

**Minutes of September Meeting of Carlow County Council held in the
Council Chamber, County Offices, Athy Road, Carlow
on Monday 8th September 2025 at 2.00 p.m.**

Present: Councillor K. Murnane, Cathaoirleach
Councillor F. Browne
Councillor J. Cassin *Remotely*
Councillor A. Dalton
Councillor J. Deane
Councillor P. Doogue
Councillor M. Doran
Councillor A. Gladney
Councillor T. Kinsella
Councillor C. Murphy
Councillor B. O'Donoghue
Councillor W. Paton
Councillor D. Pender
Councillor J. Pender
Councillor F. Phelan
Councillor W. Quinn
Councillor A. Wallace
Councillor B. Ward

In attendance: Mr. C. O'Reilly, Chief Executive
Mr. P. O'Gorman, Director of Service
Ms. P. O'Brien, Director of Service
Mr. K. Cullinane, A/Director of Services
Ms. F. O'Neill, Acting Director of Services
Mr. P. J. Leonard, Director of Finance
Ms. A. Sweeney, Senior Planner
Mr. W. Keogh, Senior Executive Planner
Mr. B. Knowles, Senior Executive Officer
Ms. F. Byrne, Senior Executive Officer
Ms. M. Griffin, Administrative Officer
Ms. C. Healy, Staff Officer

The Cathaoirleach welcomed everyone to the meeting and in particular, Ms. Paula O'Brien, Director of Corporate Affairs, Human Resources, Planning, Regeneration, Health & Safety and Economic Development/LEO, on her first meeting with Carlow County Council.

Votes of Sympathy

McDonald Family on the death of Sally McDonald, Ballinacarrig, Carlow.
Carthy Family on the death of Teddy Carthy, Tullow, Co. Carlow.
Hayde Family on the death of Patrick Hayde, Naas, Co. Kildare.
Kavanagh Family on the death of Colm Kavanagh, Newbridge, Co. Kildare

Votes of Congratulations

National Cairn Community Games on the successful organisation of the National Community Games held over two weekends in Carlow.

Carlow County Council staff and all involved on the recent successful Tullow Street *Streetfest* held over the weekend.

Heritage Officer and all involved for their work on the successful organisation of events throughout the County for Heritage Week.

Andy Gladney on ringing the Victory Bell at the end of his cancer treatment and best wishes for continued good health.

Organisers and all involved on the revival of Fenagh Steam Rally event held in Fenagh at the weekend.

Emmy Nolan, young Carlow actress, on her continued success in playing the younger role of one of the main characters Judy Warren in the film *The Conjuring – Last Rites*

Katie O'Neill on winning second place in the under 12 Community Games Handwriting competition.

Saoirse Hogan Balfe, Teagan Middleton and Deanna DeLacey, who have been selected to represent Ireland at the Muay Thai Youth World Championship in Abu Dhabi in September.

Mount Leinster Rangers on winning the Carlow Senior Hurling Championship 2025.

Naomh Brid on winning the Carlow Intermediate Hurling Championship 2025

Naomh Brid on winning the Carlow Junior Hurling Shield Final 2025

1.0 Confirmation of Minutes/Dearbhú Miontuairiscí

Approval of Minutes of monthly meeting of Carlow County Council held on Monday, 14th July 2025

Proposed by Cllr. J. Pender

Seconded by Cllr. B. O'Donoghue

Following a show of hands, it was agreed:-

“That the Minutes of the July monthly meeting of Carlow County Council held in the Council Chamber on Monday 14th July 2025 at 2.00 p.m. having been circulated to each Member be taken as read, confirmed as to accuracy and accordingly signed”.

2.0 Business prescribed by Statute, Standing Orders or Resolutions of Council/Gnó forordaithe do réir reachtaíochta, orduithe seasta, nó rúin an Chomhairle

2.1 Local Community Safety Partnership – Appointment of Members

Mr. B. Knowles gave a detailed presentation on the Local Community Safety Partnership and questions raised by the members were answered by B. Knowles and C. O'Reilly.

