

**MINUTES OF SPECIAL MEETING (HYBRID) OF WICKLOW COUNTY COUNCIL HELD ON MONDAY
30TH MARCH 2026, COMMENCING 2.00 PM IN THE COUNCIL CHAMBER AND VIA MICROSOFT
TEAMS**

PRESENT:

COUNCILLORS M. CORRIGAN CATHAOIRLEACH, D, ALVEY, M. BARRY, J. BEHAN, S. BOURKE, A. CRONIN, M. DUDDY, G. DUNNE, L. FENELON GASKIN, O. FINN, T. FORTUNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. LEONARD, P. MAHON, J. MULHALL, M. MURPHY, P. O'BRIEN, G. O'NEILL, W. O'TOOLE, G. RICHMOND, L. SCOTT, J. SNELL, P. STAPLETON, S. STOKES AND N. WHELAN (27)

APOLOGIES

CLLR. E. DOYLE, P. FITZGERALD, I. NEARY AND C. WINSTANLEY (4)

IN ATTENDANCE:

**MS. E. O'GORMAN, CHIEF EXECUTIVE
MS. J. CARROLL, DIRECTOR OF SERVICES
MS. H. DENNEHY, DIRECTOR OF SERVICES
MS. L. EARLS, DIRECTOR OF SERVICES
MR. B. GLEESON, DIRECTOR OF SERVICES
MS. L. HEALY, A/DIRECTOR OF SERVICES
MS. T. O'BRIEN, DIRECTOR OF SERVICES
MS. H. PURCELL, SENIOR EXECUTIVE OFFICER/MEETINGS ADMINISTRATOR
MS. S. WALSH, SENIOR PLANNER
MR. M. WOODS O'ROURKE, ASSISTANT PLANNER
MR. S. DOYLE, IS PROJECT LEADER
MS. T. BYRNE, ASSISTANT STAFF OFFICER**

SENATOR P. CASEY

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

Votes of Sympathy

Elected Members passed a vote of sympathy to the families of the late Ms. Bridie Merrigan, Mr. Jack Lang, Mr. Frank Byrne and Mr. Andy Doyle. A minute's silence was observed for the deceased.

ITEM NO. 1

To confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 9th February 2026.

It was proposed by Cllr. P. O'Brien, seconded by Cllr. A. Cronin and agreed by all to confirm and sign minutes of ordinary meeting of Wicklow County Council held on Monday 9th February 2026.

ITEM NO. 2

To consider the Chief Executive's Report on submissions made to Proposed Variation No. 6 to the Wicklow County Development Plan 2022 – 2028 (previously circulated) and to consider making the Proposed Variation or making material alterations to the Proposed Variation or not making the Proposed Variation.

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

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

The Cathaoirleach advised the Elected Members of the following:

- To consider the Chief Executive's Report on submissions made to the Proposed Variation No. 6 to the Wicklow County Development Plan 2022 2028.
- 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.

A lengthy discussion followed in which the Elected Members raised concerns and issues as follows:

- Establishment of order of alterations, Elected Members first, followed by Chief Executive.
- Changes to densities.
- Call for Sites.
- Quality of life.
- Community.
- Regional Strategic outcomes.
- Transport plan.
- Infrastructure.
- Moving R2 lands into R1.
- Employment opportunities.
- Sports clubs and community voluntary sector.
- Department of Education – building and repairing of schools.
- Enhancement to public transport services – DART and bus services.
- Improvements to N/M11 from M50 to Kilmacanogue.
- School capacity to support a rising population.
- Experienced rapid growth.
- No investment in infrastructure.
- Lack of community buildings, doctors' surgeries and primary care centre.
- Problem of homelessness.
- Preserve historic character of towns and villages.
- High rise developments.
- Concerns raised relating to high densities.
- Apartment living.
- Develop destination towns.
- Population targets.

Elected Members concerns were responded to by the Chief Executive and the relevant Director of Services.

Cllr. G. Dunne withdrew Amendments EM5, EM6, EM7 and EM8.

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

COUNCILLOR ALTERATION No.	EM1	PROPOSED	Cllr. J. Behan
		SECONDED	Cllr. P. Glennon

Proposed Alteration Relates to:	
Submission Number	73, 74, 88, 93, 100, 106
Chief Executive Modification Number	n/a
WCDP 2022 – 2028 Chapter	Chapter 1
Section	1.2 Structure of the Plan

PROPOSAL	<p>Amend Section 1.2 as follows (new text in green)</p> <p>1.2 Structure of the Plan</p> <p><i>The plan consists of a written statement and plans that indicate the development objectives for County Wicklow.</i></p> <p>Volume 1 of the plan contains the primary written statement.</p> <p>Volume 2 contains:</p> <ul style="list-style-type: none"> a) <i>a set of 'town plans' for the following settlements: Ashford, Aughrim, Avoca, Baltinglass, Carnew, Donard, Dunlavin, Laragh-Glendalough, Newcastle, Newtownmountkennedy, Rathdrum, Roundwood, Shillelagh and Tinahely;</i> b) <i>the land use zoning and key development objectives maps for the Local Area Plan settlements / areas of Bray Municipal District, Wicklow Town – Rathnew, Arklow and Blessington which have separate Local Area Plans (the written statement is published in a separate Local Area Plan) but form part of this County Development Plan;</i> c) <i>Local Planning Frameworks for the settlements / areas of Greystones – Delgany & Kilcoole, Arklow & Environs and Bray Municipal District (including Enniskerry & Kilmacanogue) when adopted which will replace the current LAPs on adoption.</i> <p>Volume 3 contains the appendices to the plan that inform and clarify the broader strategic context of the written statement.</p> <p><i>On adoption of this County Development Plan in 2022 separate Local Area Plans are in place for the following towns / areas: Bray Municipal District, Wicklow Town - Rathnew, Arklow, Greystones – Delgany & Kilcoole and Blessington. and form part of this County Development Plan, which will be reviewed during the lifetime of this plan.</i></p> <p><i>These Local Area Plans are reviewed and made under Sections 18, 19 and 20 of the Planning and Development Act, and are subsidiary plans to this County Development Plan. The County Development Plan does provide the key parameters for these Local Area Plans such as the future population and housing targets and sets out the broad</i></p>
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	<p><i>strategy for the future economic and social development of these towns. To ensure that the zoning and key development objectives of these LAPs clearly form part of this County Development Plan, the land use zoning and key development objectives maps are adopted by way of variation into the County Development Plan during the making of each LAP.</i></p> <p><i>In light of the provisions of the Planning & Development Act 2024, from 2025 onwards 'Local Planning Frameworks' will be prepared and adopted as variations to this County Development Plan in lieu of existing Local Area Plans which will remain in effect until they are replaced.</i></p>
REASON	To establish and confirm that the existing Bray Municipal District Local Area Plan 2018 continues to be in effect, as part of the County Wicklow Development Plan 2022 - 2028.
Chief Executive Response	
<p>The CE has no objection to the proposed alterations.</p> <p>The CE does not consider these proposed alterations constitute a MATERIAL change to the Proposed Variation.</p>	

Alteration No. EM1 was proposed by Cllr. J. Behan, seconded by Cllr. P. Glennon and agreed by all present.

COUNCILLOR ALTERATION No.	EM2	PROPOSED	Cllr. J. Behan
		SECONDED	Cllr. P. Glennon

Proposed Alteration Relates to:	
Submission Number	73, 74, 88, 93, 100, 106
Chief Executive Modification Number	n/a
WCDP 2022 – 2028 Chapter	Chapter 3
Section	3.4 Zoning

PROPOSAL	<p>Amend Section 3.4 as follows (new text in green)</p> <p>3.45 Zoning</p> <p>This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. Upon adoption, it provides it only provides plans (which include zoning) for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans' at that time which are herewith subsumed into this County Development Plan. which will be reviewed during the lifetime of this County Development Plan. As part of the LAP adoption process, the land use zoning and key development objectives maps for the LAP settlements / areas are integrated into Volume 2 of the CDP by way of variation.</p>
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Local Area Plans (LAPs) & Local Planning Frameworks (LPFs)

New Local Area Plans or Local Planning Frameworks have been / will be made for the following settlements in the period 2022-2025 post adoption of this plan in 2022 in the following order of priority:

1. Wicklow Town – Rathnew
2. Blessington
3. Greystones - Delgany – Kilcoole
4. Arklow and Environs
5. Bray Municipal District (including Enniskerry and Kilmacanogue)

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

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

As part of the new LAP adoption process for the settlements of Wicklow Town – Rathnew and Blessington, the land use zoning and key development objectives maps for these LAP settlements / areas were integrated into Volume 2 of the County Development Plan by way of variation (Variations 2 and 3).

