

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 322479-25

Please treat correspondence received on 19/6/25 (POST) as follows:

<p>1. Update database with new agent for Applicant/Appellant _____</p> <p>2. Acknowledge with LRD <u>23</u></p> <p>3. Keep copy of Board's Letter <input type="checkbox"/></p>	<p>1. RETURN TO SENDER with LRD _____</p> <p>2. Keep Envelope: <input type="checkbox"/></p> <p>3. Keep Copy of Board's letter <input type="checkbox"/></p>
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Amendments/Comments
<u>Response to Article 73(A) from Caien Homes.</u>

<p>4. Attach to file</p> <p>(a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/></p>	<p>RETURN TO EO <input type="checkbox"/></p>
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	<p>Plans Date Stamped <input type="checkbox"/></p> <p>Date Stamped Filled in <input type="checkbox"/></p>
EO: <u>C. Flynn</u>	AA: <u>[Signature]</u>
Date: <u>19-6-25</u>	Date: <u>19/6/25</u>

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MACCABE DURNEY BARNES

PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: 2150 – Blessington Demesne LRD

Ms. Catherine Flynn
Executive Officer
An Bord Pleanála
64 Marlborough Street
Dublin 1, D01 V902

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
19 JUN 2025	
Fee: € _____	Type: _____
Time: _____	By: <u>POST</u>

19th June 2025

Re: Third Party Appeals against Decision by Wicklow County Council to grant planning permission for a Large-Scale Residential Development (LRD) for 329 residential units, extension of the Blessington Inner Relief Road and 10.65 ha. Town Park on lands at Blessington Demesne, Newpaddocks and Santryhill, Blessington Co. Wicklow

Wicklow County Council Reg. Ref. 319657-24

An Bord Pleanála Ref. 322479-25 (Reactivated Case – Old Ref. 319657-24)

Last day for Observation: 20th June 2025

Submission in response to correspondence from ABP

Dear Ms. Flynn,

We refer to An Bord Pleanála's correspondence of 29th May 2025 addressed to this office in respect of the above development (remitted to the Board), inviting the applicant to comment on planning issues in respect of the status of the Blessington Local Area Plan 2025 and the Core Strategy of the Wicklow County Development Plan 2022-28 (Variation No.3). We have been instructed by our client, Cairn Homes Properties Limited, to prepare this response.

An Bord Pleanála's correspondence is made subsequent to its' Split Decision under Ref. ABP-319657-24 (Wicklow Co. Co. Ref. 23/689) of 12th September 2024 which permitted the 10.65 ha. Town Park and c.700m Blessington Inner Relief Road (BIRR) but Refused permission for the residential scheme (329 units). Wicklow County Council had granted permission in accordance with the material contravention process, ABP's Refusal of Permission for Residential Development essentially was based on the status of the Blessington Local Area Plan 2013-2019 and designation of zoned lands.

Adoption of Blessington Local Area Plan 2025

The Blessington Local Area Plan 2025 was approved by Wicklow County Council on 16th June. Under Section 20(4)(a) of the of the Planning and Development Act 2000 (as amended) [the Act] it comes into effect 6 weeks thereafter (ie. 28th July). Carin Home understands An Bord Pleanála is likely to

hold-off any decision on this case until after that date and is supportive of such a prudent approach. It is also noted that under Section 18(3)(a) of the Act, the Board has the power to "*consider any relevant draft local plan which has been prepared but not yet made in accordance with section 20*". For the purposes of this submission and the timing of the Board's Order the LAP is considered to have been adopted and is the applicable LAP for the subject site.

Remittal of Appeal Decision

On 11th April 2025, The High Court quashed An Bord Pleanála's decision to Refuse Permission, remitting the residential part of the decision back to Board for further consideration and determination. For clarity, the Grant of Permission for BIRR and Town Park is unaffected. Specifically, the Court Ordered that:

1. *the matter be remitted to the Respondent to the point after the Inspector's Report had been prepared for further consideration and determination in accordance with law*
2. *the remittal shall relate solely to that part of the Respondent's decision set out at paragraph 1 above and shall not for the avoidance of any doubt relate to that part of the Respondent's decision as related to a 10.65 hectare Town Park, and the extension of the Blessington Inner Relief Road*

The Court further ordered that the Board:

1. *do issue a Notice to the Applicant inviting the Applicant to make submissions to the Respondent on the planning application the subject of these proceedings (a "Further Information Notice") prior to any new decision being made on the planning application by the Respondent*
2. *do make a new decision on the planning application the subject of these proceedings within 16 weeks from the date of perfection of this Order*

Reason 1 of An Bord Pleanála decision asserted that the Board was *precluded from granting permission for this element of the proposed development as they considered, that no statutory zoning currently applies to the subject site*. No further comment is made here in respect of Reason for Refusal No.1.

Reason 2 of the Board's decision ***considered that the proposed development would be premature, pending the making of a statutory local area plan for this overall settlement***. This submission details how the approval of the Blessington Local Area Plan 2025 and Variation No.3 of the Wicklow County Development Plan 2022-28 substantively resolve this Reason for Refusal.

Having regard to the material change in the policy context since September 2024, the Board is now invited to amend its decision and Grant Permission for the proposed LRD in its entirety.

1 BLESSINGTON LOCAL AREA PLAN 2025

Subsequent to the Board's decision last September, significant progress has been made with regard to the adoption of a new Local Area Plan for the subject site by Wicklow County Council on 16th June 2025. The new LAP is wholly consistent with the previous LAP and supports the development of the subject lands.

1.1 Process for Adoption of Blessington Local Area Plan 2025

The draft Blessington Local Area Plan (LAP) was on display from 30th October to 11th December 2024. Material Amendments were proposed to the Draft Blessington LAP which were on display from 24th March to 23rd April 2025.

Proposed Variation No. 3 to the Wicklow County Development Plan 2022 - 2028 ran alongside the draft LAP process. The stated reason for the Variation is:

1. Amendments to Chapters 1, 3 and 17 to the Wicklow County Development Plan 2022-2028 to ensure consistency between the draft and final Blessington Local Area Plan with the County Development Plan 2022 – 2028;
2. Amendments to Volume 2 of the Wicklow County Development Plan 2022-2028 to integrate the land use zoning map and key development objectives from the Blessington Local Area Plan, which is being prepared separately but alongside the Proposed Variation, into the County Development Plan 2022 – 2028.

The 2nd Chief Executive's (CE) Report to the members of Wicklow County Council under Section 13 of the Planning and Development Act 2000 (as amended) was published on 14th May 2025 in respect of the Draft LAP Amendments stage and Variation No.3.

This CE report has been now submitted to the Council Members and **was considered at the County Council meeting on the 16th June 2025**. The Members of WCC voted to adopt the plan. We enclose a copy of the Special Council Meeting Transcript for the Board's convenience (p.11, line 13 confirms objectives for the SLO2 lands under Number 19)

1.2 Content of Blessington Local Area Plan 2025

Under the Approved Blessington LAP 2025, the subject site remains zoned for residential use (Figure 1) and is consistent with the R1 zoning of the lands under the 2013 LAP (see Figure 2).

The subject site is zoned: **RN1: New residential Priority 1**

Objective: *To provide for new residential development and supporting facilities during the lifetime of the plan.*

Description: *To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.*

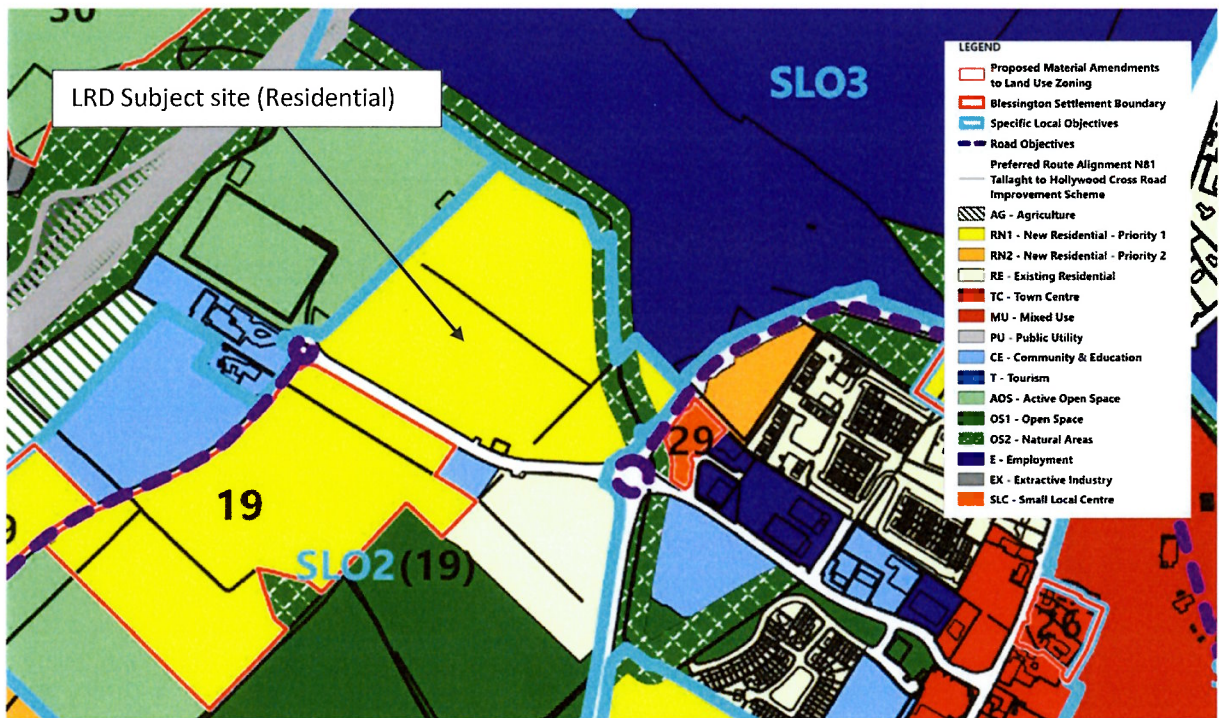


Figure 1: Extract from Blessington Local Area Plan 2025 Map No. 1B Land Use Zoning Objectives (Proposed Material Amendments)