Proposed by Cllr. F. Phelan

Seconded by Cllr. M. Doran

Following a show of hands, it was agreed:-

“That Councillors K. Murnane, A. Dalton, D. Pender, M. Doran and B. O'Donoghue, be appointed to the Local Community Safety Partnership Committee”.

Proposed by Cllr. A. Dalton

Seconded by Cllr. M. Doran

Following a show of hands, it was agreed:-

“That Councillors W. Paton and F. Phelan be appointed to the Local Community Safety Partnership Committee”.

2.2 Approval of Travel to:- (i) Tempe Arizona (ii) Rhuddlan Wales and (iii) Velenje Slovenia

Proposed by Cllr. A. Dalton

Seconded by Cllr. M. Doran

Following a show of hands, it was agreed:-

“That we the members of Carlow County Council hereby approve travel for Councillors F. Phelan, P. Doogue and D. Pender to Tempe, Arizona”.

Proposed by Cllr. F. Phelan

Seconded by Cllr. M. Doran

Following a show of hands, it was agreed:-

“That we the members of Carlow County Council hereby approve travel for two members to be agreed from Bagenalstown Municipal District to Rhuddlan, Wales.”

Proposed by Cllr. F. Phelan

Seconded by Cllr. M. Doran

Following a show of hands, it was agreed:-

“That we the members of Carlow County Council hereby approve travel for Councillor K. Murnane & Councillor P. Doogue to Velenje, Slovenia.”

2.3 Planning & Development Act 2000 – Section 211, Local Government Act 2001 – Section 183 (1) Disposal of site and premises situated at 38 Kennedy Street, Carlow.

Proposed by Cllr. A. Dalton

Seconded by Cllr. B. Ward

Following a show of hands, it was agreed:-

“That we the members of Carlow County Council hereby approve in accordance with Planning & Development Act 2000, Section 211, Local Government Act 2001, Section 183 (1) the disposal of site and premises situated at 38 Kennedy Street, Carlow, R93Y060 to Sinco Restaurants Limited, Four Lakes Retail Park, Dublin Road, Carlow, in consideration of the sum of €165,000 in accordance with the statutory notice as circulated. The consent of the Minister for Housing, Local Government and Heritage is not necessary in this disposal.”

2.4 To approve overdraft accommodation for year ended 31st December 2026 in accordance with Section 106 of the Local Government Act 2001.

Proposed by Cllr. W. Quinn

Seconded by Cllr. F. Browne

And following a show of hands it was agreed:-

“That we, the elected members of Carlow County Council do hereby approve the terms and conditions applicable to overdraft facility in the amount of €7 million (together the “Facility”) made available by Allied Irish Banks, plc (the “Bank”) to the Council under the Offer Letter dated 8th August 2025 and that each of Coilín O’Reilly being the Chief Executive of the Council and P. J. Leonard being the Director of Finance of the Council, are hereby authorised to sign the Offer Letter jointly on behalf of the Council and such other authorities, documents and instructions that the Bank may require to be signed by the Council in connection with the Facilities.”

2.5 Agree Dates for the 2026 Budget Meetings

Proposed by B. Ward

Seconded by P. Doogue

And following a show of hands agreed

“That we the members of Carlow County Council, approve in accordance with Circular Fin 10/25 dated 9th July 2025, the Budget Briefing/Workshop be held at 11.30 a.m. on Thursday 20th November 2025 and the Statutory Budget 2026 Meeting be held at 2.00 p.m. on Thursday 20th November 2025.”

2.6 To consider Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028 and the Chief Executive's Report on submissions received pursuant to Section 13 (5) Planning and Development Act 2000 (as amended)"

Ms. F. Byrne brought to the attention of the Elected Members the requirement under Part 15 of the Local Government Act 2001, in relation to the Disclosure of Interests. She advised that any Member or any connected person who has a pecuniary or other beneficial interest on any item in the subject matter before the meeting must disclose the nature of that interest.

Mr. Wesley Keogh, Senior Executive Planner, advised the members that the public consultation on Proposed Variation No. 2 took place between 24th June 2025 to 28th July 2025. The Chief Executive's Report on the submissions received on the proposed variation (20 no.) issued to the Elected Members of Carlow County Council on 19th August 2025, and is available to view on the Council's consultation portal at <https://consult.carlow.ie/en/node/1795/outcomes>

The Chief Executive's Report should be directly referred to for the full details of the responses and recommendations as appropriate.