For the remaining settlements (Bray, Enniskerry, Kilmacanogue, Greystones – Delgany, Kilcoole and Arklow), 'Local Planning Frameworks' (which will replace their **existing** current LAPs) which set out settlement specific objectives including land use zoning and key development objectives maps are to be integrated into Volume 2 of this County Development Plan by way of variation. Until they are replaced, the **existing** current LAPs for these settlements form part of this County Development Plan.

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

In particular, residential development objectives including land zoning provisions will be made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of the LAP/LPF, with flexibility in the zoning provisions to ensure that:

- (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise; and

	<p>(b) the LAPs/LPFs do not have to be formally amended to reflect any further changes in the Core Strategy or population / housing targets that may arise during the lifetime of the County Development Plan due to changes to the National Planning Framework, Regional Spatial and Economic Strategy or planning legislation.</p> <p>Prior to the adoption of new LAPs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.</p>
REASON	To establish and confirm that the existing Bray Municipal District Local Area Plan 2018 continues to be in effect, as part of the County Wicklow Development Plan 2022 - 2028.
Chief Executive Response	
<p>The CE has no objection to the proposed alterations.</p> <p>The CE does not consider these proposed alterations constitute a MATERIAL change to the Proposed Variation.</p>	

Alteration No. EM2 was proposed by Cllr. J. Behan, seconded by Cllr. P. Glennon and agreed by all present.

COUNCILLOR ALTERATION No.	EM3	PROPOSED	Cllr. M. Corrigan
		SECONDED	Cllr. P. Stapleton

Proposed Alteration Relates to:	
Submission Number	05, 07, 14, 19, 21, 24, 26, 28, 29, 30, 31, 34, 36, 38, 39, 41, 42, 43, 44, 45, 46, 47, 51, 52, 53, 54, 55, 59, 61, 62, 63, 65, 66, 67, 70, 72, 74, 76, 77, 78, 79, 80, 81, 82, 85, 86, 89, 93, 94, 95, 102, 104, 107, 109, 111, 112, 115, 117
Chief Executive Modification Number	3
WCDP 2022 – 2028	Chapter 6
Section	6.3.5 Densities

PROPOSAL	<p>Accept CE Recommendation No. 3</p> <p>and</p> <p>Revise the format as follows and add additional explanation via footnotes:</p>
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Table 6.1 Areas and Density Ranges

Wicklow County Development Plan Settlement Hierarchy			Residential Population Density & Density Ranges (Units per Hectare)		
Level	Settlement Typology	Settlement	Settlement Population	Settlement Category	Density Range
1	Regional Area Key Town	Key	Metropolitan Town (+ 1,000 population)	Centre and Urban Neighbourhoods ¹ Suburban / Urban Extension ²	80 dph - 100 dph 45 dph - 50 dph Up to 100 dph shall be open for consideration at accessible suburban / urban extension locations. 40 dph - 100 dph
2	Core Region Key Town	Wicklow - Galtee	Key Town / Large Town (5,000+)	Centre & Urban Neighbourhood ¹ Suburban / Urban Extension ²	Up to 80 dph shall be open for consideration at accessible suburban / urban extension locations. 30 dph to 50 dph 50 dph - 100 dph
3	Metropolitan Area Self-Sustaining Growth Town	Greystown - Dangan	Metropolitan Town (+ 1,500 population)	Centre and Urban Neighbourhoods ¹ Suburban / Urban Extension ²	Up to 100 dph shall be open for consideration at accessible suburban / urban extension locations. 40 dph - 100 dph
4	Core Region Self-Sustaining Growth Town	Arklow Elinstown	Key Town / Large Town (5,000+)	Centre and Urban Neighbourhoods ¹ Suburban / Urban Extension ²	Up to 80 dph shall be open for consideration at accessible suburban / urban extension locations. 30 dph to 50 dph 50 dph - 100 dph
5	Core Region Self-Sustaining Growth Town	Ballingary Fennybeg Elymore Newryneighbourhood Rathdown	Small / Medium Town (1,500-5,000)	Centre / Inner Urban Neighbourhood ³ Edge / Urban Extension ⁴	The scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure including public transport and water services infrastructure. 25 dph - 80 dph
6	Small Towns Type 1	Ashford Arlow Carnes Dunleavy Tullyally	Rural Town or Village (+1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure including public transport and water services infrastructure. The density of development at such locations should respond in a positive way to the established context.	
7	Small Towns Type 2	Winnepedun	Metropolitan Area - Village (+ 1,500 population)	Density should be tailored to reflect existing density and / or built form but should not generally fall below 25 dph.	
8	Small Towns Type 2	Acacia Dunard Newcastle Newfield Shillalahigh	Rural Town or Village (+1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure including public transport and water services infrastructure. The density of development at such locations should respond in a positive way to the established context.	
9	Village Type 1	See CDP list	Rural Town or Village (+1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure including public transport and water services infrastructure. The density of development at such locations should respond in a positive way to the established context.	
10	Village Type 2	See CDP list	Rural Town or Village (+1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure including public transport and water services infrastructure. The density of development at such locations should respond in a positive way to the established context.	
11	Rural Cluster	See CDP list	Rural Town or Village (+1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure including public transport and water services infrastructure. The density of development at such locations should respond in a positive way to the established context.	

¹The 'centre and urban neighbourhoods' category in Metropolitan Towns includes: (i) the town centre and immediately surrounding neighbourhoods, (ii) strategic and sustainable development locations, and (iii) areas around existing or planned high capacity public transport nodes or interchanges (defined in Table 2.8 of the Guidelines).
²Suburban areas are the low density (or unphased) residential areas constructed at the edge of the town, while 'urban extension' refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.
³The 'centre' in Key Towns / Large Towns comprises the town centre and the surrounding streets, while 'urban neighbourhoods' consist of the early phases of residential development around the centre that have evolved over time to include a greater range of land uses.
⁴In many cases, the 'town centre' of small / medium towns comprises a main street and streets immediately adjoining, while the inner urban neighbourhood consists of the early phases of residential development around the centre, and may include local services and inter-phased commercial, industrial and multi-functional uses. Backland, brownfield and other sites, not generally in the town centre or inner urban neighbourhoods.
⁵The edge of small / medium sized towns are the lower density housing areas constructed around the centre, while 'urban extension' refers to greenfield lands at the edge of the built-up area that are zoned for residential or mixed-use (including residential) development.

REASON To add further clarity as to how the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (DoHLGH 2024) are to be implemented.

Chief Executive Response

The CE has no objection to the proposed format change and addition of footnotes.
 The CE does **not** consider these proposed alterations constitute a MATERIAL change to the Proposed Variation.