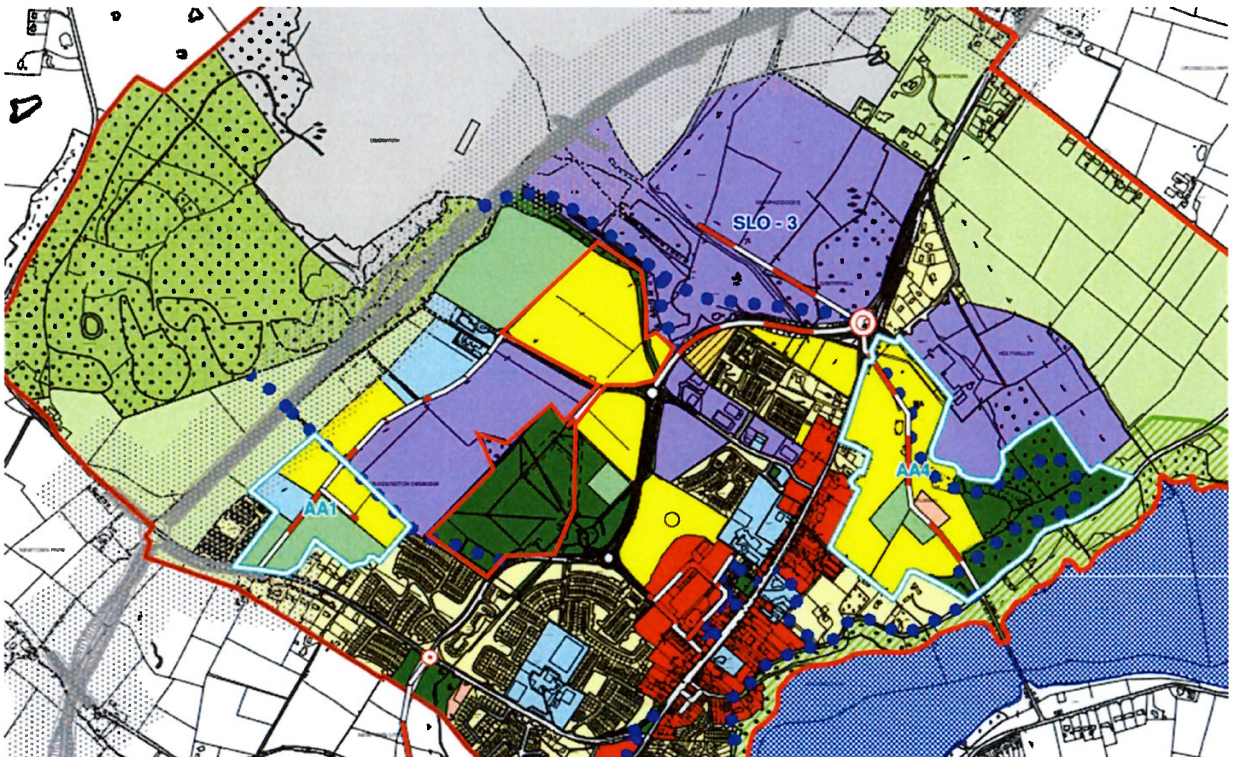


Figure 2: Blessington Local Area Plan 2013-2019 Zoning (Source: Wicklow County Council)



Figure 3: Extent of the LRD application (P.A. Reg. Ref: 23/689) including 329 residential units, 10.65 ha of the Town Park and a 700m long section of the Blessington Inner Relief Route to the north

The site is included within a designated Special Local Objective 'SLO 2 Blessington Demesne' and identified as 'Parcel A'. Consistent with Cairn's application and Wicklow County Council's decision to Grant Permission, the development of Parcel A is linked to the implementation of the BIRR and Town Park.

The LAP states:

This SLO is located in the townland of Blessington Demesne. This SLO measures c. 51ha and comprises;

- c. 4.5ha zoned for AOS 'Active Open Space',
- c. 15.3 ha zoned OS1 'Open Space',
- c. 1.4 ha zoned for OS2 'Natural Areas';
- c. 3.8 ha zoned CE 'Community & Education',
- c. 21.8ha zoned RN1 'New Residential Priority 1' and
- c. 3.3 ha zoned RE 'Existing Residential'

The RN1 zones are located in two parcels – A and B (A being the parcel to the north of Oak 18 Drive and B comprising two RN1 sites to the south of Oak Drive/west of the new park). Any development proposals for this SLO shall comply with the County Development Plan.

The General Policy provisions of the LAP set out the following explanatory text on the phasing of zoning.

Housing Targets and Extant Permissions

Having regard to the Core Strategy and population / housing targets provided therein for Blessington, there is capacity within the lands zoned TC, RE (all located in the serviced, built up envelope) and lands zoned RN1 (greenfield residential lands either within the built envelope or with extant planning permission) to meet current targets. In order to ensure a long term supply of zoned land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this plan, this plan also provides for additional zoned serviced / serviceable residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Permission will not be considered during the lifetime of this plan for RN2 lands unless the following two conditions are satisfied:

- 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated)*
- It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached.*

Submission on LAP by Office of the Planning Regulator (OPR)

In respect of zoning, the CE Reports notes the following submission by the Office of the Planning Regulator (made on 23 April 2025):

The Office notes the material alterations include several zoning changes proposed across the plan area, which the Office accepts as reasonable. In relation to proposed New Residential Priority 1 lands (MA 19, MA 22 and MA 24) while the Office recognises the addition of these lands exceeds the housing land required to meet population and housing targets set out in the County Development Plan core strategy, the sites are well-located in terms of proximity to the town centre, supporting compact growth and the sequential approach. In addition, MA 19 is supported by a clear policy framework (SLO 2) in respect of phasing the development of the lands in conjunction with the delivery of community and physical infrastructure.

Overall, it is submitted as clear that the newly approved Blessington LAP provides a supportive planning policy and zoning framework for the development of the subject site, allowing An Bord Pleanála to Grant Permission for the LRD in its entirety. It is notable that OPR had no objection to the zoning of the subject lands at draft plan stage and that zoning of additional lands at the Material Amendments stage were also supported by the OPR because of the sequential approach and the Council's commitment to prepare a Local Transport Plan (LTP) LTP providing for active travel linkages to / from and within SLO 2 (MA 19) given its proximity to the town centre, community facilities and amenities, and for active travel and sustainable transport measures to be key considerations for the future development of proposed Active Open Space zoned lands.

2 VARIATION NO. 3 OF WICKLOW COUNTY DEVELOPMENT PLAN 2022 – 2028

Variation No. 3 to the County Development Plan 2022 – 2028 was made and came into effect on the 16th May 2025. It was prepared in conjunction with the Blessington Local Area Plan 2025.

We also highlight that Variation No. 2 to the County Development Plan 2022 – 2028 was made and came into effect on the 12th May 2025. It was prepared in conjunction with the Wicklow Town-Rathnew Local Area Plan (also adopted). Variation No. 3 basically repeats the provisions of Variation No.2.

Both variations are pertinent to refer to here, as it revises the County Development Plan policy for all LAPs. This Variation is important as it addresses (deletes) problematic policy text that referred to the quantum of 'zoned land in pre-existing LAPs exceeded the amount of land needed to meet the Core Strategy 2031'.

Additions that have now been adopted into the CDP are shown in red and deletions in blue.

3.5 Zoning

This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. ~~However,~~ it only provides plans for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed ~~after the adoption~~ ~~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 this County Development Plan by way of variation.

Local Area Plans

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 ~~current~~ LAPs in effect at the time of the adoption of the County Development Plan in 2022. The amended plan now seeks to incorporate 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.

~~This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA.~~

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). In the preparation of the updated LAPs 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. 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, 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 (b) the LAPs do not have to be formally amended to reflect any 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.

[underline is our emphasis]

Volume 2, Part 5 Local Area Plans

Variation No.2 of the County Development Plan has introduced all new text in a new part of the CDP in Volume 2. It states under the heading: 'Local Area Plans Written Statements and Maps':

These plans have been framed in accordance with the development horizon set out in the 2022 County Development Plan. For example, residential development objectives including land zoning provisions have been 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 each LAP, 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 (b) the LAPs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise. [our emphasis]

3 CORE STRATEGY

Wicklow County Council's framing of the Core Strategy and LAPs has been problematic since its inception. The CDP's strategic approach to place Local Area Plans outside of the Development Plan for subsequent determination has failed, reflected in both the Council's and An Bord Pleanála's failure to approve SHD and LRD permissions in the County.

