNELL: Just looking for further clarification around this. So
3 obviously most other municipal districts have gone through their Local Area Plan
4 and some the officials are still working on it. I know that's been happening for the
5 last couple of years, and we have gone through it this chambers. Just in regards to
6 the Bray Local Area Plan, that came into effect in 2018 and I'm looking for
7 clarification on this. We're proposing to push that to 2028, ten years. And can I ask
8 just in regards, we had developers who went to the High Court and challenged
9 various developments within various districts to say that the Local Area Plan was
10 outdated. We know a number of them were extremely outdated. And we're
11 rectifying that through the officials and the Elected Members. But I'd have a concern
12 in regards to the Bray Local Area Plan if we're just extending something that was
13 from 2018. And again, as we know, a lot of areas have insisted on community gain,
14 better Local Area Plans in my opinion to address the shortfalls of Central
15 Government in regards to community halls, the community voluntary sector, playing
16 pitches and zoned lands for schools. And without having been a part of that Local
17 Area Plan in Bray I am just wondering is all eight Elected Members of Bray au fait
18 with this? That you're pushing it on. Had the planning forward team, have you been
19 working on a Local Area Plan for Bray? How far away is it? Should you not really
20 be having a look at that to see? Because just to pass this in its entirety to run on, we
21 know the issues that happened in Blessington for example with the Local Area Plan,
22 Wicklow, Rathnew, Kilcoole, Greystones, Delgany. And when the Elected Members
23 got an opportunity to work on the Local Area Plans I think they've delivered.
24 Certainly not just looking through our own Local Area Plan but looking at other
25 members from the west, from the Greystones Municipal District, I think they have all
26 delivered something that hasn't been delivered in the last ten, 20 years. So I would
27 like to see if you can do a Local Area Plan in Bray where the Elected Members could
28 have an up-to-date, a current feel for what's happening on the ground in Bray,
29 because what was needed ten years ago will be outdated now. You know I'm
30 looking at councillors here representing Arklow who have been championing the
31 corner for community facilities such as community halls, and having the opportunity
32 to try and address that through a Local Area Plan I think it is the opportunity to make
33 something happen rather than sitting on a shelf.

34

1 I just want more clarity around where the Local Area Plan is in Bray and the effect
2 this will have, and also I would be sort of -- more importantly for me that the eight
3 members of Bray are all on board with this. Because irrespective of political
4 backgrounds or differences between it comes to a Local Area Plan you really need to
5 be all on the one page and that's for the greater good of your electoral area because it
6 does affect our county. Thanks, Cathaoirleach.

7 MS O'GORMAN: I will clarify that for you, Councillor Snell. Not wishing to speak
8 for Councillor Behan. But the intention -- if my understanding is correct, the
9 intention of Councillor Behan's amendment is not to stop a new Bray LAP or LPF
10 being developed, it's just an insurance policy I suppose to copper-fasten that any
11 existing planning applications are covered by the County Development Plan. We
12 have a timeline for the Bray plan. It got slightly pushed out because of this process
13 and the call for sites. It is to follow after the Arklow plan. So a new planning
14 framework will be done in the same way that has been done for all the other
15 Municipal Districts. It is the most complex one because it is the largest district and
16 urban area. So this, Councillor Behan will come in himself, is to ensure that any
17 planning applications that come through -- because there is an inconsistency when
18 applications go to the board in their interpretation, and this is to I suppose protect
19 those applications. If the Local Authority has granted permission that it is not
20 superseded then by the board because of a gap between the plan and the relationship
21 with the County Development Plan.

22 COUNCILLOR BEHAN: There won't be many times when I will be able to say I
23 am fully in agreement with the Chief Executive, so I think we'll mark that one down
24 for the Guinness Book of Records. But that is exactly the situation. I am anxious
25 and I have asked on many occasions when is the Bray Local Area Plan revision
26 going to take place when there's already been a non-statutory public consultation
27 about two years ago now. Everything got delayed because of the new procedures we
28 have had to undertake in the meantime. We are next on the list, and I would be
29 urging the Chief Executive and the staff that we get ahead to drawing up our new
30 development plan. But this is in order to try and ensure that there isn't a
31 development that might come in for a site, such as Heaton's which has been a derelict
32 site for a very long time, that that development is not stalled for technical reasons
33 rather than any other planning reason. That is the purpose. I'm not sure whether An
34 Bord Pleanála by the way will accept this, we will have to accept this, because they

1 have been very clear that it needs to be extended but I think it is the best effort that
2 we can make and that's the basis on which I proposed it.

3 CATHAOIRLEACH: Thank you, Councillor Behan. Councillor Glennon.

4 COUNCILLOR GLENNON: Yes, and I seconding it was because of it raised its
5 head at the SPC, the Planning SPC, and it was an attempt to address the different
6 interpretations that are being taken by inspectors in An Bord Pleanála, or An
7 Coimisiún Pleanála as it is now, to planning in Bray. So it raises its head there, so
8 this is an effort to address a lacuna in it currently. I am not trying to usurp any of the
9 Bray councillors I can assure you.