Wicklow County Development Plan Settlement Hierarchy			Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024		
Level	Settlement Typology	Settlement	Settlement Typology	Density range	
1	Metropolitan Area Key Town	Bray	Metropolitan Town (>1,500 population)	Centre and Urban Neighbourhoods ¹	50 dph - 150 dph
				Suburban / Urban Extension ²	35 dph - 50 dph Up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.
2	Core Region Key Town	Wicklow - Rathnew	Key Town / Large Town (5,000+)	Centre & Urban Neighbourhood ³	40 dph-100 dph
				Suburban / Urban Extension ²	30 dph to 50 dph Up to 80 dph shall be open for consideration at 'accessible' suburban / urban extension locations.
3	Metropolitan Area Self-Sustaining Growth Town	Greystones - Delgany	Metropolitan Town (>1,500 population)	Centre and Urban Neighbourhoods ¹	50 dph - 150 dph
				Suburban / Urban Extension ²	35 dph - 50 dph Up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.
3	Core Region Self-Sustaining Growth Towns	Ardlow	Key Town / Large Town (5,000+)	Centre and Urban Neighbourhoods ¹	40 dph-100 dph
		Blessington		Suburban / Urban Extension ²	30 dph to 50 dph Up to 80 dph shall be open for consideration at 'accessible' suburban / urban extension locations.
4	Core Region Self-Sustaining Towns	Ballinglass	Small / Medium Town (1,500-5,000)	Centre / Inner Urban Neighbourhood ⁴	The scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)
		Enniskerry			
		Kilcoole			
		Newtownmountkenedy		Edge / Urban Extension ³	25 dph - 40 dph
5	Small Towns Type 1	Ashford	Rural Town or Village (<1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure (including public transport and water services infrastructure). The density of development at such locations should respond in a positive way to the established context	
		Aughrim			
		Carnew			
		Dunlavin			
		Timahely			
6	Small Towns Type 2	Glimacavanogue	Metropolitan Area - Village (<1,500 population)	Density should be tailored to reflect existing density and / or built form but should not generally fall below 25 dph.	
6	Small Towns Type 2	Avoca	Rural Town or Village (<1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure (including public transport and water services infrastructure). The density of development at such locations should respond in a positive way to the established context.	
		Donard			
		Newcastle			
		Roundwood			
		Shillelagh			
7	Villages Type 1	See CDP list	Rural Town or Village (<1,500)	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure (including public transport and water services infrastructure).	
8	Villages Type 2	See CDP list	Rural Town or Village (<1,500)	The density of development at such locations should respond in a positive way to the established context.	
9	Rural Clusters	See CDP list	Rural Town or Village (<1,500)		

The 'centre' and 'urban neighbourhoods' category in Metropolitan Towns includes: (i) the town centre and immediately surrounding neighbourhoods, (ii) strategic and sustainable development locations, and (iii) lands around existing or planned high capacity public transport nodes or interchanges (defined in Table 3.3 on the Guidelines)

'Suburban areas' are the low density car-orientated residential areas constructed at the edge of the town, while 'urban extension' refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.

The 'centre' in Key Towns / Large Towns comprises the town centre and the surrounding streets, while 'urban neighbourhoods' consist of the early phases of residential development around the centre that have evolved over time to include a greater range of land uses.

In many cases, the 'town centre' of small / medium towns comprises a main street and streets immediately adjoining, while the inner urban neighbourhood consists of the early phases of residential development around the centre, and may include local services and inter-dispersed commercial, industrial and institutional uses. Backland, brownfield and infill sites will generally be in the town centre or inner urban neighbourhoods.

The 'edge' of small / medium sized towns are the lower density housing areas constructed around the centre, while 'urban extension' refers to greenfield lands at the edge of the built-up area that are zoned for residential or mixed-use (including residential) development.

Alteration No. EM3 proposed by Cllr. M. Corrigan, seconded by Cllr. P. Stapleton was put to a vote and following a roll call was passed by a margin of 13 for, 12 against and 6 not present viz: -

FOR (13)	CLLRS. M. BARRY, J. BEHAN, S. BOURKE, M. CORRIGAN, A. CRONIN, G. DUNNE, P. GLENNON, P. KENNEDY, S. LANGRELL, P. MAHON, G. RICHMOND, P. STAPLETON AND N. WHELAN
AGAINST (12)	CLLRS. D. ALVEY, M. DUDDY, O. FINN, T. FORTUNE, P. LEONARD, J. MULHALL, P. O'BRIEN, G. O'NEILL, W. O'TOOLE, L. SCOTT, J. SNELL AND S. STOKES
NOT PRESENT (6)	CLLRS. E. DOYLE, L. FENELON GASKIN, P. FITZGERALD, M. MURPHY , I. NEARY AND C. WINSTANLEY

COUNCILLOR ALTERATION No.	EM4	PROPOSED	Cllr. P. Stapleton
		SECONDED	Cllr. M. Corrigan

Proposed Alteration Relates to:	
Submission Number	110
Chief Executive Modification Number	n/a
WCDP 2022 – 2028 Chapter	Chapter 3
Section	3.3

PROPOSAL	<p>3.3 Population & Housing Allocations</p> <p>Amend Core Strategy Objective 1 as follows (new / deleted text in green)</p> <p><i>All lands zoned for residential use, or mixed use of which residential use forms a component will be supported for the delivery of housing during the lifetime of the plan. In particular, both lands previously zoned Phase 1 / Priority 1 and Phase 2 / Priority 2 lands prior to the making of Variation No. 6 to this plan will be considered positively for permission during the lifetime of this plan, subject to the sustainable development objectives set out in this plan. The housing growth targets set out in this Core Strategy represent the minimum housing growth to be planned for and supported across the County and each individual settlement.</i></p>
REASON	<p>The OPR's Recommendation 1 raised concerns that the variation may not provide sufficient headroom in the housing growth targets themselves, suggesting that the targets as set may be too low to meet the housing growth requirements of the revised NPF — particularly in the Dublin Metropolitan Area.</p> <p>The CE's response to this concern is that the 50% additional provision requirement in the July 2025 Guidelines relates to the quantum of zoned land, not to the target figures themselves, and that on that basis the variation provides adequate</p>

	<p>headroom through its 70% surplus of zoned and serviced land over identified need.</p> <p>The CE's interpretation that headroom applies to zoned land rather than to the target figures is accepted. However, this modification directly addresses the OPR's underlying concern by making explicit that no headroom is required within the targets themselves, for the simple reason that the targets are minimums.</p> <p>A minimum target cannot by definition be too low — it is a floor below which growth should not fall, not a ceiling above which it cannot rise. By stating this explicitly in the operative text of Core Strategy Objective 1, the OPR's concern about targets being inadequate is answered: where demand, infrastructure, and zoned land capacity exist to support growth above the stated target in any settlement, nothing in the Core Strategy will prevent it.</p> <p>This modification also has a direct and practical bearing on the Call for Sites process currently underway. If targets are explicitly stated as minimums, the outcome of the Call for Sites assessment — and any subsequent zoning decisions made through the full CDP review — can properly take into account the need to provide land well in excess of the stated targets in settlements where demand is strong. The minimums principal signals to landowners, developers, and infrastructure providers that the targets represent a starting point for ambition, not its limit, and that the Council will zone sufficient land to support growth wherever infrastructure capacity and proper planning permit it. This is fully consistent with NPO 11 of the revised NPF, quoted in the variation at page 9, which requires that individual development proposals on zoned and serviced land be assessed on their own merits having regard to a broader set of considerations beyond the targets.</p> <p>The OPR's Recommendation 1, sub-point (i), explicitly recommended that the planning authority provide absolute clarity that Phase 2 / Priority 2 lands now have the same status as Phase 1 lands and are available for immediate development subject to the regular requirements of the development management process. This modification directly implements this recommendation by amending the wording of Core Strategy Objective 1 to refer to lands "previously zoned Phase 1 / Priority 1 and Phase 2 / Priority 2 prior to the making of Variation No. 6," making clear that the Phase 1/Phase 2 distinction is historic and no longer operative.</p>
<p>Chief Executive Response</p>	
<p>The CE has no objection to the proposed alterations.</p> <p>The CE does not consider these proposed alterations constitute a MATERIAL change to the Proposed Variation.</p>	

Alteration No. EM4 was proposed by Cllr. P. Stapleton, seconded by Cllr. M. Corrigan and agreed by all present.