The Wicklow Town-Rathnew LAP 2013-2019, Greystones-Delgany-Kilcoole LAP 2013-2019, the Blessington LAP 2013-2019, Arklow Town LAP 2013-2019 all expired without extension of its duration.. Even the Bray District Local Area Plan 2018-2024 came to end of its life in June 2024. The County therefore had no zoning framework for all of the Level 1,2 and 3 main settlements in the County. The only zoning in the CDP was for the lower level 4,5 and 6 towns in the County. Under the even outdated core strategy and housing strategy tables (Tables 3.5 and 7.2 of Appendix 3) contained in the CDP, the main towns were to cater for 6,984 of the 8,467 housing unit target for the County, which is 82% of the total requirement. The zoning in the CDP only therefore accommodated a mere 18% of requirements.

Variation No. 2 and Variation No.3 (Variation 4 is at Draft stage) sought to address this error stating: "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 this County Development Plan by way of variation".

Reason no. 2 of An Bord Pleanála's remitted decision cited Section 3.5 in the context for LAPs as justification for Refusal as follows:

2. Having regard to the relevant provisions of the Wicklow County Development Plan 2022-2028, which notes that a new Local Area Plan (LAP) will be made for Blessington (with this future LAP listed as third in the order of priority of plans to be made - Section 3.5 of the County Development Plan refers) and to the associated Core Strategy Table A: LAP Towns, which refers to a surplus of previously zoned land in this settlement and notes that, 'Surplus will be addressed in next LAP', it is considered that the proposed development would be premature, pending the making of a statutory local area plan for this overall settlement and which will confirm the final appropriate quantum and location of residential zoned land. This element of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Variations No. 2 and No.3 of the CDP has now deleted this text from Section 3.5.

~~*This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA.*~~

It is clear that Wicklow Co. Co. has come to the realisation that policy was not conducive to implementing its Development Plan and was perhaps inadvertently resulting in the refusal of permissions by the Board for large scale housing proposals.

The new policy's reference to Prevailing population dynamics is sensible on face value. The "development horizon set out in the 2022 County Development Plan" was based on 2016 Census data and cannot be held as a reasonable to restrain housing supply a decade later.

4 NATIONAL PLANNING FRAMEWORK FIRST REVISION

One of the key factors cited in the new Variation to Development Plan policy that justifies greater flexibility in zoning is *changes to the National Planning Framework*.

The National Planning Framework First Revision was adopted by the Government in April 2025. It includes the relevant National Policy Objectives:

NPO 42 *To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040'.*

NPO 43 *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location'.*

The NPF is a Material Consideration for ABP and WCC. The new Local Area Plan policy incorporated in the CPD specifically makes reference to changes to the National Planning Framework.

Section 2.4 of the Revised NPF 'Projections' states the following:

Projecting how Ireland's population will grow and change between now and 2040, based on demographic and econometric modelling undertaken by the Economic and Social Research Institute (ESRI), is a core element of this Framework. The 2018 NPF planned for population growth of 1.1 million people, and a total population of 5.85 million by 2040. Census 2022 recorded a population of 5.15 million (CSO) in Ireland. The ESRI has updated its national and regional population projections to account for Census 2022 and to take account of up to date economic, fertility, mortality and migration data. The updated projection is that the population of Ireland will increase to approximately 5.7 million by 2030 and to 6.1 million by 2040. Given the key role of international migration in shaping population growth in Ireland, the ESRI have also modelled a higher international migration scenario with a projected population of 6.3 million people by 2040 (baseline + 200,000). The ESRI projections form the basis for the revised NPF. This means that the NPF will now need to plan for a population of 6.1 million by 2040, an additional 250,000 people over that planned for in 2018.

To account for the possibility of higher net in migration over the period to 2040, an allowance is made in the NPF to enable ambition and flexibility in planning for future growth. In effect, the Framework needs to plan to accommodate around 950,000 additional people in Ireland between 2022 and 2040, while also making provision for a higher in-migration scenario. Progress towards these targets will be subject to review and further detail on phasing is set out in Chapter 10.

In setting overall targets for future growth, it is a pattern of development that is being targeted, rather than precise numbers. From a long-term, national perspective, the targeted location, relative scale and proportionality of growth will assist in monitoring and assessing delivery and performance.

National Policy Objective 3

Eastern and Midland Region: approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040) i.e. a population of almost 3 million

The NPF provides a clear direction that Planning authorities must have regard to significant higher population needs. ABP and WCC must have regard to this Government Policy in the planning assessment process.

There is no question that LAPs now must reflect **changes in the Core Strategy or population / housing targets**. There is no question that this **"may arise"**; it is in fact national policy that it has arisen.

4.1 Development Plan Guidelines 2022

Section 4.4.1 of the Development Plan Guidelines 2022 states:

"Should it be the case that there is a surplus of well-located zoned and fully serviced land to meet population and housing supply targets already zoned for development in any local

authority area when reviewing a development plan, it is recommended best practice that a phased approach be taken to prioritise the preferred sequence of development of such sites. However, phasing should be applied where there is a sound planning rationale for doing so, based on factors such as site location, the availability or proximity of, or capacity to provide, off-site services, facilities or infrastructure.

This should also be viewed in the context of the urgent need to increase housing supply. Phasing may not be necessary where the planning judgement is that unconstrained zoned and serviced housing sites are of broadly equivalent merit for development purposes in a particular settlement or area at the plan-making stage. In all cases, whether phasing is applied or not, development plans must build in sufficient flexibility to ensure that housing development not progressing on one or more sites cannot operate to prevent other suitable sites that may be developed within the life of the development plan, from coming forward."

5 MATERIAL CONTRAVENTION PROCEDURE

This Planning Application before the Board, was Granted Permission on 8th April 2024 by Wicklow County Council in accordance with Material Contravention procedure under section 35(6) of the Act. The Council approved the Chief Executives Report recommendation of 2nd April 2024 to grant permission for the proposed development and that the proposed development would materially contravene Objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the WCDP 2022-2028, relating to the Core Strategy, Settlement Strategy, and the sequential development of zoned land.

It is submitted that the adoption of the Blessington LAP 2025, Variations 2 and 3 of the CDP and adoption of the NPF Revision now mean that the proposed development is no longer in Material Contravention of the Wicklow County Development Plan 2022-28.

Settlement Strategy Objectives

CPO 4.1 To implement the County Wicklow Core Strategy and Settlement Strategy, having regard to the availability of services and infrastructure and in particular, to direct growth into key towns, self sustaining growth towns, self-sustaining towns and small towns.

Response: Blessington is designated a 'Self-Sustaining Growth Town' in the Wicklow County Development Plan within the 'Core Region' of the Eastern and Midlands Region. The adoption of the Blessington LAP confirms the zoning designation of the subject for RN1: New residential Priority 1 and is consistent with the Settlement Strategy for the County.

CPO 4.2 To secure compact growth through the delivery of at least 30% of all new homes within the built-up footprint of existing settlements by prioritising development on infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites.

Response: The Blessington LAP 2025 is consistent with County Development Plan policy by prioritising development on infill, brownfield and regeneration sites. Section A2.1 of the LAP 'Core Strategy' supports delivery of 30% within the built-up footprint, as well as the need to develop other lands to meet housing targets. It states *inter alia*:

- *A minimum of 30% of the targeted housing growth shall be directed into the existing built up area of the settlement, on lands zoned 'town centre', 'existing residential' and 'mixed use'. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan or the associated tables on the number of units that may be delivered within the built up envelope of the town.*
- *In order to ensure however that overall housing and population targets can be delivered, land may be zoned for new residential development outside of the existing built up envelope, subject to the amount of zoned land not exceeding 70% of the total housing target for that settlement.*

The subject site is zoned RN1: New residential Priority 1, consistent with the Core Strategy's recognition of the need to deliver a percentage of development outside the built up area.

CPO 4.5 To ensure that all settlements, as far as is practicable, develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.

Response: The proposed development provides for the delivery of the town park and Northern arm of the BIRR Inner Relief Road as an integral part of the development to be delivered by Cairn Homes. These are significant physical and social infrastructure investments for the town.

CPO 4.7 To implement the Core Strategy and Settlement Strategy, to monitor development and the delivery of services on an ongoing basis and to review population targets where service delivery is impeded

Response: The adoption of the Blessington LAP confirms the designation of the subject for Residential Priority RN1 Zoning and is consistent with the Settlement Strategy for the County.

Sequence / Phasing of Housing

CPO 6.19 The development of zoned land should generally be phased in accordance with the sequential approach as set out in this chapter. The Council reserves the right to refuse permission for any development that is not consistent with these principles.

Response: The adoption of the Blessington LAP confirms the designation of the subject for Phase 1, Residential Priority RN1 Zoning. Clearly, this planning application does not restrict planning applications being brought forward for other sites closer to the Main Street.

Under section 3.4 of the CDP the council notes that *'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'.*

Section 6.3.4 on phasing, provides further details. It considers that development should generally follow the sequential approach. This states;

- *'Development shall extend outwards from the centre of settlements with undeveloped land closest to the centre and public transport routes being given preference, i.e. 'leapfrogging' to peripheral areas shall be resisted;*
- *A strong emphasis shall be placed on encouraging infill opportunities and better use of under-utilised land; and*
- *Areas to be developed shall be contiguous to existing developed areas.'*

The development complies with the above principles insofar as it is the closest landbank from the Main Street, located just over 500m east of the site. It is immediately adjacent to the built fabric of Blessington. This is recognised in the designation of the lands as RN1 Residential Priority 1 in the Blessington LAP 2025. Immediately adjacent to the site to the west, is the Blessington GAA ground, which is adjacent to the Blessington School No., which is somewhat remote from the rest of the settlement of Blessington. On this basis, development at this site is therefore appropriate and will benefit the town by reconnecting different parts of the settlement.