10 CATHAOIRLEACH: Thank you. Councillor Snell.

11 COUNCILLOR SNELL: Yeah. So again the reason I bring it up is because it
12 happened in our area. So our Local Area Plan was outdated. Phase one of Tinakilly
13 in Rathnew, 350 dwellings, a lot of them duplex apartments but thankfully a lot of
14 them houses. Three hundred and fifty houses which part of the previous Local Area
15 Plan was to deliver playing pitches in that. It never materialised. Even though it was
16 in the Local Area Plan at that time it never materialised in regards to Tinakilly. They
17 went forward with phase two of Tinakilly which was another 350 units. And just to
18 bear in mind that's 700 houses, 700 dwellings in what was effectively a village in
19 Rathnew. They tried to get their application in before we got the Local Area Plan
20 through its phases. And to be fair to An Bord Pleanála, as it was known then, An
21 Bord Pleanála said that the Local Area Plan was outdated. These people tried to
22 deliver the least amount possible to the community. The least amount. They didn't
23 want to provide a creche on site, walkways and green spaces. No pitches. No
24 community centres. No doctor surgery. No shops. This was 700 units. Thankfully
25 through our Local Area Plan and through the work ethic of the six Elected Members
26 we were able to sit down and insist on what we felt was fair for phase two of
27 Tinakilly. They took it to the High Court where the High Court judge said that they
28 need to go out and knock their heads together. So An Bord Pleanála and the
29 developers went out to knock their heads together to come back in and effectively
30 they have to take on board our current Local Area Plan that we just passed, which
31 delivers a 2,000-square metre park, two basketball courts, tennis courts, five-a-side
32 football pitch, cycle lanes. Stuff that you would have went through in
33 Greystones-Kilcoole, what they would have went through in West Wicklow in
34 regards to Blessington. Stuff that 700 families in the area would need to live in the

1 area.

2

3 So that's why I am saying if you are dealing with something that's from 2018 is it
4 meeting the needs of the people for Bray? Yes, it will get the developer off the hook,
5 it will get them to go a process, the current applications that they are looking to
6 build, but it's like our whole conversation here, it's not just about building houses,
7 building communities. So unless in that Local Area Plan you have implemented that
8 you've community gain, community voluntary, employment opportunities,
9 educational opportunities, I don't think it is a great idea. I think you should proceed
10 quickly with the Local Area Plan for Bray.

11

12 In regards to -- now Councillor Behan is happy to propose that and his members I
13 assume from Bray are quite happy to support it, so I'm not going to stand in the way
14 but I do think that you need to go and look at it because I think by passing it what
15 will happen is applications will come in and you won't have a say in what they
16 deliver in regards to the area, it'll be the planning team here. And I've already
17 outlined in regards to, I think you need to have specifications in there to force
18 developers to commit and give what the community needs. So that's why I raised it.
19 From personal experience on our doorstep.

20 CATHAOIRLEACH: Thank you. Councillor Gail Dunne online.

21 COUNCILLOR DUNNE: Yeah, I'd like to support this proposal because, like, this
22 is a matter of interpretation, and in my opinion and being on the Council a while, all
23 local area is run ...(inaudible)... and adoption, and the problem as far as I can see is
24 An Bord Pleanála or, you know, what I mean how, they're looking at it. But I don't
25 think -- it runs until, as far as I'm concerned, there is a new plan in place so I will be
26 supporting Councillor Behan on this. Thank you.

27 CATHAOIRLEACH: Thank you. Well, is there any dissent on this? So all agreed
28 on Amendment No. 1? Thank you. So we will move on to Amendment No. 2 then.
29 So Helena.

30 MS DENNEHY: Submission No. 2, Elected Members, to amend section 3.4 in
31 relation to the Table 3.4. The Chief Executive has no objection to this submission.
32 And again proposed by Councillor Behan. Requires a seconder.

33 CATHAOIRLEACH: Seconded by Councillor Patsy Glennon as well.

34 MS DENNEHY: Thank you.

1 CATHAOIRLEACH: All agreed? (Agreed.) Thank you, members. We will move
2 on to the next one.

3 MS DENNEHY: Elected Members' Submission No. 3, which has got a lot of
4 discussion in detail already in the chamber here this afternoon. So the proposal is to
5 revise the format of Table 6.1 which covers the areas and density ranges. And again
6 as highlighted for various different responses and answers that we have given, this is
7 in relation to, the table reflects the Sustainable Residential Development and
8 Compact Settlement Guidelines in comparison to our own settlement in our County
9 Development Plan. This is in Chapter 6 of our proposal. And the amended table has
10 no objection from the Chief Executive and it has been proposed by Councillor
11 Corrigan.