To facilitate the meeting the submissions were grouped as follows:

- Section 1 - Submissions: No changes
- Section 2 - Submissions: Text changes
- Section 3 - Submissions: Office of the Planning Regulator (OPR)
- Section 4 - Submissions: Zoning

SECTION 1

(SUBMISSIONS: NO CHANGES)

- **CLW-C162-1: Health and Safety Authority (HSA)**
- **CLW-C162-2: Environmental Protection Agency (EPA)** – *As relating to Appendix 1 (SEA)*
- **CLW-C162-7: National Environmental Health Service (NEHS)**
- **CLW-C162-14: Southern Regional Assembly (SRA)** – *As relating to Appendix 1 (SEA) and Appendix 2 (NIR)*
- **CLW-C162-19: Department of Housing Local Government and Heritage (Development Applications Unit)** – *As relating to Appendix 1 (SEA)*
- **CLW-C162-20: George Doyle**

CLW-C162-1: Health and Safety Authority (HSA) – Pg 6 of CE Report

Reference is made to the HSA document 'Guidance on Technical Land-Use Planning Advice' and to the consultation distance for the Royal Oak Distillery designated under the Seveso Directive that should be referenced in the County Development Plan.

CE Recommendation:

No changes.

CLW-C162-2: Environmental Protection Agency (EPA) – Pg 6 and 57 of CE Report

Highlights role of EPA as one of the statutory authorities under the Strategic Environmental Assessment (SEA) Regulations, and refers to requirement to align with higher order plans and programmes, for appropriate mitigation measures, for a flexible monitoring programme, and for an SEA Statement of the proposed variation once made.

CE Recommendation:

No changes.

CLW-C162-7: National Environmental Health Service – Pg 28 of CE Report

NEHS observations made under the remit of Healthy Ireland and relevant health supporting policies, strategies and plans including the latest national Climate Action Plan 2025. Recommends reference made to 17 Sustainable Development Goals, greater emphasis on other sources of influence to achieve uptake of active travel and public transport options, and that a wider view is taken to reducing greenhouse gases (e.g. construction materials),

CE Recommendation:

No changes.

CLW-C162-14: Southern Regional Assembly (SRA) –Pg 59 of CE Report

Makes reference to the Strategic Environmental Assessment (SEA) and Natura Impact Report (NIR) prepared for the proposed variation, and to the recommendations and mitigation measures proposed in same.

CE Recommendation:

No changes.

CLW-C162-19: Department of Housing Local Government and Heritage (Development Applications Unit) – Pg 60 of CE Report
Makes reference to the Strategic Environmental Assessment (SEA) prepared for the proposed variation, including details as applying to architectural heritage and to nature conservation.
CE Recommendation: No changes.
CLW-C162-20: George Doyle – Pg 55 of CE Report
Queries suitability of site adjacent McGrath Park in Dunleckny for residential purposes due to previous use of large sections of the site as a quarry and alleged disposal of waste on site and requesting that the site be de-zoned pending a site investigation, and recommends a number of uses at the former meat factory site (28.4ha): - outdoor running track, sports facilities, pedestrian and cycle loop, community garden, wildlife area accessible for school projects, fully serviced sites for locals wishing to self-build, pocket park, walking area and outdoor workout area.
CE Recommendation: No changes.

The recommendations of the Chief Executive on submissions received regarding no changes to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028 as outlined in the Chief Executive's Report and in the table above were:

Proposed by M. Doran

Seconded by D. Pender

And agreed following a show of hands:

SECTION 2 **(SUBMISSIONS: TEXT CHANGES)**

- **CLW-C162-3: Office of Public Works (OPW)**
- **CLW-C162-5: Uisce Éireann**
- **CLW-C162-14: Southern Regional Assembly (SRA)**
- **CLW-C162-15: National Transport Authority (NTA)**
- **CLW-C162-19: Department of Housing Local Government and Heritage (Development Applications Unit)**

And,

- **Minor edits to Section A.5.0 (Economic Development, Retail and Tourism)**

The OPW specifically addresses flood risk management as relating to:

PFRA and National CFRAM Programme:

Muine Bheag / Royal Oak was not identified as an Area of Potentially Significant Flood Risk (APSFRs) during the PFRA cycles and was not an Area of Further Assessment (AFA) for the National CFRAM Programme.