We also refer to the discussion of Material Contravention in the Planning Inspector's Report. He commented at section 8.4.22.

I do not consider that there is an evidential policy basis to warrant a material contravention of the CDP. I acknowledge the ongoing review of the NPF and the widely accepted housing shortage affecting the entire country. Notwithstanding this, I do not consider that developments like this should be permitted on a haphazard basis given the importance that housing is not only delivered but also that the appropriate type of housing is delivered at the appropriate location.

The Inspector concluded that the status of the expired LAP and unchanged NPF (at the time) compounded in his opinion the view that the policy framework did not support the scheme:

8.4.24. In conclusion, it is my view that a grant of permission would be premature pending the completion of the NPF review; the translation of updated NPF population/housing targets at regional/county level; and the subsequent completion of a new Local Area Plan for Blessington. In the absence of same, the proposed development would materially contravene the CDP and would be contrary to the proper planning and sustainable development of the area.

The two key elements identified in the Inspector's conclusion have now been addressed. Firstly, the NPF review has been completed and adopted by Government, incorporating National Policy Objectives to plan for greater population growth. Secondly, the LAP for Blessington has subsequently been adopted having regard to the same adopted NPF Revision, with specific policy measures that support a more flexible approach to zoning (in ensure that population growth does not require material changes to be made to the LAP). The OPR in its submission, fully supported WCC's new approach in the LAP to increased residential zoning.

6 CONCLUSIONS

The Blessington Local Area Plan 2025 and Variation No.3 of the Wicklow County Development Plan 2022-28 fundamentally resolve the Board's Refusal of Permission in September 2024 and in particular Reason 2 ***that the proposed development would be premature, pending the making of a statutory local area plan for this overall settlement.***

Wicklow County Council at its meeting on the 16th June 2025 voted to adopt Blessington LAP 2025. The subject site remains zoned for residential use and is consistent with the R1 zoning of the lands under the 2013-2019 LAP.

The subject site is zoned: **RN1: New residential Priority 1**

Objective: *To provide for new residential development and supporting facilities during the lifetime of the plan.*

Description: *To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities*

The proposed LRD development of 329 dwellings is wholly consistent with this zoning designation, which in turn shall enable the development of the town park and BIRR road already permitted by the Board. Variation No. 3 to the County Development Plan 2022 – 2028 also came into effect on the 16th May 2025. It was prepared in conjunction with the Blessington Local Area Plan 2025.

The variation amends the County Development Plan policy for all LAPs. This Variation addresses (deletes) problematic policy text that referred to the quantum of 'zoned land in pre-existing LAPs exceeded the amount of land needed to meet the Core Strategy 2031'.

Variations No. 2 and No.3 of the CDP have now deleted the reference to "surplus" from Section 3.5, which the Board previously cited as a central component of its decision.

~~*This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA.*~~

The amended CDP now recognises the need for the LAPs to adopt a flexible approach, in recognition of the significant blocks to development since the adoption of the County Plan in 2022 and subsequent low land activation rates. The new LAP taken in conjunction with Variation No.3 of the County Development Plan resolves the Board's previously stated concerns that an LAP and supportive zoning objective be in place.

An Bord Pleanála must have regard to The National Planning Framework First Revision which was adopted by the Government in April 2025. It includes;

NPO 42 *'To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040',*

NPO 43 *to 'Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location'; and*

***NPO 3** which sets a target for the Eastern and Midland Region to accommodate approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040).*

We can confirm that a standalone website www.blessingtondemesnelrd.com is available as referred to in the Board's letter.

Having regard to the material change in the policy context since September 2024, the Board is now invited to amend its decision and Grant Permission for the proposed LRD in its entirety.

Cairn Homes supports the phased delivery of public infrastructure and amenities in association with the roll-out of residential development. The implementation of the 10.65 ha Town Park and c.700m Blessington Inner Relief Road (BIRR) as part of this application would provide a significant planning gain for the town. It is also important to ensure that new homes can be released in a traditional phased approach, so that the housing needs of the population can be met in a timely manner. An Bord Pleanála is invited to attach a planning condition to ensure the phased delivery of infrastructure with stages of development, by agreement with the Council prior to commencement of development.

We trust this shall be considered as part of An Bord Pleanála's assessment of this Appeal.

Yours sincerely



Richard Hamilton MIPI MRTPI
Director
MACCABE DURNEY BARNES

Encl./

- Transcript of Meeting of Wicklow County Council confirming adoption of Blessington LAP and Variation No.3 of Wicklow County Council Development Plan 2022-28.

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

ON MONDAY, 16 JUNE AT 11:30AM

STENOGRAPHER: Niamh Kelly-Leahy, RMR, MBIVR

Transcript provided by
D. O'Malley Stenography Ltd.

www.domalley.ie ~ (086 398 0287) ~ info@domalley.ie

1 PROCEEDINGS COMMENCED ON MONDAY, 16TH JUNE 2025 AT 11:34 AM,
2 AS FOLLOWS:

3

4 MS PURCELL: Testing for those who are remote; if anybody is remote and can
5 hear, can you just give me a thumbs up, please.

6 CATHAOIRLEACH: Good morning, members, and thank you for being here this
7 morning for this special meeting and I'll ask Helen there to do a roll call, please.

8 MS PURCELL: Councillor Danny Alvey?

9 COUNCILLOR ALVEY: Present.

10 MS PURCELL: Councillor Mark Barry? Councillor Joe Behan?

11 COUNCILLOR BEHAN: Present.

12 MS PURCELL: Councillor Sylvester Bourke?

13 COUNCILLOR BOURKE: Present.

14 MS PURCELL: Councillor Melanie Corrigan?

15 COUNCILLOR CORRIGAN: Present.

16 MS PURCELL: Councillor Avril Cronin?

17 COUNCILLOR CRONIN: Present.

18 MS PURCELL: Councillor Erika Doyle?

19 COUNCILLOR DOYLE: Present.

20 MS PURCELL: Councillor Malachai Duddy?

21 COUNCILLOR DUDDY: Anseo.

22 MS PURCELL: Councillor Gail Dunne?

23 COUNCILLOR DUNNE: Anseo.

24 MS PURCELL: Councillor Louise Fenelon Gaskin?

25 COUNCILLOR FENELON GASKIN: Present.

26 MS PURCELL: Councillor Orla Finn? Councillor Pat Fitzgerald?

27 COUNCILLOR FITZGERALD: Present.

28 MS PURCELL: Councillor Tom Fortune?

29 COUNCILLOR FORTUNE: Present.

30 MS PURCELL: Councillor Patsy Glennon?

31 COUNCILLOR GLENNON: Present.

32 MS PURCELL: Councillor Pat Kennedy?

33 COUNCILLOR KENNEDY: Present.

34 MS PURCELL: Councillor Shane Langrell?

- 1 COUNCILLOR LANGRELL: Present.
- 2 MS PURCELL: Councillor Peir Leonard is going to join us remotely.
- 3 Councillor Pat Mahon?
- 4 COUNCILLOR MAHON: Present.
- 5 MS PURCELL: Councillor Jason Mulhall?
- 6 COUNCILLOR MULHALL: Present.
- 7 MS PURCELL: Councillor Miriam Murphy? Councillor Ian Neary?
- 8 COUNCILLOR NEARY: Present.
- 9 MS PURCELL: Councillor Dermot O'Brien?
- 10 COUNCILLOR O'BRIEN: Anseo.
- 11 MS PURCELL: Councillor Paul O'Brien?
- 12 CATHAOIRLEACH: Present.
- 13 MS PURCELL: Councillor Gerry O'Neill?
- 14 COUNCILLOR O'NEILL: Anseo.
- 15 MS PURCELL: Councillor Warren O'Toole? Councillor Graham Richmond?
- 16 COUNCILLOR RICHMOND: Present.
- 17 MS PURCELL: Councillor Lourda Scott?
- 18 COUNCILLOR SCOTT: Here.
- 19 MS PURCELL: Councillor John Snell?
- 20 COUNCILLOR SNELL: Present.
- 21 MS PURCELL: Councillor Peter Stapleton?
- 22 COUNCILLOR STAPLETON: Present.
- 23 MS PURCELL: Councillor Stephen Stokes?
- 24 COUNCILLOR STOKES: Present.
- 25 MS PURCELL: Councillor Ned Whelan?
- 26 COUNCILLOR WHELAN: Present.
- 27 MS PURCELL: Councillor Caroline Winstanley?
- 28 COUNCILLOR WINSTANLEY: Present.
- 29 MS PURCELL: Thank you.
- 30 CATHAOIRLEACH: Thank you, Helen. Just before we go on, this is a meeting so
- 31 if there's any condolences I will take them now. If anyone has any condolences.
- 32 Any online, no? Helen, have we any staff condolences?
- 33 MS PURCELL: We extend our sympathies to the families of The Rt. Reverend
- 34 Monsignor Kieron J. Kennedy, brother of our colleague Dorothy Kennedy; and John

1 Bermingham, brother of our colleague Edel Bermingham.

2 CATHAOIRLEACH: Thank you, Helen. I'd ask you to rise there for a few
3 moments of reflection.

4 (Moment of silence.)