12 CATHAOIRLEACH: And seconded by Councillor Stapleton.

13 COUNCILLOR SNELL: I'm opposed.

14 CATHAOIRLEACH: Is there --

15 COUNCILLOR SNELL: Yeah, I'm against.

16 CATHAOIRLEACH: You're against. Okay. We'll go to a vote then.

17 MS PURCELL: So just to clarify, this is EM3. Council alteration as proposed by
18 Councillor Melanie Corrigan, seconded by Councillor Peter Stapleton. If you're in
19 favour please vote for and if you are against please vote against. Councillor Danny
20 Alvey?

21 COUNCILLOR ALVEY: Against.

22 MS PURCELL: Against. Councillor Mark Barry?

23 COUNCILLOR BARRY: For.

24 MS PURCELL: For. Councillor Joe Behan?

25 COUNCILLOR BEHAN: For.

26 MS PURCELL: For. Councillor Sylvester Bourke?

27 COUNCILLOR BOURKE: For.

28 MS PURCELL: For. Councillor Melanie Corrigan?

29 CATHAOIRLEACH: For.

30 MS PURCELL: For. Councillor Avril Cronin?

31 COUNCILLOR CRONIN: For.

32 MS PURCELL: For. Councillor Erika Doyle is not present. Councillor Malachai
33 Duddy?

34 COUNCILLOR DUDDY: Nil.

- 1 MS PURCELL: Against. Councillor Gail Dunne?
- 2 COUNCILLOR DUNNE: For.
- 3 MS PURCELL: For. Councillor Louise Fenelon Gaskin? I'll come back to you,
4 Councillor Gaskin. Councillor Orla Finn?
- 5 COUNCILLOR FINN: Against.
- 6 MS PURCELL: Against. Councillor Pat Fitzgerald is not present. Councillor Tom
7 Fortune?
- 8 COUNCILLOR FORTUNE: Against.
- 9 MS PURCELL: Against. Councillor Patsy Glennon?
- 10 COUNCILLOR GLENNON: For.
- 11 MS PURCELL: For. Councillor Pat Kennedy?
- 12 COUNCILLOR KENNEDY: For.
- 13 MS PURCELL: For. Councillor Shane Langrell?
- 14 COUNCILLOR BOURKE: He'll be here in a second.
- 15 MS PURCELL: I'll come back to you, Councillor Langrell. Councillor Peir
16 Leonard?
- 17 COUNCILLOR LEONARD: Against.
- 18 MS PURCELL: Against. Councillor Pat Mahon? I know he was remote, I'll come
19 back. Councillor Jason Mulhall? I'll come back to you as well. Councillor Miriam
20 Murphy is not present. Councillor Ian Neary is not present. Councillor Paul
21 O'Brien?
- 22 COUNCILLOR O'BRIEN: Against.
- 23 MS PURCELL: Against. Councillor Gerry O'Neill?
- 24 COUNCILLOR O'NEILL: Against.
- 25 MS PURCELL: Against. Councillor Warren O'Toole?
- 26 COUNCILLOR O'TOOLE: Against.
- 27 MS PURCELL: Against. Councillor Graham Richmond?
- 28 COUNCILLOR RICHMOND: For.
- 29 MS PURCELL: For. Councillor Lourda Scott?
- 30 COUNCILLOR SCOTT: Against.
- 31 MS PURCELL: Against. Councillor John Snell?
- 32 COUNCILLOR SNELL: Against.
- 33 MS PURCELL: Against. Councillor Peter Stapleton?
- 34 COUNCILLOR STAPLETON: For.

- 1 MS PURCELL: For. Councillor Stephen Stokes?
- 2 COUNCILLOR STOKES: Against.
- 3 MS PURCELL: Against. Councillor Ned Whelan?
- 4 COUNCILLOR WHELAN: For.
- 5 MS PURCELL: For. Councillor Caroline Winstanley is not present. I am going to
6 go back over the members who were remote. Councillor Louise Fenelon Gaskin is
7 not present. Councillor Shane Langrell?
- 8 COUNCILLOR LANGRELL: For.
- 9 MS PURCELL: Is for. Councillor Pat Mahon?
- 10 COUNCILLOR MAHON: For.
- 11 MS PURCELL: Is for. Councillor Jason Mulhall?
- 12 COUNCILLOR MULHALL: Against.
- 13 MS PURCELL: Against. That's everybody. Thank you. That's 13 for, 12 against 6
14 not present. Carried. Thank you.
- 15 CATHAOIRLEACH: We will move onto the next amendment.
- 16 MS DENNEHY: Elected Members' Submission No. 4. To amend the core
17 strategy -- sorry, amend Core Strategy Objective No. 1. The Chief Executive has no
18 objection to the submission. Proposed by Councillor Stapleton. Seconded by
19 Councillor Corrigan. Thank you.
- 20 CATHAOIRLEACH: So are all agreed? Are all agreed on this one? Is there any
21 dissent? No. Okay. We will move onto the next one then.
- 22 MS DENNEHY: Thank you. Amendments number 5, 6, 7 and 8 have been
23 withdrawn. To be move to Chief Executive's Proposed Amendment No. 1. So page
24 1 of your document. Add a sentence beside Table 3.5. A small amendment just
25 again in relation to a footnote for Table 3.5. So: "The new housing target for
26 2025-31 as provided for in County Wicklow by the new guidelines and Table 3.5
27 shows the new target for levels 1 to 6 settlements in the county as 17,908 units.
28 Therefore the new target 2025-2031 exceeds the guidelines by 25%." So again a
29 proposer and a seconder required.
- 30 CATHAOIRLEACH: So a proposer and seconder for this Chief Executive's
31 Amendment No. 1? Peter Stapleton, and Councillor Langrell. All agreed?
- 32 COUNCILLOR LANGRELL: Agreed.
- 33 COUNCILLOR SNELL: No, I disagree.
- 34 CATHAOIRLEACH: Okay. We'll go to a vote then.