The OPW refer to Section 4.2 of the SFRA that South Eastern CFRAM Flood Mapping was verified by a walkover and consultation with the local authority.

Advise that the Council should carry out a review of SSFRAs for new Industry and Warehousing Developments located in Flood Zone A, constructed since CFRAM was completed.

NIFM and Dunleckney Stream:

Welcomes and encourages hydraulic modelling to produce flood mapping for watercourses for which no predictive flood mapping is available.

Two small areas of flood extents on the Town Centre land use zoning appear to have been omitted. The OPW request this is reviewed and updated, including the SFRA as appropriate.

Historic Flooding:

It is advised that the Council submit a flood event report for December 2015 flooding in the town, and any other information on past floods for inclusion in the OPWs database to reportfloodevent@opw.ie

Section 7.5 Dunleckny:

Section 7.5 of the SFRA on Dunleckny has not discussed the flood risk to the *Community / Education* land use zoning. This is the location of the Bagenalstown Outdoor Heated Swimming Pool. The Council should review if this development is appropriate as the flood zones appear to overlap with the lands.

Policy Objective:

Welcomes policy A8. P15 regarding the approach for existing already developed lands that contain inappropriate development and for lands zoned *Agriculture*.

The Council should update the cross-referenced errors in the policy and also reference the policy in the relative discussions on these areas in the SFRA. The County Development Plan policies and objectives have been listed in the SFRA, however for completeness the policies and objectives of this Plan should also be listed.

Consideration of Climate Change Impacts:

Welcomes the inclusion of the future scenario mapping in the SFRA, however the SFRA or the Draft Plan have not addressed how climate change has been considered in the development of this settlement plan.

It would be useful if the land use zoning map was overlaid with the future scenario mapping to show the sites / lands where there could potentially be an increase in flood risk in the future.

An area zoned for *Enterprise and Employment* has been shown to be at risk in the high-end future scenario. The Council should provide further detail regarding how risk to this area might be mitigated.

Nature-based Solutions and SuDS:

There are a number of Settlement Consolidation Sites, Regeneration Sites and Large New Residential Zonings and Strategic Employment Lands identified in the Draft Plan where integrated and area-based provision of SuDS and green infrastructure may be appropriate.

CE Recommendation:

Text changes as follows -

NIFM and Dunleckny Stream: The SFRA will be updated to reflect the NIFM mapping for the Dunleckny Stream.

Section 7.5 Dunleckny: The small overlap between flood zones and the community zoning will be addressed in this section.

Amend Policy A8.P15 be the deletion of red text and addition of green text:

A8. P15: Manage flood risk in Muine Bheag/Royal Oak in the accordance with the following provisions:

Clorusk Clonrusk Upper

1. Manage the risk to Industry and Warehousing zoned lands at Bagenalstown Industrial Park by ensuring the following:

- New development is not suitable in Flood Zone A.
- Development proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas.
- Extensions and renovations can be undertaken in Flood Zone A but will require an appropriately detailed Flood Risk Assessment.
- Any development shall also be required to be built in accordance with the Council's SuDS Policy.
- An appropriately detailed Flood Risk Assessment which should follow the general guidance provided in **Section 7.2 – Error! Reference source not found.** of the Strategic Flood Risk Assessment (SFRA) prepared for this plan would be required.

2. Manage the risk to Agriculture zoned lands adjoining the River Barrow and rail line with the following strategies:

- New developments, infill residential development, and demolition and reconstruction can only take place in Flood Zone C.
- Limited to extensions, renovations and change of use if a residential property is within Flood Zone A/B.
- There are to be no bedrooms on the ground floor when extending existing residential property in Flood Zone A/B.
- Any future development should be subject to an appropriately detailed Flood Risk Assessment which should follow the general guidance provided in **Section 7.2 – Error! Reference source not found.** of the Strategic Flood Risk Assessment (SFRA) prepared for this plan.
- All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in the Council's SuDS policy.