5 MS PURCELL: May their souls and the souls of all the faithful departed, through
6 the mercy of God, rest in peace.

7 CATHAOIRLEACH: Thank you, Helen.

8 MS PURCELL: Now, just in relation to the etiquette for the meeting, can the
9 members who are remote leave their cameras on, please, and everybody else leave
10 their cameras off. If there are any issues, please ring us and we will see if there is an
11 issue with connectivity. If it comes to a vote and there's any issues, you are able to
12 vote via mobile telephone and we can ring you.

13

14 I also want to remind the Elected Members of your requirements under the ethics
15 legislation. That is, when a matter comes before the meeting for consideration if
16 they or a connected person has beneficial interest, they must disclose to the meeting
17 the nature of the beneficial interest before discussion or consideration of the matter
18 commences. 2. They must fully withdraw from the meeting until the matter is
19 concluded. They must also inform the ethics registrar in writing. The disclosure and
20 absence from the meeting will be recorded in the minutes and when the item is
21 completed the member will be advised by phone and can rejoin the meeting. Just to
22 make that clear to all those present. Thank you.

23 CATHAOIRLEACH: Thank you, Helen. Item number 1 on the again is: To
24 consider the proposed material amendments to the draft Blessington Local Area Plan
25 2025, to consider the Chief Executive's Report on submissions to the proposed
26 material amendments to the draft plan and to consider making, not making or
27 modifying the Blessington Local Area Plan 2025-2031, all in accordance with
28 section 20 of the Planning and Development Act 2000 (as amended). You also
29 should have a copy attached.

30

31 So with that I have a little bit of homework I have to do myself here now and then
32 we will go straight in the plan. It'll be very similar to the Wicklow Local Area Plan.
33 So work with me as I keep saying.

34

1 Okay. We have two items on the agenda today to deal with: The adoption of the
2 Blessington Local Area Plan; and the making of the proposed variation No. 3 to the
3 Wicklow County Development Plan. You've all been provided with copies of the
4 Chief Executive's Report and submissions made on the proposed material
5 amendments and alterations, the vote processes, and today in accordance with the
6 Planning Act we will only be dealing with proposed material amendments and
7 alterations.

8
9 There are 37 amendments proposed for the draft Local Area Plan and there are four
10 alterations proposed for the variation.

11
12 The Elected Members have to make two decisions here today:

- 13 1. To adopt the Local Area Plan with or without the proposed amendments as
14 published or with a minor modification to any of the proposed material amendments.
15 2. To make the proposed variation with or without the proposed material alterations
16 as published or with a minor modification to any of the proposed material alterations.

17
18 I would remind the members that where they are proposing to make a proposed
19 material amendment or alteration or a minor modification to one, they need to clearly
20 set out their reasons. If your reasons are the same as the reasons you already set out
21 at the Council meeting on the 3rd March 2025, please just state that. If you have any
22 additional reasons, please clearly state them also.

23
24 Each amendment also needs to be seconded.

25
26 Two further modifications have been proposed for consideration today. One further
27 modification to one of the amendments to the Local Area Plan and one further
28 modification to one of the alterations to the variation. These were emailed to you
29 last Friday and you have a hard copy in front of you here now today. You will see
30 that they have reasons attached to them, unless a proposing member wants to
31 elaborate on these reasons, I am happy that they have been clearly enough set out in
32 the document circulated.

33
34 The members have also been provided with a copy of the final appropriate

1 assessment of the draft Blessington Local Area Plan and proposed material
2 amendments and you are reminded that this should be taken into account in your
3 decision-making here today.

4
5 So I will start with the Local Area Plan and then I will move on to the variation.

6
7 So if everyone is happy enough to proceed, we are working off this document here, if
8 everyone has it there. Okay.

9
10 Just before I start I just want to commend the six district councillors from the west
11 Blessington for the work they've done, I know they have been involved in
12 workshops, I would like to that Sorcha and her team as well for facilitating them.

13
14 So we will go on to page number 2, that's 2 of page number 9 and we will start with
15 number 1, which is the Chief Executive's brief description. So amend the text of
16 A.4, overall strategic in relation to change in the settlement boundary. And I need a
17 proposer. Councillor Jason Mulhall; and a seconder, Councillor Peter Stapleton.
18 Agreed? (Agreed.) Thank you.

19
20 Item number 2, and I have a councillor already proposing this. So item number 2,
21 amend the text of B.1, town centre generation in relation to the Market Square
22 improvements as per the 3rd March. Are the reasons the same? I have Councillor
23 Gerry O'Neill and I have Councillor Jason Mulhall. Are you happy enough to
24 proceed? Agreed? (Agreed.) Thank you.

25
26 Item number 3 Chief Executive's, amend the text of B.1, Blessington opportunity
27 sites in relation to phasing and development of individual land and parcels as set out
28 in the previous report on the 3rd March. Proposed by Councillor Patsy Glennon.
29 Seconded by Councillor Gerry O'Neill. Are we agreed? (Agreed.) Thank you.

30
31 Item number 4, Chief Executive, omit the concept plan and amend text of OP7
32 Horseshoe Arch and Backlands. I need a proposer. Councillor Jason Mulhall. And
33 seconded by Councillor Patsy Glennon. Are we agreed? (Agreed.) Thank you very
34 much.

1

2

Item number 5, Chief Executives, omit the concept plan and amend boundary of OP8 North Blessington Main. Chief Executive's. So I proposer Councillor Pat Mahon and seconded, Councillor Gerry O'Neill. Agreed? (Agreed.) Thank you.

5

6

Then page 3. Item number 6, add new opportunities site to OP9 Naas Road N81 Junction. Patsy you want to come in here?

7

8

COUNCILLOR GLENNON: Thank you, Cathaoirleach.

9

CATHAOIRLEACH: Just bear with me a second.

10

COUNCILLOR GLENNON: I propose that we do not accept this Chief Executive's recommendation but that we make the amendment as published with the small text change as proposed by the Chief Executive.

11

12

13

CATHAOIRLEACH: Thank you, Councillor Glennon. And you're happy to propose that?

14

15

COUNCILLOR GLENNON: Yes.

16

CATHAOIRLEACH: Councillor Avril Cronin, you're happy to second it?

17

COUNCILLOR CRONIN: Yes.

18

CATHAOIRLEACH: Are we agreed? (Agreed.) Thank you.

19

20

Item number 7, Chief Executive's again. Amend text of B.2, housing development in relation to the phasing of RN2 lands. Councillor Stapleton. Just bear with me one second. Go ahead.

21

22

23

COUNCILLOR STAPLETON: Yeah, on this one I propose that we do not accept the Chief Executive's recommendation but proceed with the proposed material amendment as published.

24

25

26

CATHAOIRLEACH: Thank you, Councillor. And you're happy enough to propose that?

27

28

COUNCILLOR STAPLETON: Yes.

29

CATHAOIRLEACH: And a seconder, Councillor Mulhall, are you happy to second it?

30

31

COUNCILLOR MULHALL: Yes.

32

CATHAOIRLEACH: Are we agreed? (Agreed.) Thank you.

33

34

Number 8, again Chief Executive, amend objective Blessington 7 in relation to the

1 phasing of RN2 lands. Councillor Stapleton, your light is still on.

2 COUNCILLOR STAPLETON: It's still on. Yeah, the same as the last, I would like
3 to propose that we do not accept the Chief Executive's recommendation, but proceed
4 with the proposed material amendment as published.

5 CATHAOIRLEACH: And again you're happy to propose that?

6 COUNCILLOR STAPLETON: Yeah.

7 CATHAOIRLEACH: Councillor Pat Mahon, are you happy to second it? Are we
8 agreed? (Agreed.) Thank you.

9

10 Number 9A, Chief Executive's again, amend the text of B.7, tourism in relation to
11 the Blessington Greenway. Proposer? Councillor Mulhall, you're happy enough to
12 propose that?

13 COUNCILLOR MULHALL: Yeah.

14 CATHAOIRLEACH: Seconded by Patsy Glennon?

15 COUNCILLOR GLENNON: Yes.

16 CATHAOIRLEACH: Agreed? (Agreed.) Yeah. Okay thank you.

17

18 Number 9B, again the Chief Executive's, amend the objectives Blessington 18, 19
19 and 20 in relation to the Blessington Greenway. A proposer? Councillor Jason
20 Mulhall. Seconded? Councillor Avril Cronin. Are we agreed? (Agreed.) Thank
21 you.

22

23 Item number 10, Chief Executive again, insert figure of Blessington ACA and OP
24 sites into the B1 town centre regeneration. Proposed? Councillor Mulhall.
25 Seconded? Councillor Glennon. Are we agreed? (Agreed.) Thank you.

26

27 Patsy, I am going to turn your mic off. Okay. No, it's grand, I've done it. Thank
28 you.

29

30 Number 11, Chief Executive's again, include new objective Local Transport Plan in
31 B.7 infrastructure. Councillor Avril Cronin. And seconded by Councillor Pat
32 Mahon. Agreed? (Agreed.) Thank you.

33

34 Item number 12, amend the objective of Blessington 49 in relation to public transport

1 and active travel. Councillor Pat Mahon, are you proposing that?

2 COUNCILLOR MAHON: Yes.

3 CATHAOIRLEACH: And seconded by Councillor Avril Cronin. Agreed?

4 (Agreed.) Thank you.