1 MS PURCELL: We will go to a vote. So we are now voting on Chief Executive
2 Amendment No. 1, which is on page 1.

3 COUNCILLOR FORTUNE: Sorry, what exactly are we voting on?

4 MS DENNEHY: Wording.

5 MS PURCELL: Wording whether you approve it or not?

6 MS DENNEHY: So page 1 of your document.

7 COUNCILLOR FORTUNE: Yeah, no, I'm looking at that, yeah.

8 MS PURCELL: Proposed by Councillor Peter Stapleton, seconded by Councillor
9 Shane Langrell. Will I call for the vote? Is everybody clear on what they are voting
10 on?

11 COUNCILLOR FORTUNE: I'm sorry, maybe I'm drawing a blank but I actually
12 don't know what I am voting on.

13 MS O'GORMAN: It is a footnote to the table, councillor. That's all it is.

14 COUNCILLOR FORTUNE: What is it in English?

15 MS O'GORMAN: A footnote setting out what the new guidelines are and saying the
16 table shows the targets for the level of settlements in the county and the net number
17 of units. So it is just stating then that the new target exceeds the guidelines. It gives
18 us headroom of 25%.

19 MS DENNEHY: Councillor Fortune, again this would have come up at our
20 workshop so again on the basis of clarification that where members had sought a
21 further footnote to be added, and in relation to just a clarification that the table itself,
22 Table 3.5, reflects a figure of 17,908 the Minister's requirement up to 2031 is a
23 requirement of just over 14,000. So this footnote explains that requirement and the
24 figure of 17,000.

25 COUNCILLOR FORTUNE: So is this related in any way, sorry Helena, to
26 densities?

27 MS DENNEHY: No.

28 CATHAOIRLEACH: Councillor Snell, you wanted clarification on something.

29 COUNCILLOR SNELL: Yeah. So, Cathaoirleach, again I am concerned in regards
30 to, and maybe somebody can explain it up there to us, that the footnote that you're
31 putting in is in reference to this is the net amount of land required to accommodate
32 the target number of residential units?

33 MS O'GORMAN: No.

34 MS DENNEHY: No.

1 COUNCILLOR SNELL: So what are you...? Is it Table 3.5 you're inserting the
2 wording "the new housing targets"?

3 MS DENNEHY: So we are inserting this full text in purple in front of you
4 underneath Table 3.5. So the table itself refers to a figure of 17,908 in column one
5 of Table 3.5. The request is and the submission here is to clarify what that 17,908
6 refers to.

7 COUNCILLOR SNELL: And where is the potential for the 201 call for new sites
8 factored into that?

9 MS DENNEHY: It's not.

10 COUNCILLOR SNELL: It's not. So therefore are you tying the hands of the
11 Elected Members when we deal with the call for sites? Will that not be introducing
12 more figures on top of the 17,908 units?

13 MS O'GORMAN: It may potentially increase more units. It is not tying the hands of
14 the members at all. What this is doing is reflecting the housing targets as they stand
15 and the headroom that's there. I've already clarified to the members that it is within
16 your gift to zone additional residential land in the call for sites, and that will by
17 virtue of that exceed our housing targets again. These are our baseline. We can go
18 above them. We can go a hundred percent above them. I don't think we're in any
19 danger at all of being told not to provide more homes. And I know that's not the
20 intention of this chamber either. It will not constrain you. This is setting out that we
21 are meeting what the Government have asked us to meet in terms of the new housing
22 guidelines and we are actually exceeding it and we intend with the support of the
23 members to exceed it again if we bring additional land in for zoning.

24 COUNCILLOR SNELL: Yeah, I know. It's just the way it is worded, Chief
25 Executive. And again, I remember former Councillor Blake having a conversation
26 here. He put a lot of work into the County Development Plan at the time and the
27 Minister came back -- where he was basically recommending an extra three units in
28 the Tinahely area, and the Minister came back and actually reprimanded the whole
29 Council over three units. So therefore I would hate to think that we are tying our
30 hands, and you have clarified that in your opinion that we are not tying our hands to
31 the meeting that we are going to hold.