Clorusk Clonrusk Lower Upper and Royal Oak

1. Manage the risk to Transport and Utilities zoned lands adjoining the River Barrow by ensuring the following:

- For new development the sequential approach should be applied and highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected;
- Any future development should be subject to a Flood Risk Assessment which should follow the general guidance provided in **Section 7.3 – Error! Reference source not found.** of the Strategic Flood Risk Assessment prepared for this plan and must specifically address the following:

- FRA should address climate change scenarios in relation to operational levels and potential mitigation measures;
- Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;
- Any development shall also be required to be built in accordance with CCC SuDS Policy.

Dunleckney

1. Manage the risk to Enterprise and Employment zoned lands and at former Dunleckney Maltings site by ensuring the following:

- New development is not suitable in Flood Zone A.
- Development proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas.
- Extensions and renovations can be undertaken in Flood Zone A but will require an appropriately detailed Flood Risk Assessment, as noted below.
- Any development shall also be required to be built in accordance the Council's SuDS Policy.
- An appropriately detailed Flood Risk Assessment which should follow the general guidance provided in **Section 7.5— Error! Reference source not found.** of the Strategic Flood Risk Assessment prepared for this plan would be required.

Kilcarrig East

1. Manage the risk to Industry and Warehousing zoned lands at Carlow Warehousing Ltd. site by ensuring the following:

- New development is not suitable in Flood Zone A.
- Development proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas.
- Extensions and renovations can be undertaken in Flood Zone A but will require an appropriately detailed Flood Risk Assessment, as noted below.
- Any development shall also be required to be built in accordance with the Council's SuDS Policy.
- An appropriately detailed Flood Risk Assessment which should follow the general guidance provided in **Section 7.6— Error! Reference source not found.** of the Strategic Flood Risk Assessment prepared for this plan would be required.

2. Manage the risk to Enterprise and Employment zoned lands at car sales site by using the following approach:

- New development is not suitable in Flood Zone A.
- Development proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas.
- Extensions and renovations can be undertaken in Flood Zone A but will require an appropriately detailed Flood Risk Assessment, as noted below.
- Any development shall also be required to be built in accordance with the Council's SuDS Policy.
- An appropriately detailed Flood Risk Assessment which should follow the general guidance provided in **Section 7.6— Error! Reference source not found.** of the Strategic Flood Risk Assessment prepared for this plan would be required.

3. Manage the risk to Agriculture zoned lands with the following strategies:

- New developments, infill residential development, and demolition and reconstruction can only take place in Flood Zone C.
- Limited to extensions, renovations and change of use if a residential property is within Flood

Zone A/B.

- There are to be no bedrooms on the ground floor when extending existing residential property in Flood Zone A/B.
- Any future development should be subject to an appropriately detailed Flood Risk Assessment which should follow the general guidance provided in **Section 7.6 Error! Reference source not found.** of the Strategic Flood Risk Assessment prepared for this plan.
- All new development should, where possible, consider the opportunity to include nature-based solutions and SuDS for the management of stormwater as outlined in the Council's SuDS policy.

Consideration of Climate Change Impacts:

Section 7.2 of the SFRA will be updated to discuss the climate change impacts in more detail.

This will involve mapping overlay with LU Zonings and for the Enterprise and Employment lands then development within the HEFS 1% AEP climate change outlines will be restricted to an appropriate vulnerability with no increase in ground levels.

Nature-based Solutions and SuDS:

The SFRA will be updated to provide high level guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and where integrated and area-based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions.

CLW-C162-5: Uisce Éireann – Pg 22 of CE Report

The content of the Uisce Eireann submission addresses the following:

1.General Information

1.1 Sustainable Drainage and Green-Blue Infrastructure

Uisce Éireann encourages objectives and initiatives supporting the implementation of SuDS and the enhancement of green and blue infrastructure.

Uisce Éireann welcomes the provisions in the proposed variation which promote SuDS, in particular nature-based SuDS.