COUNCILLOR PROPOSED ALTERATION No.	EM5	PROPOSED	Clr. Gail Dunne
		SECONDED	Withdrawn

Proposed Alteration Relates to:	
Submission Number	5, 30, 71, 79, 86, 97, 88, 89, 93, 110
Chief Executive Modification Number	n/a
WCDP 2022 – 2028	Chapter 3
Section	Table 3.4

PROPOSAL	<p><i>Amend Table 3.4 Future Housing Capacity – Wicklow Levels 1–6 Settlements as of Q3 2025</i></p> <p><i>Amend to reflect the different densities used in the calculation of the required zoned land. The densities proposed are within the ranges as in proposed amended Table 6.1</i></p> <p><i>Delete the following columns, which are no longer required:</i></p> <p><i>“Of which are subject to Phase 1 / Priority 1 designation or no phasing designation”.</i></p> <p><i>“Of which are subject to Phase 2 / Priority 2 designation”.</i></p> <p>(see overleaf)</p> <p>(Note: Changes are highlighted in green)</p>
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Level	Town	Units under construction as of Q3 2025	Units permitted yet to be commenced	Units permitted but subject to current appeal / JR	Zoned land with no live permission ¹ (ha)	Estimated capacity of zoned land with no live permission (units)	Of which, subject to Phase 1/Priority 1 designation or no phasing designation	Of which, subject to Phase 2/Priority 2 designation ²	Estimated capacity of zoned and currently fully serviced ³ land with no live permission (units)	Estimated capacity of zoned and serviceable ⁴ land with no live permission (units)
1	Bray	157	575	135	101	7,405	7,405	0	7,405	7,405
2	Wicklow - Rathnew	502	639	0	59	2,046 2,065	1,779	4,137	2,046 2,065	2,046 2,065
3	Arklow	58	854	0	99	4,227 1,465	2,178	2,049	1,065	4,227 1,065
	Greystones - Delgany	264	209	3	45	2,098 1,913	528	1,570	2,098 1,913	2,098 1,913
	Blessington	664	142	0	46	1,583	1,002	504	0	0
4	Baltinglass	69	69	0	5	96 150	96	0	48	48
	Enniskerry	113	17	129	13	455 390	455	0	455	455
	Kilcoole	173	57	0	32	1,094 960	796	298	1,094 960	1,094 960
	NewtownmountKennedy	447	43	0	3	77 90	77	0	77	77
	Rathdrum	141	0	0	12	244	244	0	85	86
5	Ashford, Aughrim, Carnew, Dunlavin, Tinahely	117	191	0	59	1,285 1,475	1,285	0	784	1,285
6	Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh	63	23	0	31	768 620	768	0	245	400
	Total	2,768	2,819	267	505	22,248 20,360	16,693	5,555	16,273 15,103	20,091 ⁵ 15,759

¹ This includes all land zoned for residential development (regardless of phasing / priority) or mixed use with residential potential component estimated based on current plan provisions; however in the case of Arklow and Greystones-Delgany and Kilcoole, the data is based on the published Draft Local Planning Frameworks (Proposed Variations 4 and 5 to the County Development Plan), variations already in train.

² Where '0' stated, this means that no land is subject to the Phase 2 / Priority 2 designation – all lands is 'Phase 1'.

³ Serviced refers only to capacity of water services - water supply and wastewater disposal.

⁴ Serviceable by 2031

⁵ It should be noted that the final column (assessment of the capacity of zoned and serviced/serviceable land) is not an indication in all cases of the total final capacity of water services available in that settlement; it is simply an estimate of the current capacity of land that is already zoned and serviceable. In some locations, the existing water services may have additional capacity above this figure as improvements continue.

REASON	<p>The amendment proposes revising the average residential densities used by towns to calculate how much land must be zoned to meet housing targets. These changes do not affect individual planning applications, which will continue to be assessed on a site-specific basis.</p> <p>The current proposed densities are significantly higher than those in the current Development Plan. Such increases could influence community character, settlement patterns, and how towns and villages function in the long term. It is also uncertain whether these higher densities are achievable, as development viability differs by location. Ensuring that density assumptions reflect what the market can realistically deliver is therefore also an important consideration.</p> <p>While the current proposed density levels fall within national guideline ranges, lower density options were also available. The amendment identifies these lower densities which are, compliant with the guidelines, as an alternative.</p>
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Chief Executive's Response

Part 1: Proposed changes to Table 3.4

The proposal suggests changes to density assumptions used in Table 3.4 as follows (in green):

Level	Town	Zoned land with no live permission (ha)	Estimated capacity of zoned land with no live permission (units)	Proposed revised assumed density	Revised estimated capacity of zoned land with no live permission (units)
1	Bray	101	7,405	-	7,405
2	Wicklow - Rathnew	59	2,916	35	2,065
3	Arklow	99	4,227	35	3,465
	Greystones - Delgany	45	2,098	43	1,913
	Blessington	46	1,583	-	1,583
4	Baltinglass	5	96	30	150
	Enniskerry	13	455	30	390
	Kilcoole	32	1,094	30	960
	Newtownmountkennedy	3	77	30	90
	Rathdrum	12	244	-	244
5	Ashford, Aughrim, Carnew, Dunlavin, Tinahely	59	1,285	25	1,475
6	Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh	31	768	20	620
	Total	505	22,248		20,360

The Chief Executive does not support the proposed alterations for the reasons set out to follow.

The Chief executive advises that the proposed alterations would constitute **MATERIAL ALTERATIONS** to the Proposed Variation and would therefore require to be placed on public display and be subject to SEA and AA screening.

The proposed changes appear to be proposed based on misunderstanding of how average densities were applied in Table 3.4 for each town / tier and it does not take into account the discount that was allowed for TC / MU lands. This is explained in the CE's Report.

In addition, the average densities assumed in the original Proposed Variation for the purposes of Table 3.4 are not the densities that would be applied to development proposals / planning applications in each town / tier - as already set out in the Proposed Variation:

Densities are crafted following an assessment of the capacity and characteristics of the land in question, in the interests of providing the most compact and sustainable form of development. In order to achieve the housing growth targets set out in the Core Strategy, it is important that minimum densities are achieved and exceeded where local conditions allow, except where insurmountable impediments arise.

In this regard, the guidance and assessment criteria set out in the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (DoHLGH 2024) shall be applied. The density approach contained in the Guidelines is underpinned by the national settlement hierarchy defined by the NPF, the regional hierarchy of the RSES and the county hierarchy contained in development plans.

Section 3.3 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) provides a range of net densities, expressed as 'dwellings per hectare' (dph), for different areas within various settlement categories.

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

The average densities assumed in Table 3.4 are considered to fall within the ranges provided by 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024', and reflect the character of each tier in the hierarchy.

The members are reminded that under SPPR4⁶ there is an obligation to meet at least the minimum density standards set out in Ministerial guidelines.

SPPR 4 states: *It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines:.....*

Response to specific proposed alterations to density assumptions:

Wicklow Town – Rathnew

As per the 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024', the densities guidelines for WTR are 40 - 100 dph in 'Centre & Urban Neighbourhood' locations and 30 - 50 dph in 'Suburban / Urban Extension' areas (with up to 80 dph open for consideration at 'accessible' suburban / urban extension locations). This is detailed in Table 6.1 of the Proposed Variation.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Public Transport Corridors: Minimum density of 50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station.
- Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare.
- Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

WTR LAP provides for zoned land in all of these location types (including 25 No. greenfield sites), and taking an assumed average density at the mid-point of 40-100 dph of 70 dph in the 'Centre & Urban Neighbourhood' zones and 40 dph in the 30-50 dph zones, the average density that would be achieved across the entire settlement of WTR would be 50dph. This is what has been utilised as the 'average density' in Table 3.4 in the Proposed Variation as published.

To reduce the density to 35 dph as suggested in this proposed alterations across all zoned land in WTR would not be consistent with the Ministerial Guidelines, would misrepresent the capacity available in zoned lands and therefore is not support by the Chief Executive.

Arklow

As per the Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024, the densities guidelines for Arklow are 40 - 100 dph in 'Centre & Urban Neighbourhood' locations and 30 - 50 dph in 'Suburban / Urban Extension' areas (with up to 80 dph open for consideration at 'accessible' suburban / urban extension locations).

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Public Transport Corridors: Minimum density of 50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station.
- Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare.
- Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.