32

33 And again, maybe if I can jump forward and you can explain rather than me coming
34 back in again in regards to recommendation CE2: "This is the net amount of land

1 required to accommodate the target number of residential units." You're inserting
2 that line there in purple under Table 3.5, footnote to column eight. And you're also
3 reiterating that again in regards to column nine: "This is the net amount of land
4 zoned for residential development; lands required for major roads/streets." And we
5 all agree with the commercial development and everything else, but you specifically
6 mention the net amount of land. It's land we'll be dealing with when the call for
7 sites, and we go to each municipal district. So now we're not dealing with the target
8 figures for residential units, we're dealing with the net amount of land. Can I have
9 clarification and something to put my mind at ease? I don't normally sit on the fence.
10 I like to vote one way or the other, and at this moment in time until I get clarification
11 I'll be voting against both, but maybe it's easily explained.

12 MS DENNEHY: Councillor Snell, to clarify. Chief Executive's Amendment No. 1
13 is in relation to what we call column three on Table 3.5. They are units. They are
14 units. So our target by the Government up to 2031 is 14,000-plus units. We have
15 indicated within this table that we have a housing target up to 2031 of 17,000-plus
16 units. So we're allowing and saying that there is a minimum target of 14 as per the
17 Government but we're seeing that as a minimum units. To clarify, Chief Executive
18 Recommendation No. 2 is about land. So the first one is about the units and the
19 housing targets and the second proposal, Chief Executive's proposal, is about the
20 zoned land.

21 MS WALSH: Cathaoirleach if I --

22 COUNCILLOR SNELL: Just on a point of clarification before you come in there.
23 So that's based on what's just been passed in this chambers? It's based on the current
24 guidelines of the high density?

25 MS O'GORMAN: Current.

26 COUNCILLOR SNELL: So it's an increase of three and a half thousand units on the
27 same zoned land. So we haven't brought in any other land into this. It's still the
28 same residential land that the 32 members put into the County Development Plan,
29 but that same net return on the same land is going to -- by the decision that was taken
30 will increase our residential settlements from 14,476 to 17,908. Is that not what you
31 are saying? So it is an increase of three half thousand residential units on what is
32 zoned land already?

33 MS DENNEHY: No, Councillor Snell, the Government guidelines have
34 recommended a target housing growth figure of just over 14,000 in relation to up to

1 2031. Those growth figures are highlighted on page 3 -- sorry, I'm at the wrong
2 page -- which indicates 14,476 units is our target, our housing growth target. What
3 we have included as 17,908 is an indication that we are going above the minimum
4 required from the Government. So they have set one target and what we are saying
5 is we can actually meet 17,000 up to 2031. We see that as a minimum target and the
6 Government have made it very clear it is to be considered minimum.

7 COUNCILLOR SNELL: How are you going to achieve that if it's still the same
8 amount of zoned land, the same amount of builders that's bringing the applications
9 on to zoned land, and the Minister is saying that it's 14,476 and you're saying that a
10 minimum of that but you can bring in 25% more? Would that not be increasing the
11 applications to high density to achieve that? Like, how are you going to achieve
12 that?

13 MS WALSH: Cathaoirleach, if I can come in here and maybe try explain it in a
14 different way. The Government gave us a minimum target up 2031 of 14,746 houses
15 to plan for, to plan for that number of houses in our Core Strategy. We have
16 achieved that. And we could have achieved exactly that number, taken that number
17 and divided it out amongst the 20 towns in the county and come out with 14,476, but
18 when we were preparing those tables and when we looked at those towns and looked
19 at how much land was already zoned in those towns they actually have capacity for
20 more than 14,476. The capacity is actually 17,908. And in the submissions, and I
21 am sure you have read the Chief Executive's Report in detail, a number of the
22 submissions asked the question why is the target 14,476 but you're stating that you
23 actually are going for 17,908, and it is because that was the amount of land that was
24 actually zoned. So there was a mismatch between the minimum target and the target
25 we put in. Not a mismatch as in an undershooting. It's overshooting by 25%. And
26 because a number of people raised this in submissions saying we have two different
27 numbers, in the Chief Executive's Report we recommended a footnote to explain
28 why those two numbers don't match. So the 17,908 hasn't been arrived at some
29 exercise in increasing the densities ever to a hundred dwellings per hectare. The
30 report you have in front of you has actually explained how the capacity of each town
31 was calculated. So in the town centre sites slightly higher density, on the edge of
32 centre sites 30 to the hectare or 35 to the hectare. It's all in the report in front of you.
33 This footnote is simply because some members of the public said why did the two
34 figures not match. If the footnote isn't in the plan, isn't in the variation, it won't

1 change anything, because the Government target is still the target, and the number on
2 the table is still the number on the table. It is to help the public understand the
3 numbers in the table because God knows they're difficult to follow, which is I am
4 sure why we are really here.