5

6 Number 13, amend objective from Blessington -- I beg your pardon, sorry.

7 COUNCILLOR SNELL: Cathaoirleach, just in regards to developing this Local
8 Transport Plan, do we have a timeframe on this? We went through the process in
9 regards to the Local Area Plan Wicklow-Rathnew and I said that, you know, we had
10 put the cart in front of the horse where a lot of the lands, no different to Blessington
11 and I'm sure it'll be the same in Greystones when it comes up. But unfortunately it
12 seems from our transportation objectives, we wasn't really meeting our objectives
13 here in Wicklow because we hadn't a plan in place, and we hadn't even a committee
14 in place. Now, we were given reassurances on our own Local Area Plan that this
15 committee would be set up straight away and that plan has passed here and there's
16 still no sign of a committee being put together. So I would ask that the chair of the
17 SPC, Councillor Stokes, maybe if you could have a look at that through your SPC
18 and just see with the senior officials could we put something in place. Because it's
19 more a question, yes, it's for planning but it's more for the roads section as well.

20

21 If our towns and villages don't have a designated plan ahead of them, therefore
22 people who own the adjoining lands cannot put forward a substantial plan
23 themselves because we don't know where roads are going, whether they're ring roads
24 around Blessington, Wicklow, Rathnew or anywhere else, and it's too much up in the
25 air. So if we are giving a commitment to all the members here that there's going to
26 be a committee put in place to look at the objectives of the roads and the transport,
27 the committees need to be up and running now and not wait until the lifetime of this
28 Council is gone and a new generation of people will be in here in four years' time
29 and it's way too late. Thanks, Cathaoirleach.

30 CATHAOIRLEACH: Thank you, Councillor. Fergal or Sorcha, would you like to
31 come in? I see Councillor Stokes nodding in agreement, so I take it you will bring it
32 back to SPC as well. You don't have to come in. I want to keep going. Go ahead.

33 MR GLEESON: Cathaoirleach, I might just clarify in relation to the
34 Rathnew-Wicklow Local Area Plan and the transport plan that was committed within

1 that. A group has met on couple of occasions, planning, roads, the district and the
2 NTA, and we have gotten support from the NTA to proceed with that. So a brief is
3 being drafted up currently in order to go to tender under an NTA framework. So that
4 is being progressed, Councillors, now. Thank you.

5 MR HEALY: Thank you, Chair. I can confirm that the transport section are actively
6 pursuing the transport plans and that the NTA are very keen that we do so and are
7 there to offer funding towards it. And the Blessington one has already been
8 discussed with a similar intention to follow along and to get on board consultants to
9 produce a plan as quickly as possible.

10 CATHAOIRLEACH: Councillor Snell.

11 COUNCILLOR SNELL: Yeah, thanks, Cathaoirleach. I won't hold you up much
12 longer. Thanks for the clarification, but my understanding was that there would be
13 new committees set up, i.e. with the input from the local representatives would be set
14 up in conjunction with our SPC, also our roads section and our planning section. I
15 haven't been updated in regards to the formation of those committees. But it's not for
16 today, but it's for noting and if someone can come back to me at some stage on that.

17 CATHAOIRLEACH: Yes, that's noted and we will carry on. I am sure someone
18 will get back to you. Okay.

19 MR HEALY: Yeah, absolutely.

20 CATHAOIRLEACH: Thank you. We have got number 12 proposed, seconded and
21 agreed. I am going on to 13, amend the objective of Blessington 50 in relation to the
22 N81. Proposed by Councillor Patsy Glennon and seconded by Councillor Gerry
23 O'Neill. Are we agreed? (Agreed.) Thank you.

24
25 Number 14, amend the transport strategic maps with additional information, the
26 Chief Executive; proposed by Councillor O'Neill, and seconded by Councillor Pat
27 Mahon. Is that correct? Proposed and agreed, okay. Are we agreed? (Agreed.)
28 Thank you.

29
30 Number 15, amend the objectives of Blessington 1OPW, Chief Executive set out a
31 reason; in relation to flood risk. So Councillor Jason Mulhall. Seconded by
32 Councillor Patsy Glennon. Are we agreed? (Agreed.) Thank you.

33

34 Number 16, Chief Executive's again, add additional texts and objectives in B.7

1 infrastructure in relation to water protection. Councillor Jason Mulhall and
2 Councillor Avril Cronin are proposed and seconded. Are we agreed? (Agreed.)
3 Thank you.

4
5 Number 17, amend text of B.8 zoning in relation to essential infrastructure on the
6 OS1/OS2 lands. Councillor Peter Stapleton and Councillor Patsy Glennon proposed
7 and seconded. Are we agreed? (Agreed.) Thank you.

8
9 Number 18, amend text of B.8.1, specific local objectives in relation to TII
10 Guidelines. Proposed by Councillor Patsy Glennon. Seconded by Councillor Pat
11 Mahon. Are we agreed? (Agreed.) Thank you.

12
13 Number 19, merge SLO2 and SLO8 and amend text, amend the land use of zoning of
14 10.4 hectares AOS to RN1 amend to 2.3 hectares from RN2 to RN1. Councillor
15 Avril Cronin, do you want to come in on this?

16 COUNCILLOR CRONIN: Thank you very much, Cathaoirleach. Yes, I propose
17 that we make the amendment as published with the small text change proposed by
18 the Chief Executive.

19 CATHAOIRLEACH: And you're happy to propose that?

20 COUNCILLOR CRONIN: I am happy to propose.

21 CATHAOIRLEACH: Councillor Glennon, you're happy to second it? Are we
22 agreed? (Agreed.) Thank you.

23
24 Number 20, amend SLO4 concept plan and amend text. Chief Executive's again.
25 Sorry, it's as per the reasons stated on 3rd March by Councillor Mulhall and
26 Councillor Mahon. Are you happy to propose and second that again today? Okay.
27 And are we agreed? (Agreed.) Perfect.

28
29 Number 21, amend zoning of land SLO6 measuring 0.8 hectares to MU to CE and
30 amend text. Councillor O'Neill would you like to come in on this?

31 COUNCILLOR O'NEILL: Thanks, Cathaoirleach, and thanks to Sorcha and
32 Michael for their help over the last couple of months.

33
34 Just on this amendment, again I just want to put it on the record that I'd be very

1 concerned about the area for the building of the new graveyard. At the moment, for
2 people who don't know the area, we have the main graveyard at Burgage and up to
3 this plan it was proposed to remove -- there was an extension of the graveyard the far
4 side of the road, and the suggestion to remove that, this is where I am objecting to.
5 We're down to about 30, 35 spaces in the existing graveyard. So I understand what
6 the planners are saying here and I accept their view, that unless there's an alternative
7 site within the town that we can agree on, you know, that I am happy with that. So I
8 can propose that.

9 CATHAOIRLEACH: And you're happy to propose it, yeah?

10 COUNCILLOR O'NEILL: Yeah.

11 CATHAOIRLEACH: Thank you, Councillor. And I have Councillor Mahon
12 seconding it. And you're happy enough, as per the reasons stated by Councillor
13 O'Neill and on the 3rd March? So are we agreed? (Agreed.) Thank you.

14

15 Number 22, amend zoning of land at Santryhill/New Paddocks. Again, for the same
16 rationale given on the 3rd March. Are the councillors happy, Councillors Cronin
17 and Mulhall, to propose and second? You are. Are we agreed? (Agreed.) Thank
18 you.

19

20 So that's number 22.

21

22 Number 23, again the councillors were involved in this on the 3rd March. I will ask
23 them: Add new SLO Blessington Demesne East. Councillor Mulhall and Councillor
24 Mahon, the same rationale as on the 3rd March and you are happy to propose and
25 second, yeah? Are we all agreed? (Agreed.) Thank you.

26

27 Number 24, amend zoning land at Burgage More measuring 1.3 hectares from E to
28 RN1 and add new SLO. So are we -- Councillor Patsy Glennon, do you want to say
29 something about that?

30 COUNCILLOR GLENNON: Yes. I propose we make the amendments as published
31 with the same text changed recommended by the Chief Executive.

32 CATHAOIRLEACH: You're happy to propose that?

33 COUNCILLOR GLENNON: With small text change recommended by the Chief
34 Executive. I am happy to propose that, yes.

1 CATHAOIRLEACH: And, Councillor Avril Cronin, you're happy to second that?

2 COUNCILLOR CRONIN: Yes.

3 CATHAOIRLEACH: Are we agreed? (Agreed.) Thank you.

4

5 Number 25, amend zoning from OS2 to E at Blessington Mart. Councillor Gerry
6 O'Neill and Councillor Patsy Glennon proposed and seconded. Are we agreed?
7 (Agreed.) Thank you.

8

9 Number 26, amend zoning from RE to TC at Blessington Town Centre, including
10 amended SLO4 boundary. Councillor Glennon, you're happy to propose that -- sorry
11 Councillor Peter Stapleton, you're happy to propose that; and Councillor Jason
12 Mulhall you're happy to second that. Are we agreed? (Agreed.) Thank you.

13

14 Number 27, amend Map 1 to show zoning objectives for Blessington from Kildare
15 County Development Plan. Councillor Mulhall, you're happy to propose that?

16 COUNCILLOR MULHALL: Yeah.

17 CATHAOIRLEACH: Councillor Pat Mahon, you're happy to second it. Are we
18 agreed? (Agreed.) Thank you.

19

20 Number 28, amend zoning of land measuring 1 hectare from OS1 to TC at
21 N81- Naas Road Junction. Councillor Patsy Glennon, is the same reasons as and
22 from 3rd March, yeah?