⁶ SPPR – Specific Planning Policy Requirement. Under the legislation (Planning Act) a development plan and a planning decision on an application must be consistent with SPPRs. If there is any conflict between a SPPR and development plan, then the SPPR will apply instead of the provisions of the development plan.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

An assumption of 35dph has been taken for all 'Suburban / Urban Extension' areas in Arklow in Proposed Variation 6.

However as there are significant areas in Arklow that comprise 'Centre & Urban Neighbourhood' location which are required to achieve a density in the range of 40-100 dph, the average density across the entire settlement has been calculated at achievable is c. 43 dph, which is used in Table 3.4.

To reduce the density to 35 dph across all zoned land in Arklow would not be consistent with the Ministerial Guidelines, would misrepresent the capacity available in zoned lands and therefore is not support by the Chief Executive.

Greystones - Delgany

As per the Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024, the densities guidelines for Greystones-Delgany are 40 -100 dph in 'Centre & Urban Neighbourhood' locations and 30 - 50 dph in Suburban / Urban Extension areas (with up to 80 dph open for consideration at 'accessible' suburban / urban extension locations). This is detailed in Table 6.1 of the Proposed Variation.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Public Transport Corridors: Minimum density of 50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station.
- Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare.
- Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

On this basis, an average density of 50dph is assumed and considered reasonable in Greystones-Delgany particularly given its location in the metropolitan area service by high quality public transport including DART. This density is already being delivered at this time at major new developments including for example at Hawkins Wood in Charlesland.

To reduce the density to 43 dph across all zoned land in GD would not be consistent with the Ministerial Guidelines and therefore is not support by the Chief Executive. In addition, it is not clear on what basis a density of 43 dph is proposed.

Baltinglass

As per the Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024, there is no density limit / range specified for 'Centre / Inner Urban Neighbourhood' locations but rather 'the scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)' and 25 - 40 dph is specified for 'Edge / Urban Extension' areas. This is detailed in Table 6.1 of the Proposed Variation.

There is currently 5ha of zoned land in Baltinglass without planning permission (this is a mixed of RN and TC / MU lands). A density of 35 dph has been assumed for all area types which is considered well within the ranges specified particularly as no limit is specified for central sites, but as with all towns, a 50% reduction in density achievable has been made for the TC / MU lands on the basis of some of these lands being used for non-residential use e.g. commercial use.

RN = 1.18ha x 35 = 20.65 units

TC / MU = 4.29ha = 75 units (4.29ha/2 = 2.145 x 35 = 75)

Total = 96 units

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Centrally located sites: 30 - 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.
- Edge of Centre Sites: 20-35 dwellings per hectare.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

It would be incorrect to take the full 5ha as being available for residential development and assuming density of 30 dph across all sites – this would overestimate capacity. Therefore this change is not support by the Chief Executive.

Enniskerry

As per the Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024, there is no density limit / range specified for 'Centre / Inner Urban Neighbourhood' locations but rather 'the scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)' and 25 - 40 dph is specified for Edge / Urban Extension areas. This is detailed in Table 6.1 of the Proposed Variation.

An average density of 35 dph has been taken for Enniskerry, which would provide for 'greenfield' type sites falling within the 25-40 range (including falling at the lower end of this range e.g. 30 dph as now suggested) while taking into account the fact that inner central sites have been shown to achieve densities in excess of 35 dph; the recently granted development at Crimmins Garage has a density of 37dph.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Centrally located sites: 30 - 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.
- Edge of Centre Sites: 20-35 dwellings per hectare.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

Therefore this change is not support by the Chief Executive.

Kilcoole

As per the Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024, there is no density limit / range specified for 'Centre / Inner Urban Neighbourhood' locations but rather 'the scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)' and 25 - 40 dph is specified for Edge / Urban Extension areas. This is detailed in Table 6.1 of the Proposed Variation.

An average density of 35 dph has been taken for Kilcoole, which would provide for 'greenfield' type sites falling within the 25-40 range (including falling at the lower end of this range e.g. 30 dph as now suggested) while taking into account the fact that inner central sites have been shown to achieve densities higher than 35 dph e.g. in Kilcoole town centre (Junction of Lott Lane - Sea Road), permission has recently been granted for development at density of 70 dph; on Lott Lane 37 dph development granted in 2024.

On this basis, 35dph is considerable reasonable and appropriate.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Centrally located sites: 30 - 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.
- Edge of Centre Sites: 20-35 dwellings per hectare.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

Therefore this change is not support by the Chief Executive.

Newtownmountkennedy

As per the Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024, there is no density limit / range specified for 'Centre / Inner Urban Neighbourhood' locations but rather 'the scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)' and 25 - 40 dph is specified for Edge / Urban Extension areas. This is detailed in Table 6.1 of the Proposed Variation.

There is currently c. 3ha (3.19ha) of zoned land in Newtownmountkennedy without planning permission (this is a mixed of R and TC lands). A density of 35 dph has been assumed for all area types which is considered well within the ranges specified particularly as no limit is specified for central sites, but as with all towns, a 50% reduction in density achievable has been made for the TC lands on the basis of some of these lands being used for non-residential use e.g. commercial use.

$$\text{RN} = 1.22\text{ha} \times 35 = 42.87$$

$$\text{TC} = 1.97\text{ha} = 34.5 \text{ units } (1.97\text{ha}/2 = 0.99 \times 35 = 34.5)$$

$$\text{Total} = 77 \text{ units}$$

It would be incorrect to take the full 3ha as being available for residential development and assuming density of 30 dph across all sites – this would overestimate capacity.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Centrally located sites: 30 – 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.
- Edge of Centre Sites: 20-35 dwellings per hectare.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

Therefore this change is not support by the Chief Executive.

Level 5

An average density of 25 dph has been assumed across all of these towns . This is a mixed of RN and TC/MU lands. A density of 25 dph has been assumed for all area types which is considered well within the ranges specified particularly as no limit is specified for central sites, but as with all towns, a 50% reduction in density achievable has been made for the TC/MU lands on the basis of some of these lands being used for non-residential use e.g. commercial use.

	RN	TC/MU	Total ha	Total units
Ashford	15.58	0.8	16.38	399.5
Aughrim	6.7	3.33	10.03	209
Carnew	12.07	6.3	18.37	380.5
Dunlavin	6.5	1.31	7.81	179
Tinahely	2.88	3.61	6.49	117
Total	43.73	15.35	59.08	1,285

$$\text{RN} = 43.73\text{ha} \times 25 = 1093.25$$

$$\text{TC} = 15.35\text{ha} = 191.88 \text{ units } (15.35\text{ha}/2 = 7.675 \times 25 = 191.975)$$

$$\text{Total} = 1,285 \text{ units}$$

It would be incorrect to take the full 59ha as being available for residential development and assuming density of 25 dph across all sites – this would overestimate capacity.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Centrally located sites: 30 – 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.
- Edge of Centre Sites: 20-35 dwellings per hectare.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

Therefore this change is not support by the Chief Executive.

Level 6

A density of 25 dph is used for Level 6. This is the type of density being achieved and exceeded in these settlements e.g. recent development in Roundwood @ 30 dph. A reduction to 20 dph is therefore considered unfounded and retrograde.

These density assumptions are not 'significantly higher' than the current County Development Plan which are as follows:

- Centrally located sites: 30 – 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.
- Edge of Centre Sites: 20-35 dwellings per hectare.

In any event, the new density standards set out in 'Sustainable Residential Development & Compact Settlements Guidelines for Planning Authorities 2024' already supersede any density standards that are in the 2022 County Development Plan and are already being implemented as required by Ministerial SPPR 4 detailed above.

Therefore this change is not support by the Chief Executive.

Part 2: Remove reference to RN1 and RN2 in Table 3.4

While the reasoning behind this suggestion is understood (as RN2 will effectively be removed if the Proposed Variation is made), it is considered important to detail the current RN1 and RN2 lands, as of the date of the Proposed Variation to show how the Proposed Variation will bring forward 5,555 additional units immediately on the making of the Proposed Variation to support the delivery of the new housing targets.