5

6 But then in terms of the second one, CW2, with again a footnote that the Chief
7 Executive is recommending, a number of people came back and actually said are
8 these gross densities or net densities. Gross density is where you zone a piece of
9 land but within that piece of land you might need a school, a park, a new road or
10 bridge, so therefore the amount of land actually available for housing isn't actually
11 the total amount available. And some people have suggested that we haven't zoned
12 enough land because we didn't take out the roads and schools and so on. But they
13 are wrong in their submissions and that's detailed in the Chief Executive's Report
14 that we used net densities. We took out the roads and schools and open spaces if any
15 of them were on residential land. So again, these footnotes were just to clarify that
16 we use net densities in all our tables because a number of members of the public
17 made submissions asking the question. So if these footnotes didn't go in the
18 variation it wouldn't change the content of the variation. Again they're just to ease
19 people's understanding of the numbers in the tables.

20 COUNCILLOR SNELL: So again, Cathaoirleach, the figures was compiled
21 in-house obviously in regards to the targets, how you justify the 17,908 is what
22 you're saying. Did you base it on the densities that we had two hours ago or what we
23 currently have now after that vote? And just in regards to the net amount of land, if
24 the Chief Executive can give me an assurance that it's not in any way going to affect
25 the call for sites. Because it's quite specific in what it is saying.

26 MS O'GORMAN: No. To confirm, it will not in any way affect the call for sites. It
27 is within the gift of this Council to zone additional lands and then our housing targets
28 move out again. We will have more capacity to house more people potentially if we
29 choose to zone additional land when the call for sites variation comes to this table.
30 This does not in any way affect the call for sites. I want to be absolutely clear about
31 that.

32 COUNCILLOR SNELL: It is not a gift that is readily available to Elected Members
33 outside of the County Development Plan and the process of it unless you're doing a
34 material contravention to the County Development Plan which is a very rare thing

1 and happens little or nothing, it probably hasn't happened in the lifetime of some of
2 the Elected Members here. So it's not something that we can visit at any given
3 occasion --

4 MS O'GORMAN: No.

5 COUNCILLOR SNELL: -- or any given time. So that's why I'm looking for clarity
6 on it. If you want to go ahead and the members are happy to pass it I'll sit on the
7 fence. You don't need to have a vote.

8 CATHAOIRLEACH: Councillor O'Neill, you wanted to come in.

9 COUNCILLOR O'NEILL: Maybe John has clarified it there a bit, but, you know,
10 when I spoke an hour ago that's what I was confused with. You know, with the
11 density within the zoned land as we have, or not. As I said, you either have to go up
12 or go down. So I am still not a hundred percent clear I'll tell you the truth, you
13 know. As I said at that time I thought maybe the rezoning of land and the density
14 problem we're talking about could have worked together, you know.

15 MS O'GORMAN: Just to clarify if I can. The densities that are being applied, as
16 Sorcha has outlined, are based on the guidelines that were issued in 2024. Okay? So
17 that's what we voted on there a moment ago. The range of those densities are applied
18 to the land. We're saying with the range of those densities there's enough at the
19 moment to accommodate those 17,908 units. It's not precluding the members in any
20 way of zoning additional lands by way of another variation to the Development Plan.
21 And you are absolutely right, Councillor Snell, it is a rare occurrence where this
22 opportunity comes up, but this is what we have been asked to do by the Government;
23 is to look at additional lands for additional housing. And that is what will come
24 before you in September/October. So this will not in any way interfere with your
25 opportunity to examine in detail community gain, sports facilities and all that with
26 those residential sites as they come forward as proposals to be zoned or otherwise.
27 That will be a matter for the members to consider at a district level in the first
28 instance before they come in by way to this chamber as a full variation to the
29 Development Plan.

30 CATHAOIRLEACH: Councillor Snell.

31 COUNCILLOR SNELL: Thanks, Cathaoirleach. And I am, I am going to stay quiet
32 after this. I won't make any promises I can't keep. Silvester should have done that
33 two hours ago. We'd all be looking for schools and whatnot Simon is going to
34 deliver. But just in regards to the call for sites is specific to residential only, and

1 that's what I have an issue around in regards to we as Elected Members, the call for
2 sites, the 200 while we haven't seen them I suspect there's nobody offering to build a
3 school for example, there's nobody offering to put in a playground, there's no one
4 offering to build a community hall, and what role would we have in the call for sites
5 because it's not all about residential, and do we have a role to play in that? Because
6 the Minister the way he worded it has given people the opportunity to deliver sites
7 that are ready, shovel ready, that have water, sewerage, site lines for residential units.
8 In no part of it has he mentioned in regards to for providing for communities, i.e.
9 playgrounds, halls, and the like. And I just hope that we will have an opportunity at
10 that stage. And then that's me finished and I want to thank the officials for their
11 patience and you, Chief Executive, the same.

12 MS O'GORMAN: You will absolutely have an opportunity because it's not good
13 planning or sustainable development to just zone land and have 700 housing units
14 built, or whatever the number might be. There has to be park provision, there has to
15 be road infrastructure. That's within the gift of the members. It is part of that
16 package that we were asked and we asked the public to identify lands within
17 Wicklow that they thought was suitable for residential but with the caveat, anybody
18 that I have met in the last number of months before the call for sites I said to them
19 there will have to be community gain and social gain. So that's stitched in.