23 COUNCILLOR GLENNON: Yes.

24 CATHAOIRLEACH: You're happy enough to propose?

25 COUNCILLOR GLENNON: Yes.

26 CATHAOIRLEACH: Councillor Cronin, you're happy enough to second that, as
27 March?

28 COUNCILLOR CRONIN: Yeah.

29 CATHAOIRLEACH: Are we agreed? (Agreed.) Thank you.

30

31 Number 29, amend zoning of lands measuring at Blessington Demesne, north of Oak
32 Drive measuring 0.5 hectares from E to SLC and add new zoning objective. Again,
33 the reasons and the rationale stated on 3rd March, I presume, still stands?

34 COUNCILLOR GLENNON: Yes.

1 CATHAOIRLEACH: You're happy enough. Councillor Mulhall, you're happy
2 enough to propose that again?

3 COUNCILLOR MULHALL: Yeah.

4 CATHAOIRLEACH: And Councillor Pat Mahon, you are happy to second that
5 again. Are we agreed? (Agreed.) Thank you.

6
7 Number 30, amend zoning of 6.9 hectares at Deerpark from EX to AOS. And again
8 from 3rd March, you're happy enough for the same rationale? Councillor Peter
9 Stapleton proposed and Councillor Jason Mulhall seconded it. You are happy
10 enough? Are we agreed? (Agreed.) Thank you.

11
12 Number 31, include link to Department Archaeology data sources. This is a Chief
13 Executive one, so I am looking for a proposer. Councillor Jason Mulhall, are you
14 happy to propose that?

15 COUNCILLOR MULHALL: Yes.

16 CATHAOIRLEACH: And seconded by Councillor Glennon. Are we agreed?
17 (Agreed.)

18
19 Number 32, again a Chief Executive, omit the active travel objective through Mart
20 lands from map number 6. Councillor Gerry O'Neill, you're happy enough to
21 propose that and, Councillor Patsy Glennon, you're happy to second that? Thank
22 you.

23
24 Number 33, amend Map No. 6 to include a new indicative pedestrian/cyclist route,
25 (greenfield/brownfield) on former quarry grounds. This is going back to the 3rd
26 March. I presume the rationale is still the same. Are Councillors Stapleton and
27 Mulhall happy to propose and second? Are we agreed? (Agreed.) Thank you.

28
29 Number 34, review numbering and headings of sections in Local Transport
30 Assessment. I'm looking for a proposer. Councillor Avril Cronin. Seconded by
31 Councillor Mulhall. Are we agreed? (Agreed.) Thank you.

32
33 Number 35, insert additional maps into SFRA. Councillor Pat Mahon, you're
34 proposing this, I believe. And Councillor Jason Mulhall, you're seconding it. Are

1 we agreed? (Agreed.) Thank you.

2

3 Item number 36, amend Objective BLESS7 in Appendix 6 in relation to the phasing
4 of RN2 lands. Councillor Stapleton, this is yours from the 3rd March. Do you want
5 to come in there?

6 COUNCILLOR STAPLETON: Yeah, I propose that we do not accept the Chief
7 Executive's recommendation but proceed with the proposed material amendment as
8 published.

9 CATHAOIRLEACH: And as and from the 3rd March, I have yourself proposing.
10 You're happy enough to continue proposing it?

11 COUNCILLOR STAPLETON: Yeah.

12 CATHAOIRLEACH: Councillor Mahon, you're happy enough to second that? Are
13 we agreed? (Agreed.) Thank you.

14

15 Number 37, insert new implementation tables under Appendix 6. Councillor Cronin,
16 you're happy enough to propose that? And Councillor Glennon, you're happy
17 enough to second it. Are we agreed? (Agreed.) Thank you very much, members.

18

19 We now go to a proposer and seconder for the entire plan, and we go to a vote then.
20 So I am looking for proposer. Councillor Glennon and Councillor Cronin for
21 proposing and seconding of the Blessington Local Area Plan. We will now go to a
22 vote. Thank you for working with me, members.

23 MS PURCELL: It is going to take me nearly as long as to read this as to look the
24 Cathaoirleach to get through amendments. So please bear with me.

25

26 Having considered the Plan, the proposed material amendments, the Chief Executive
27 Report on Consultations and the Strategic Environmental Assessment Environmental
28 Report for the Draft Plan, the Appropriate Assessment Natura Impact Report and
29 associated AA Screening Determination for the Draft Plan, the Strategic Flood Risk
30 Assessment for the Draft Plan, the SEA Environmental Report for the Proposed
31 Material Amendments and Associated SEA Screening Determination, Addendum 1
32 to the Draft SEA Environmental Report, the Natura Impact Screening Report for the
33 Proposed Material Amendments and Associated Appropriate Assessment Screening
34 Determination, Addendum 1 to the Draft Natura Impact Report, the Strategic Flood

1 Risk Assessment for the proposed material amendments, Addendum 1 to the Draft
2 SFRA, written submissions relating to SEA, AA and SFRA made during the plan
3 and preparation process, ongoing advice on SEA, AA and SFRA from the Council's
4 agents and staff, the final Consolidated Natura Impact Report, and the final AA
5 Determination, in accordance with the provisions of section 20(3) of the Planning
6 and Development Act 2000, as amended, the members agree by resolution to make
7 the Blessington Local Area Plan 2025-2031 with those proposed amendments that
8 have been agreed today, with those proposed amendments that have been agreed to
9 make with minor modifications, without those proposed amendments that were not
10 agreed today, with any changes consequent required as a result of the agreed
11 amendments and with any minor data or document updates that have arisen during
12 the adoption of the plan.

13

14 Okay. So that's what you are voting on. So if you are in flavour of the plan vote for,
15 and if you are against the plan, please vote against.

16 MS PURCELL: Councillor Danny Alvey?

17 COUNCILLOR ALVEY: For.

18 MS PURCELL: I have a seconder. Sorry, it was proposed by Councillor Patsy
19 Glennon and seconded by Councillor Avril Cronin.

20

21 Sorry, Councillor Danny Alvey is for. Councillor Mark Barry is not present.
22 Councillor Joe Behan?

23 COUNCILLOR BEHAN: For.

24 MS PURCELL: Councillor Sylvester Bourke?

25 COUNCILLOR BOURKE: For.

26 MS PURCELL: Councillor Melanie Corrigan?

27 COUNCILLOR CORRIGAN: For.

28 MS PURCELL: Councillor Avril Cronin?

29 COUNCILLOR CRONIN: For.

30 MS PURCELL: Councillor Erika Doyle?

31 COUNCILLOR DOYLE: For.

32 MS PURCELL: Councillor Malachai Duddy?

33 COUNCILLOR DUDDY: For.

34 MS PURCELL: Councillor Gail Dunne is not present. Councillor Louise Fenelon

- 1 Gaskin?
- 2 COUNCILLOR FENELON GASKIN: For.
- 3 MS PURCELL: Councillor Orla Finn is not present. Councillor Pat Fitzgerald?
- 4 COUNCILLOR FITZGERALD: For.
- 5 MS PURCELL: Councillor Tom Fortune?
- 6 COUNCILLOR FORTUNE: For.
- 7 MS PURCELL: Councillor Patsy Glennon?
- 8 COUNCILLOR GLENNON: For.
- 9 MS PURCELL: Councillor Pat Kennedy?
- 10 COUNCILLOR KENNEDY: For.
- 11 MS PURCELL: Councillor Shane Langrell, not present. Councillor Peir Leonard
- 12 was remote. She's not present. Councillor Pat Mahon?
- 13 COUNCILLOR MAHON: For.
- 14 MS PURCELL: Councillor Jason Mulhall?
- 15 COUNCILLOR MULHALL: For.
- 16 MS PURCELL: Councillor Miriam Murphy is not present. Councillor Ian Neary?
- 17 COUNCILLOR NEARY: For.
- 18 MS PURCELL: Councillor Dermot O'Brien?
- 19 COUNCILLOR O'BRIEN: For.
- 20 MS PURCELL: Councillor Paul O'Brien?
- 21 CATHAOIRLEACH: For.
- 22 MS PURCELL: Councillor Gerry O'Neill?
- 23 COUNCILLOR O'NEILL: For.
- 24 MS PURCELL: Councillor Warren O'Toole is not present. Councillor Graham
- 25 Richmond?
- 26 COUNCILLOR RICHMOND: For.
- 27 MS PURCELL: Councillor Lourda Scott?
- 28 COUNCILLOR SCOTT: For.
- 29 MS PURCELL: Councillor John Snell?
- 30 COUNCILLOR SNELL: For.
- 31 MS PURCELL: Councillor Peter Stapleton?
- 32 COUNCILLOR STAPLETON: For.
- 33 MS PURCELL: Councillor Stephen Stokes?
- 34 COUNCILLOR STOKES: For.

1 MS PURCELL: Councillor Ned Whelan?

2 COUNCILLOR WHELAN: For.

3 MS PURCELL: Councillor Caroline Winstanley?

4 COUNCILLOR WINSTANLEY: For.

5 MS PURCELL: Thank you. 25 in favour and 7 not present. Thank you.

6 CATHAOIRLEACH: Councillor Glennon, did you want to come in there?

7 COUNCILLOR GLENNON: Thank you, Cathaoirleach, and I'd like to thank the
8 planning team and all my colleagues in the chamber for supporting this plan. It will
9 give a new lease of life to Blessington over the coming years and hopefully we will
10 get much needed sports facilities, graveyards, all the things that are essential for a
11 community to be vibrant and looking forward to the future with an increased
12 population. Thank you very much.