If necessary footnotes could be added to Table 3.4 as follows (without resulting in any material change to the Proposed Variation):

'Lands zoned RN1 as of December 2025'

'Lands zoned RN2 as of December 2025, which designation is removed by this variation'

Alteration No. EM5 was withdrawn by Cllr. G. Dunne.

COUNCILLOR	EM6	PROPOSED	Cllr. Gail Dunne
PROPOSED ALTERATION No.			Withdrawn
		SECONDED	

Proposed Alteration Relates to:	
Submission Number	93
Chief Executive Modification Number	n/a
WCDP 2022 – 2028	Chapter 3
Section	Table 3.5

PROPOSAL	<p><i>Amend Table 3.5 Wicklow Core Strategy</i></p> <p><i>Amend the new housing target from 2025–2031 to 2025–2033.</i></p> <p><i>Creating a new baseline housing growth figure for the county to 2033 (in accordance with appendix 1 of the Housing Growth Guidelines, of 18,612)</i> <i>When levels 7–10 are included, the growth figures presented in Table 3.5 are consistent with the Housing Growth Guidelines, yielding a total of approximately 18,612 units.</i></p> <p><i>Insert a new column: "Total Zoned Land Required Including Additional Provision."</i></p> <p><i>Table also reflects the proposed changes to density in Table 3.4.</i></p> <p><i>(see to follow, changes shown in green)</i></p>
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Level	Town	New housing target 2025-2033 ² (units)	Units under construction as of Q3 2025	Units permitted yet to be commenced	Units permitted but subject to current appeal / JR	Further growth required up to 2031-2033 (units)	Amount of zoned land required to accommodate further growth up to 2031-2033 (ha)	Total zoned Land required including additional provision of 50% (ha)	Amount of zoned and serviced land available up to 2031-2033 (ha)
1	Bray	5,526	157	575	135	4,659	62	93	101
2	Wicklow - Rathnew	3,170	502	639	0	2,029	41 58	87	59
3	Arklow	3,793	58	854	0	2,881	67 82	123	99
	Greystones - Delgany	1,717	264	209	3	1,241	25 29	44	45
	Blessington	806	664	142	0	0	0	0	0
4	Baltinglass	170	69	69	0	32	0.9 1.1	2	1.4
	Enniskerry	418	113	17	129	159	4.5 5.3	8	13
	Kilcoole	878	173	57	0	648	18.5 21.6	32	31
	Newtownmountkennedy	545	447	43	0	55	3.6 1.8	3	3
	Rathdrum	190	141	0	0	49	3.4 2.5	4	2.5
5	Ashford, Aughrim, Carnew, Dunlavin, Tinahely	489	117	191	0	181	7	11	32
6	Avoca, Donard, Kilmacanogue, Newcastle, Roundwood, Shillelagh	206	63	23	0	120	5 6	9	14
	Total	17,908	2,768	2,819	267	12,054	234 277	416	401

REASON	This amendment is a technical update that does not alter any population or housing growth figures. It relies entirely on the projections already set out in Table 3.5 of (17,908) and when the growth for Levels 7–10 (approx. 5% 942 units) is added, the total aligns with Table 3.1's 2033 figure of 18,612 units, confirming full consistency with the Ministerial Guidelines. The only substantive change is extending the horizon period from 2031 to 2033. The amendment also adds a new column showing the total land requirement including the Ministerial 50% additionality, improving clarity and transparency. It incorporates the revised density assumptions introduced in EM5. Overall, the amendment simply updates the timeframe to 2033 and presents land-use requirements including the additional 50% more clearly, without changing any official data.
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Chief Executive's Response

The Chief Executive does not support the proposed alterations for the reasons set out to follow.

The Chief executive advises that the proposed alterations would constitute MATERIAL ALTERATIONS to the Proposed Variation and would therefore require to be placed on public display and be subject to SEA and AA screening.

Part 1: Amend the table to change horizon from 2031 to 2033.

The duration of the current County Development Plan is to 2028 but as per Ministerial Development Plan Guidelines, (as applicable at the time of making the County Development Plan) it is framed around a 9-year horizon i.e. an additional 3 years beyond that date-up to 2031.

Therefore this being a Proposed Variation to the current County Development Plan, is similarly framed around a horizon up to 2031.

¹ Levels 7-10 are not included as these settlements / areas do not include 'zoned' lands
² This is the new target 2022-2031 as set out in Table 3.3, less the units already delivered from Q3 2022 to Q2 2025

Table 3.1 Housing Targets for County Wicklow 2025-2040

Year	Target	Cumulative total
2025	2,068	2,068
2026	2,068	4,136
2027	2,068	6,204
Q1 - Q2 2028	1,034	7,238
Q3 - Q4 2028	1,034	8,272
2029	2,068	10,340
2030	2,068	12,408
2031	2,068	14,476
2032	2,068	16,544
2033	2,068	18,612
2034	2,068	20,680
2035	931	21,611
2036	931	22,542
2037	931	23,473
2038	931	24,404
2039	931	25,335
2040	931	26,266

The new housing target for the period Q1 2025-Q2 2028 is **7,238 units**.

The new housing target for the period Q1 2025 – Q4 2031 is **14,476 units**.

While Table 3.5 provides for a cumulative housing growth target in the Level 1-6 settlement of 17,908 units, this is not intended to imply that this is the target up to 2033. The current County Development Plan has a horizon up to 2031 and this is what is utilised in the Proposed Variation.

The excess of 17,908 units over 14,476 units is not a requirement of the 2025 Ministerial Guidelines, but the Wicklow CE sought to provide 'additionality' in all part of the proposed new core strategy, and this is in addition to the 50% zoning headroom also provided.

This is already explained and clarified via the Chief Executive Recommendation No. 1.

Part 2: Amend the table to change density / amount of zoned land required to meet targets

The proposal is to amend the total land required by using proposed revised density assumptions (EM5). Assessment of the proposed density changes is set out under EM5.

Utilising the proposed new density assumptions, recalculating the amount of the zone land required, and then adding 50% to each town / level, it is suggested that the total amount of zoned land required would be 416ha.

The Proposed Variation shows that there is currently **401ha of zoned and serviced land**. Therefore it is suggested that there is a shortfall of zoned and serviced land of **15ha**.

However it should be noted Table 3.4 shows that there is currently **505ha of zoned land in total**. Therefore there is no shortfall in zoned land overall in this alternative scenario, but rather a shortfall of **zoned and serviced land**. The solution to such problems would clearly be the servicing of the already zoned land.

It is not clear what the benefit and purpose would be to showing a 'shortfall' in zoned and serviced land as part of the Variation, other than to prepare for the next 'stage' of this process which is the proposal to consider zoning additional lands in the County through a further variation on foot of the 'Call for Sites'.

In this regard, it is confirmed that nothing in this Proposed Variation No. 6 should be taken to curtail or limit the Council in their consideration of the possible zoning of additional sites put forward by landowners through the 'Call for Sites'. The CE is committed to undertaking detailed collaborative exercise with the Elected Members to bring forward and zone additional suitable housing lands in the short term (i.e. as soon as this variation is decided) and should there be any concerns that anything in this variation could be used to prevent suitable sites being zoned through the next variation, then any such element of this variation can be reviewed / amended via the next variation.

For example, should it be the will of the majority of the Elected Members that density assumptions, calculation of zoned land needs, zoning horizon / timeframe etc utilised in this variation be reviewed, this can be done via the next variation and the CE is committed to working with the members to address any such issues after this variation is decided.

In this regard, the CE considers that the alteration herewith suggested is unnecessary and the CE is committed to addressing any and all of the issues raised therein in the next variation which has already commenced (through the 'Call for Sites') and is fully committed to progressing as a further variation.

Alteration No. EM6 was withdrawn by Cllr. G. Dunne.