20 COUNCILLOR BOURKE: Cathaoirleach, may I come in?

21 CATHAOIRLEACH: Yeah, press your buzzer.

22 COUNCILLOR BOURKE: It is outrageous the amount of time that Councillor Snell
23 has monopolised and burnt up when we could all have been doing some better stuff.
24 We should have been finished here an hour ago. I think it is outrageous.

25 CATHAOIRLEACH: I did say at the outset I would make sure everyone had
26 enough time, and I don't want anyone to feel that they have walked away from here
27 and they are unclear about anyone. In fairness to all the directors and staff they have
28 made that very, very clear. I know it has taken time but sometimes we have to put
29 the time in. But I would ask you to keep it short from now on.

30 COUNCILLOR SNELL: And again in regards to Silvester, he's entitled to his
31 opinion. I am just glad he stayed awake for the whole meeting today and he's done
32 what Simon has asked him.

33 CATHAOIRLEACH: Thanks, members, for all your attention. We're nearly there.
34 We have a proposer and seconder on this. Is there any dissent to the Chief

1 Executive's Amendment No. 1? All agreed. Okay. We are going to move on to
2 Chief Executive's Amendment No. 2 which Helena has already discussed. Can I
3 have a proposer and a seconder for it? Patsy Glennon and Ned Whelan. And is there
4 any dissent on this or all agreed? (Agreed.) All agreed. Thank you. So we'll move
5 on then to --

6 MS DENNEHY: Proposal No. CE3. This has been superseded by Elected Members'
7 Submission No. 3. Therefore no vote required.

8 CATHAOIRLEACH: No vote required. So we move on to Chief Executive's
9 No. 4.

10 MS DENNEHY: Okay. Chief Executive's Proposal No. 4 is to amend text in
11 Chapter 6, section 6.1. And again there were multiple submissions received in
12 relation to this and this addresses some of those submissions. So page number 3. A
13 proposer and seconder is required.

14 CATHAOIRLEACH: Can I have a proposer and a seconder? Proposed by Shane
15 Langrell and seconded by Joe Behan. Sorry Joe, didn't see you there. Is there any
16 dissent? Are all agreed?

17 COUNCILLOR FORTUNE: Apologies.

18 COUNCILLOR FINN: Page 3.

19 COUNCILLOR FORTUNE: Yeah, I'm looking at page 2 and 3. This is about the
20 densities, is it?

21 MS O'GORMAN: No.

22 COUNCILLOR FORTUNE: That's what it says at the top.

23 CATHAOIRLEACH: CE4.

24 COUNCILLOR FORTUNE: Oh CE4, sorry. I am looking at page 2.

25 CATHAOIRLEACH: CE3 was superseded by the amendment I put in. Are all
26 agreed, members? (Agreed.) Great. Thank you. So now I am going to go to Helen
27 for the final one to be approved.

28 MS PURCELL: So the proposal to make the variation. "County Development Plan
29 2022-2028 variation to revise the Wicklow Core Strategy and associated housing
30 targets and number of related housing objectives set out in the Wicklow County
31 Development Plan 2025 statement proposal: Having considered the Proposed
32 Variation, the Chief Executive's Report on the consultation and the proposed
33 alterations, the Strategic Environmental Assessment (SEA) screening and
34 determination for the Proposed Variation, the Appropriate Assessment (AA)

1 screening report, and determination for the Proposed Variation, written submissions
2 relating to SEA and AA made during the variation process, ongoing advice on SEA
3 and AA from the Council staff in accordance with provisions of section 13(6) of the
4 Planning and Development Act 2000, as amended, the members agree by resolution
5 to make the proposed variation to the Wicklow County Development Plan
6 2022-2028 with those propose alterations that have been agreed today, with those
7 proposed alterations that have been agreed to make with minor modifications today,
8 without those proposed alterations that were not agreed today, with any changes
9 consequent required as a result of the agreed alterations and with any minor data or
10 document updates that have arisen during the adoption of the variation, and to
11 proceed in accordance with section 13(8) of the Planning and Development Act
12 2000, as amended, to publish notice of the making of the variation."

13

14 And I am seeking a proposer and a seconder, please?

15 CATHAOIRLEACH: Proposer and seconder? Peter Stapleton, and Joe Behan.

16 Thank you.

17 MS PURCELL: Proposed by Councillor Peter Stapleton, seconded by Councillor
18 Joe Behan. If you are in favour please vote for, if you are against please vote
19 against. Councillor Danny Alvey?