13 CATHAOIRLEACH: Thank you, Councillor. Okay. I will move on to item
14 number 2 on the agenda: To consider the proposed material alterations to the
15 proposed variation No. 3 to the Wicklow County Development Plan 2022-2028
16 (Blessington LAP), to consider the Chief Executive's Report on submissions to the
17 proposed material alterations to the proposed variation and to consider making, not
18 making or modify variation No. 3 to the Wicklow County Development Plan
19 2022-2028, all in accordance with section 13 of the Planning and Development Act
20 2000 (as amended). Copy attached.

21 Councillor Stapleton, do you want to come in on this?

22 COUNCILLOR STAPLETON: Yeah. This proposed modification to the County
23 Development Plan is just to ensure that the wording and the proposed modification to
24 RN2 phasing will be consistent with our changes to the Local Area Plan. So I am
25 very happy to propose it.

26 CATHAOIRLEACH: Do I have a seconder? Councillor Pat Mahon. Okay. We
27 will have a vote on this now as well. Thank you. Sorry. Sorry about that, members.

28

29 So No. 1, I need proposer and seconder then. So after Volume 2 part 5.0.2 Zoning
30 and Land Use Objectives to include SLC, Small Local Centre zoning objectives. I
31 have proposer, Councillor Mulhall; and seconder, Councillor Mahon. But I have a
32 new proposer now.

33 MS PURCELL: Councillor Stapleton.

34 CATHAOIRLEACH: That's what I am saying. I am going by the old one. So I

1 have new one now. So Councillor Stapleton, and seconder Councillor Pat Mahon.
2 Are we agreed? (Agreed.) Thank you.

3
4 Number 2, alter Map 1 Land use Zoning for Blessington LAP. Do I need a
5 proposer? I have a proposer, do I? Councillor Patsy Glennon. Seconded?
6 Councillor Jason Mulhall. Are we agreed (Agreed.) Thank you.

7
8 Number 3, alter Map 4 Indicative Flood Zoning Maps for the Blessington Local Area
9 Plan. Proposer? Councillor Jason Mulhall. Secunder? Councillor Patsy Glennon.
10 Are we agreed? (Agreed.) Thank you.

11
12 And number 4, alter Transport Strategy Maps for the Blessington Local Area Plan.
13 Proposer? Councillor Avril Cronin. Seconded by Councillor Pat Mahon. Are we
14 agreed? (Agreed.) Thank you.

15
16 Sorry about the confusion. So I am looking for a proposer and seconder for the
17 whole... Do I need a proposer and seconder for the whole? So Councillor Cronin,
18 and seconded by Councillor Gerry O'Neill. We will go for a vote now.

19 MS PURCELL: Yeah. Again I will read it out to you. It is County Development
20 Plan 2022-2028 variation No. 3. Proposal: Having considered the variation, the
21 proposed material alterations, the Chief Executive's Reports on Consultation, the
22 Strategic Environmental Assessment Screening Report and Associated
23 Determination for Proposed Variation and the Addendum 1 to the SEA Screening
24 Report, Appropriate Assessment Screening Report and Associated Determination of
25 the Proposed Variation and Addendum 1 to the AA Screening Report for the
26 proposed variation, Screening for Strategic and Environmental Assessment, SEA
27 Determination for the proposed material alterations, Screening for Appropriate
28 Assessment Determination of Proposed Material Alterations, written submissions
29 relating to SEA and AA made during the variation preparation process, ongoing
30 advice on SEA and AA from Council's agents and staff, the final AA Determination,
31 in accordance with the provisions of section 13(6) of the Planning and Development
32 Act, as amended, the members agree by resolution to make variation No. 3 to the
33 Wicklow County Development Plan 2022-2028 with the proposed alterations that
34 have been agreed today, with any proposed alterations that have been agreed to be

1 made with minor modifications today, without any proposed alterations that were not
2 agreed today, with any changes consequent required as a result of the agreed
3 alterations, and with any minor data or document updates that have arisen during the
4 adoption of the variation, and to proceed with in accordance with section 13(8) of the
5 Planning and Development Act 2000, as amended, to publish notice of the making of
6 the variation proposed by Councillor Cronin and seconded by Councillor O'Neill.

7

8 If you are in favour of the variation, please vote for; if you are against it, please vote
9 against.

10 MS PURCELL: Councillor Danny Alvey?

11 COUNCILLOR ALVEY: For.

12 MS PURCELL: Councillor Mark Barry is not present.

13 Councillor Joe Behan?

14 COUNCILLOR BEHAN: For.

15 MS PURCELL: Councillor Sylvester Bourke?

16 COUNCILLOR BOURKE: For.

17 MS PURCELL: Councillor Melanie Corrigan?

18 COUNCILLOR CORRIGAN: For.

19 MS PURCELL: Councillor Avril Cronin?

20 COUNCILLOR CRONIN: For.

21 MS PURCELL: Councillor Erika Doyle? Are you there, Councillor Doyle? She
22 has gone off line. Not present.

23 Councillor Malachai Duddy?

24 COUNCILLOR DUDDY: For.

25 MS PURCELL: Councillor Gail Dunne is not present. Councillor Louise Fenelon
26 Gaskin?

27 COUNCILLOR FENELON GASKIN: For.

28 MS PURCELL: Councillor Orla Finn is not present. Councillor Pat Fitzgerald?

29 COUNCILLOR FITZGERALD: For.

30 MS PURCELL: Councillor Tom Fortune?

31 COUNCILLOR FORTUNE: For.

32 MS PURCELL: Councillor Patsy Glennon?

33 COUNCILLOR GLENNON: For.

34 MS PURCELL: Councillor Pat Kennedy?

- 1 COUNCILLOR KENNEDY: For.
- 2 MS PURCELL: Councillor Shane Langrell is not present. Councillor Peir Leonard
- 3 is having technical difficulties. So just bear with me while we ring her. So the
- 4 standing orders allow for a member to vote remotely by saying their vote into the
- 5 microphone. So just bear with me a second.
- 6 COUNCILLOR LEONARD: Yes, I am in support of it.
- 7 MS PURCELL: Perfect. Thank you very much. Right, so that's a yes. It's going to
- 8 be fun this afternoon! Councillor Pat Mahon?
- 9 COUNCILLOR MAHON: For.
- 10 MS PURCELL: Councillor Jason Mulhall?
- 11 COUNCILLOR MULHALL: For.
- 12 MS PURCELL: Councillor Miriam Murphy is not present. Councillor Ian Neary?
- 13 COUNCILLOR NEARY: For.
- 14 MS PURCELL: Councillor Dermot O'Brien?
- 15 COUNCILLOR O'BRIEN: For.
- 16 MS PURCELL: Councillor Paul O'Brien?
- 17 CATHAOIRLEACH: For.
- 18 MS PURCELL: Councillor Gerry O'Neill.
- 19 COUNCILLOR O'NEILL: For.
- 20 MS PURCELL: Councillor Warren O'Toole is not present.
- 21 Councillor Graham Richmond?
- 22 COUNCILLOR RICHMOND: For.
- 23 MS PURCELL: Councillor Lourda Scott?
- 24 COUNCILLOR SCOTT: For.
- 25 MS PURCELL: Councillor John Snell?
- 26 COUNCILLOR SNELL: For.
- 27 MS PURCELL: Councillor Peter Stapleton?
- 28 COUNCILLOR STAPLETON: For.
- 29 MS PURCELL: Councillor Stephen Stokes?
- 30 COUNCILLOR STOKES: For.
- 31 MS PURCELL: Councillor Ned Whelan?
- 32 COUNCILLOR WHELAN: For.
- 33 MS PURCELL: Councillor Caroline Winstanley?
- 34 COUNCILLOR WINSTANLEY: For.

1 MS PURCELL: For. 25 in favour and 7 not present. So it's carried. Thank you
2 very much.

3 CATHAOIRLEACH: Thank you, Helen, and thank you, members. Michael do you
4 want to say something?

5 MR NICHOLSON: Cathaoirleach, I just want to sincerely thank all the planning
6 staff for their trojan work. In is the second plan they have gone through having done
7 Wicklow earlier in the year. To do one is a huge task, to do two in quick succession
8 is no joke. I want to thank all the planning staff. I thank all 32 councillors for their
9 cooperation and in particular the 17 members from Baltinglass. I think you all
10 worked very, very well and I think it is a great result. And also you, Cathaoirleach,
11 for steering it through. Thank you all very much.

12 CATHAOIRLEACH: Thank you, Michael. I would echo what Councillor Glennon
13 said originally and what Michael said, unless the councillors want to come in take
14 and few plaudits. No. Okay.

15 I'll invite you all back for lunch at half 12 and I'll see you back here at 2 o'clock for
16 the AGM. Thank you. Helen, do you want to --

17 MS PURCELL: There's soup and sandwiches in the canteen anytime from 12:30 if
18 you just want to go up, for staff and for the councillors and we will see you here at 2
19 o'clock for the annual meeting. Thank you.

20 CATHAOIRLEACH: Perfect. Thank you.

21

(Meeting concluded at 12.13 pm)

22

* * * *

23

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