COUNCILLOR	EM7	PROPOSED	Cllr. Gail Dunne
PROPOSED ALTERATION No.			Withdrawn
		SECONDED	

Proposed Alteration Relates to:	
Submission Number	110
Chief Executive Modification Number	n/a
WCDP 2022 – 2028	Chapter 3
Section	3.3

PROPOSAL	<p>3.3 Population & Housing Allocations</p> <p>Add new Core Strategy Objective as follows</p> <p>Core Strategy Objective 4:</p> <p><i>Wicklow County Council acknowledges the strategic significance of the Fassaroe lands and will progress the preparation of an Infrastructure Planning and Delivery Strategy in partnership with Duih Laoghaire–Rathdown County Council, Transport Infrastructure Ireland (TII), the National Transport Authority (NTA), and local landowners. This strategy will enable a targeted and coordinated approach to expedite the delivery of housing and supporting infrastructure within this key MASP growth area.</i></p> <p><i>While substantial investment has been made in Arklow's wastewater infrastructure, the limited level of subsequent new development is a matter of concern. The Council will take a proactive role, engaging directly with all relevant agencies and landowners to accelerate and secure housing delivery on fully serviced lands.</i></p> <p><i>Progress on these priority actions will be reported on a monthly basis through the Chief Executive's Report. This regular reporting framework will ensure early identification of emerging challenges and facilitate timely intervention to remove any barriers to delivery.</i></p>
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REASON	<p>Proposes that the monthly Chief Executive's Report include immediate, regular, and structured updates on progress in the Fassaroe and Arklow Strategic Development Areas. These areas were intended to deliver a substantial portion of the county's planned housing growth, yet the continued failure to deliver in both locations has created an acute shortfall that other towns are now being forced to absorb.</p> <p>This lack of delivery is placing unsustainable pressure on those towns' services, and undermining the balanced growth strategy set out for the county. Urgent, transparent reporting is essential to identify delays, drive timely interventions, and prevent further imbalance across the county.</p>
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Chief Executive's Response

The Chief Executive does not support the proposed alterations for the reasons set out to follow.

- (1) The CE has already committed to progressing Fassaroe in conjunction with these agencies as set out in the CE Report. The CE has already engaged with the Housing Activation Office in this regard.
- (2) The new WWTP for Arklow was only commissioned in 2025. There is significant movement on many sites in Arklow including the granting of permission for over 800 units and many additional units in the pre-planning and design stages. The CE is committed to engaging with agencies and landowners to deliver housing in Arklow and this is reflected in Objective CS2 and CS3 **already proposed**.
- (3) This would be an operational issue rather than a policy matter.

Overall therefore this proposed objective is considered unnecessary or repeating matters already addressed in the Proposed Variation.

Alteration No. EM7 was withdrawn by Cllr. G. Dunne.

COUNCILLOR PROPOSED ALTERATION No.	EM8	PROPOSED	Cllr. Gail Dunne
			Withdrawn
		SECONDED	

Proposed Alteration Relates to:	
Submission Number	79, 93, 110
Chief Executive Modification Number	n/a
WCDP 2022 – 2028	Chapter 3
Section	3.3

<p>PROPOSAL</p>	<p>3.3 Population & Housing Allocations</p> <p>Add new Core Strategy Objective as follows</p> <p>Core Strategy Objective 5:</p> <p><i>Wicklow County Council acknowledges that the strategic land banks at Fassaroe (80 ha) and Arklow (40 ha) will not be delivered in their entirety within the lifetime of the current County Development Plan and are unlikely to reach full completion in the early years of the forthcoming Plan. This, combined with the identified shortfall of 30 ha of land identified in the Towns in Table 3.5 of the Core Strategy, highlights the need to strengthen the supply of development-ready land.</i></p> <p><i>To ensure a robust and sustainable pipeline of zoned and serviced residential land, with a clear emphasis on actual delivery rather than zoning alone, the Council will designate an additional 150 ha for housing in locations supported by existing and planned public transport and infrastructure investment. Key enabling projects include:</i></p> <ul style="list-style-type: none"> - <i>DART+ Coastal South (Greystones–City Centre): A 50% increase in hourly services.</i> - <i>DART+ Extension to Wicklow Town and Kilcoole: Introduction of a new hourly service in both directions from 2029.</i> - <i>Major Wastewater Infrastructure Upgrades: Delivering capacity for approximately 1,600 new homes in Kilcoole and Newtownmountkennedy.</i> <p><i>To expedite delivery, an immediate variation to the current County Development Plan will be prepared to progress the zoning of these lands, supported by the Council's recent call for site submissions.</i></p> <p><i>Priority zoning will focus on settlements located along the rail network and the N11 public transport corridors, specifically: Greystones/Delgany, Wicklow/Rathnew, Kilcoole, Newtownmountkennedy, Ashford, and Rathdrum.</i></p>
<p>REASON</p>	<p>Ensures the County Development Plan maintains a realistic and deliverable housing land supply by addressing the shortfall created by major sites like Fassaroe and Arklow, which are unlikely to deliver within the plan period.</p> <p>Following the recommendation from the Office of the Planning Regulator to zone additional residential land, the amendment proposes zoning an additional 150 hectares of residential land, equivalent to 3 years of housing supply to provide a short- to medium-term contingency and keep the plan aligned with national policy and also aligns with the council's own call for sites.</p> <p>New zoning will prioritise areas with strong public transport links and available water infrastructure, aligning with major investments such as DART+ expansions and wastewater upgrades that unlock capacity for 1,600 homes. This new variation will also align with the Council's Call for Sites, ensuring consistency between strategic planning and the identification of deliverable land.</p>

A variation to the plan will be prepared immediately, focusing on well-connected towns along the rail and N11 corridor — including Greystones/Delgany, Wicklow/Rathnew, Kilcoole, Newtownmountkennedy, Ashford, and Rathdrum — to ensure a sustainable and delivery-focused pipeline of housing land.

Chief Executives Response

The Chief Executive does not support the proposed alterations for the reasons set out to follow.

The Chief executive advises that the proposed alterations would constitute MATERIAL ALTERATIONS to the Proposed Variation and would therefore require to be placed on public display and be subject to SEA and AA screening.

(1) While it is accepted that not all 'currently zoned lands may be developed by 2028 or 2031 (and this is not exclusive to Fassaroe and Arklow), there is no evidence to suggest that '*strengthening the supply of development-ready land*' (which is taken to mean zoning new lands) that are not currently zoned would expedite new housing any quicker than the lands in Fassaroe and Arklow particularly when considerable investment and work is being undertaken over a number of years to bring lands in these locations to fruition. In the case of both Fassaroe and large banks of Arklow, the lands are already in the control of housing developers who either have permission or are actively seeking permission to develop. Infrastructure requirements are known in both of these areas and are being addressed by agencies such as Uisce Eireann, NTA and TII.

It may well be the case that currently unzoned lands would in fact take longer to bring to development if zoned, as their servicing and infrastructure needs are still unknown and / or have not been addressed in any way as yet.

There is no 'shortfall' of 30ha identified in Table 3.5 by this proposal, combined with proposed alteration EM6. A 'shortfall' of 15ha (416ha – 401ha) is suggested in EM6 and therefore it is unclear what the source of this 30ha is.

(2) The basis put forward for the suggestion of zoning 150ha of land for housing in this proposal is not clear i.e. the rationale for this comprising '3 years' of supply to not provided.

Any suggestions / proposals for additional or alternative zoning will be considered with the Elected Members immediately after the decision is made on this current Variation in the '**Call for Sites' programme** which is already underway. It is not yet known what amount of suitable lands may be agreed by the Elected Members from these submission for future zoning and therefore it is not considered logical to specify that this would be 150ha.

On foot of the evaluation for the submissions made in the 'Call for Sites' it is intended that a further variation to the County Development Plan would be progressed immediately if suitable sites are identified and agreed by the Elected Members. The CE has already committed to this, and it is therefore not necessary to include same as an objective in the County Development Plan.

In this regard, it is confirmed that nothing in this Proposed Variation should be taken to curtail or limit the Council in their consideration of the possible zoning of additional sites put forward by landowners through the 'Call for Sites'. The CE is committed to undertaking detailed collaborative exercise with the Elected Members to bring forward and zone additional suitable housing lands in the short term (i.e. as soon as this variation is decided) and should there be any concerns that anything in this variation could be used to prevent suitable sites being zoned

through the next variation, then any such element of this variation can be reviewed / amended via the next variation.