20 COUNCILLOR ALVEY: For.

21 MS PURCELL: For. Councillor Mark Barry? Councillor Joe Behan?

22 COUNCILLOR BEHAN: For.

23 MS PURCELL: For. Councillor Sylvester Bourke?

24 COUNCILLOR BOURKE: For.

25 MS PURCELL: For. Councillor Melanie Corrigan?

26 CATHAOIRLEACH: For.

27 MS PURCELL: For. Councillor Avril Cronin?

28 COUNCILLOR CRONIN: For. And, Helen, Councillor Louise Fenelon Gaskin is
29 trying to get back in.

30 MS PURCELL: She's not listed here as waiting to get in.

31 CATHAOIRLEACH: We could ring her.

32 MS PURCELL: Councillor Erika Doyle is not present. Councillor Malachai
33 Duddy?

34 COUNCILLOR DUDDY: Tá.

- 1 MS PURCELL: For. Councillor Gail Dunne?
- 2 COUNCILLOR DUNNE: For.
- 3 MS PURCELL: For. Councillor Louise Fenelon Gaskin we will come back to if she
- 4 hasn't got in. Councillor Orla Finn?
- 5 COUNCILLOR FINN: Can I just confirm that we are voting for RN2s to be
- 6 upgraded to RN1s? Is that what we are voting for?
- 7 MS O'GORMAN: That's part of it.
- 8 COUNCILLOR FINN: Okay. I'm against that.
- 9 MS PURCELL: Again st. Councillor Pat Fitzgerald is not present. Councillor Tom
- 10 Fortune?
- 11 COUNCILLOR FORTUNE: Yeah, just before I vote to get clarification. At the
- 12 beginning of the meeting John put a proposal which I seconded that we would vote
- 13 separately on R2 to R1 and the densities, we have dealt with that under the
- 14 amendments, have we?
- 15 MS O'GORMAN: Yeah.
- 16 COUNCILLOR FORTUNE: We have. I'm okay then. For.
- 17 MS PURCELL: So you're for. Yeah. Councillor Patsy Glennon?
- 18 COUNCILLOR GLENNON: For.
- 19 MS PURCELL: For. Councillor Pat Kennedy?
- 20 COUNCILLOR KENNEDY: For.
- 21 MS PURCELL: For. Councillor Shane Langrell?
- 22 COUNCILLOR LANGRELL: For.
- 23 MS PURCELL: For. Councillor Peir Leonard?
- 24 COUNCILLOR LEONARD: For.
- 25 MS PURCELL: For. Councillor Pat Mahon?
- 26 COUNCILLOR MAHON: For.
- 27 MS PURCELL: For. Councillor Jason Mulhall?
- 28 COUNCILLOR MULHALL: For.
- 29 MS PURCELL: For. Councillor Miriam Murphy is not present. Councillor Ian
- 30 Neary is not present. Councillor Paul O'Brien?
- 31 COUNCILLOR O'BRIEN: For.
- 32 MS PURCELL: For. Councillor Gerry O'Neill?
- 33 COUNCILLOR O'NEILL: Against.
- 34 MS PURCELL: Against. Councillor Warren O'Toole?

1 COUNCILLOR O'TOOLE: For.

2 MS PURCELL: For. Councillor Graham Richmond?

3 COUNCILLOR RICHMOND: For.

4 MS PURCELL: For. Councillor Lourda Scott?

5 COUNCILLOR SCOTT: Against.

6 MS PURCELL: Against. Councillor John Snell?

7 COUNCILLOR SNELL: Against.

8 MS PURCELL: Against. Councillor Peter Stapleton?

9 COUNCILLOR STAPLETON: For.

10 MS PURCELL: For. Councillor Stephen Stokes?

11 COUNCILLOR STOKES: Against.

12 MS PURCELL: Against. Councillor Ned Whelan?

13 COUNCILLOR WHELAN: For.

14 MS PURCELL: For. And Councillor Caroline Winstanley is not present. We are
15 going to back to Councillor Louise Fenelon Gaskin. Is Councillor Barry present
16 either?

17 COUNCILLOR BARRY: Yeah, I voted for.

18 MS PURCELL: I missed that. I will now try Councillor Louise Fenelon Gaskin.
19 She's not able to get back in. Is that her? Councillor Louise Fenelon Gaskin, can
20 you hear me? She's not listed here. There she is. Councillor Louise Fenelon
21 Gaskin, are you for or against?

22 COUNCILLOR FENELON GASKIN: Yeah. Can you hear me?

23 MS PURCELL: Yeah. We can hear you now. Are you for or against for the final
24 vote?

25 COUNCILLOR FENELON GASKIN: For.

26 MS PURCELL: Thank you. That's everybody. 21 in favour, 5 against and 5 not
27 present. So it is passed. Thank you. Carried.

28 CATHAOIRLEACH: Okay, members. Thank you all for your attention, members
29 online and the members here. That was a great debate here. Thanks in particular to
30 Sorcha, Helena and all the forward planning team and to the Chief Executive for
31 their responsiveness and doing the workshops and everything to make it clearer for
32 us. To the councillors who put in amendments well done. Thank you all.

33 (Meeting concluded at 5.25 pm)

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