For example, should it be the will of the majority of the Elected Members that density assumptions, calculation of zoned land needs, zoning horizon / timeframe etc utilised in this variation be reviewed, this can be done via the next variation and the CE is committed to working with the members to address any such issues after this variation is decided.

In this regard, the CE considers that the Alteration herewith proposed is unnecessary and she is committed to addressing any and all of the issues raised therein in the next variation which she is committed to progressing rapidly.

- (3) It is unclear what the reference to improved wastewater infrastructure for Kilcoole and Newtownmountkennedy refers to as there have been no recent upgrades and there are no current plans for future upgrades. At this time, there are issues arising with wastewater disposal in Kilcoole (with respect to current Kilcoole WWTP) and with respect to the pumping arrangements to Greystones WWTP. In particular, a drainage area plan is required for Kilcoole as detailed in the recently adopted Greystones-Delgany and Kilcoole LPF.

The importance of the DART+ programme is noted and it will be important for the Elected Members to carefully consider the impact this could potentially have on the 'Overall Strategy' i.e. the Core Strategy, the Settlement Hierarchy etc for the County. Any consideration of additional zoning in light of this infrastructure programme can be carried out as part of the 'Call for Sites' programme.

With respect to priority locations for significant new developments, this is a fundamental matter of 'Overall Strategy' that must be carefully considered by the elected members.

A fundamental review of the 'Overall Strategy' including the Settlement Hierarchy, **does not** form part of this variation. Therefore to include the suggested text, which essentially would alter the existing 'Overall Strategy' for the County would comprise a **material alteration** to the Proposed Variation and would require further public consultation. In addition, such a fundamental change would also require SEA and AA.

Alteration No. EM8 was withdrawn by Cllr. G. Dunne.

Recommendation CE 1

Add the following sentence beside Table 3.5

The new housing target for 2025-2031 as provided for County Wicklow by the new Guidelines for the 2025-2031 period is 14,476 units (Table 3.1). Table 3.5 shows the new targets for the Level 1-6 settlements in the County as 17,908 units. Therefore the new target 2025-2031 exceeds the Guidelines by c. 25%.

Recommendation CE1 was proposed by Cllr. P. Stapleton, seconded by Cllr. S. Langrell and agreed by all present.

Recommendation CE 2

Amend Table 3.5 as follows:

Table 3.5, add the following footnote to Column 8

'This is the net amount of land required to accommodate the target number of residential units'

Table 3.5, add the following footnote to Column 9

'This is the net amount of zoned land available for residential development'; lands required for major road/streets, for commercial development (inc. retail, leisure and entertainment), for primary schools, churches and other community services and facilities, for larger, regional or district parks, wayleaves or rights of way and other areas of land that cannot be developed due to environmental sensitives, topographical constraints (i.e. steepness) and/or are subject to flooding have not been included in this figure'

Recommendation CE2 was proposed by Cllr. P. Glennon, seconded by N. Whelan and agreed by all present.

Recommendation CE 3

Amend Proposed Table 6.1 (Areas and Density Ranges) as follows: (dph = dwellings per hectare)

Areas	Level in WCDP hierarchy	Density Ranges (net)	Applicable to
Metropolitan Towns (> 1,500 population) Centre and Urban Neighbourhoods	1	50 dph - 150 dph	Bray Greystones-Delgany
Metropolitan Towns (> 1,500 population) Suburban / Urban Extension	3	35 dph - 50 dph Up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.	
Metropolitan Area - Village (< 1,500 population)	6	Density should be tailored to reflect existing density and / or built form but should not generally fall below 25 dph.	Kilmacanogue
Key Town / Large Town (5,000+) Centre & Urban Neighbourhood	2 3	40 dph-100 dph	Wicklow - Rathnew Arklow Blessington Baltinglass Enniskerry Kilcoole
Key Town / Large Town (5,000+) Suburban/Urban Extension		30 dph to 50 dph Up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations	Newtownmountkennedy Rathdrum
Small / Medium Town (1,500-5,000) Centre	4	The scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)	Baltinglass Enniskerry Kilcoole Newtownmountkennedy Rathdrum Ashford Aughrim
Small / Medium Town (1,500-5,000) Edge		25 dph - 40 dph	Carnew Dunlavin Tinahely Avoca Donard Newcastle Roundwood Shillelagh
Rural Town or Village (< 1,500)	5 - 9	Development in rural towns and villages is tailored to the scale, form and character of the settlement and the capacity of services and infrastructure (including public transport and water services infrastructure). The density of development at such locations should respond in a positive way to the established context	Ashford Aughrim Carnew Dunlavin Tinahely Avoca Donard Newcastle Roundwood Shillelagh Level 7-9

Source: 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (DoHLGH 2024. Wicklow County Development Plan 2022-2028: Settlement Hierarchy

Recommendation CE3 – no vote required, superseded by EM3.

Recommendation CE 4

Amend Chapter 6, Section 6.1 as follows:

The NPF warns against the intensification of social housing in areas that are already dense with social housing and advocates for the development of diverse neighbourhoods with a balance of public and private housing to create healthy communities. The NPF states that in addition to the significant investment in social housing we also need to ensure that more

affordable homes. are built for sale or rent, particularly in our cities, towns and villages, enabling people to choose to live within their communities and closer to where they work. are provided in our urban areas as part of the creation of mixed-tenure communities. It indicates that this will be facilitated through more proactive land management and coordinated and efficient provision of enabling infrastructure, particularly on publicly local authority and State-owned lands, as well as providing flexibility on design and density, particularly in our urban cores, to enable more cost-efficient construction and provide a variety of homes aimed at first-time buyers.

Recommendation CE4 was proposed by Cllr. S. Langrell, seconded by Cllr. J. Behan and agreed by all present.

The following proposed by Cllr. P. Stapleton and seconded by Cllr. J. Behan:

'County Development Plan 2022-2028 Variation – To revise 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 Written Statement Proposal:

Having considered the Proposed Variation, the Chief Executive's Report on the Consultation and the Proposed alterations,

- The Strategic Environmental Assessment (SEA) Screening and Determination for the Proposed Variation*
- The Appropriate Assessment (AA) Screening Report and Determination for the Proposed Variation*
- Written submissions relating to SEA and AA made during the Variation process*
- Ongoing advice on SEA and AA from the Council's staff*

In accordance with the provisions of Section 13(6) of the Planning and Development Act 2000 (as amended), the Members agree, by resolution, to make the Proposed Variation to the Wicklow County Development Plan 2022-2028.

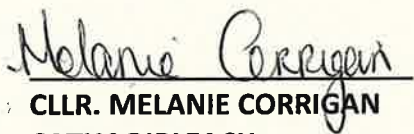
- with those proposed alterations that have been agreed today,*
- with those proposed alterations that have been agreed to make with minor modifications today,*
- without those proposed alterations that were not agreed today,*
- with any changes consequent required as result of the agreed alterations and with any minor data or document updates that have arisen during the adoption of the Variation.*

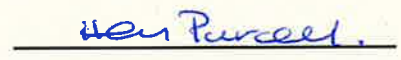
and to proceed in accordance with Section 13(8) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Variation'.

Was put to a vote and following a roll call was passed by a margin of 21 for, 5 against and 5 not present viz:-

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

THIS CONCLUDED THE BUSINESS OF THE MEETING


CLLR. MELANIE CORRIGAN
CATHAOIRLEACH
WICKLOW COUNTY COUNCIL


MS. HELEN PURCELL
SENIOR EXECUTIVE OFFICER/
MEETINGS ADMINISTRATOR

Confirmed at meeting of Wicklow County Council held on Monday the 11th May 2026.

Note:

Variation Numbering

This variation was previously advertised as 'Proposed Variation Number 6' but was adopted as 'Variation Number 5' to the Wicklow County Development Plan 2022-2028. References to 'Proposed Variation Number 6', referring to this variation, may remain in some of the previously published documentation/correspondence.