Uisce Éireann is eager to collaborate with others in leveraging circularity opportunities. Consideration should be given to developing circular economy opportunities in the proposed variation.

1.2 Planned Road and Public Realm Projects

Development in the vicinity of Uisce Éireann assets must be in accordance with Standard Details and Codes of Practice, and Diversion Agreements will be required where an Uisce Éireann assets needs to be diverted/altered.

2.Availability of Water Services

2.1 Zoning

Sequential, phased development in areas with existing services and spare capacity is recommended to optimise existing infrastructure and minimise investment required.

Available network information indicates network reinforcements (e.g. extensions and upgrades) may be required to service some zoned sites, and pipe size and materials are unknown across parts of the sewer network. The exact requirements to service a site will be determined through Uisce Éireann's connections process and engagement with the Connection and Developer Services team.

Third-party agreement will be required to service new development via private property, and this applies to several zoned sites.

Cognisance should be had to the proximity of Site MB5 to the Muinebheag and Leighlinbridge WWTP, and to the established use and potential extensions/intensification of existing treatment plants.

Site specific water and wastewater services comments provided for Infrastructure Assessment sites MB1, MB3, MB4, MB7, MB9 and MB11, for land zoned Strategic Reserve, and for Strategic Employment Sites 2 and 3. Uisce Éireann note that the Strategic Reserve land should be able to connect to the WWPS at Philip Street.

2.2 Water Supply

The Muinebheag/Royal Oak area is served by the Bagenalstown Water Resource Zone (WRZ) and the Water Supply Capacity Register indicates that there is currently sufficient capacity in the WRZ to cater for the projected growth within the lifetime of the District Town Plan.

2.3 Water Network

2.4 Wastewater Treatment Capacity

It is envisaged that the Muinebheag and Leighlinbridge WWTP has capacity to cater for the projected growth with the lifetime of the District Town Plan.

2.5 Sewer Network

It is envisaged that capacity is available in the wastewater networks in the Muine Bheag/Royal Oak area.

Regarding lands at Royal Oak, Uisce Éireann note that they are currently using tankers to manage the wastewater load. Reference also made to planning permission granted in 2025 for new WWPS on the western side of the river and works are expected to be completed in Q4 2027.

Uisce Éireann provide additional comments regarding the text included in Sections A2.1, A.8.2.1, A.8.2.2 and A.8.3, Policy A8. P14 and Footnote 35 in the Appendix 1 SEA. This includes details on the upgraded capacity of the WWTP from 5,500 to 9,200, and recommended provision in the plan as applying to Policy A8. P14 to allow for access to and maintenance of existing Uisce Éireann infrastructure, and provision for new or upgrade assets which may be required within riparian buffers in limited instances.

Strategic Environment Assessment (SEA)

Footnote 35 should reference loads received in 2023 not 2021.

CE Recommendation:

Text changes as follows -

Amend Sections A2.1 and of the Plan ~~deleted text in red~~ new text in ~~green~~:

Extract Section A.2.1 Function, Population and Scale of Muine Bheag/ Royal Oak The wastewater constraints have recently been addressed by Uisce Éireann with the completion of works and commissioning of the upgraded wastewater treatment plant in Q1 of 2025. These works increase the design capacity of the plant from a population equivalent of ~~4,500~~ 5,500 to ~~9,800~~ 9,200 and substantially improves the treatment processes at the plant.

Extract Section A8.2.2 Public Wastewater Collection and Treatment Works have been completed by Uisce Éireann for the upgrade of the Muinebheag / Leighlinbridge Wastewater Treatment Plant (WWTP). The upgrade works have increased the design capacity of the WWTP from a population equivalent of ~~4,500~~ 5,500

to ~~9,800~~9,200 and has substantially improved the treatment processes at the plant. Sufficient capacity is available at the upgraded plant to meet projected demand.

Extract Section A.8.3 Surface Water Management and SuDS Current accepted best practice for managing surface water now includes the use of Sustainable Urban Drainage Systems (SuDS), nature-based solutions, and the provision/ protection of green infrastructure. These best practice approaches and systems aim to reduce flood risk, improve water quality, and enhance biodiversity and amenity. Improving biodiversity can lead to a greener and more pleasant urban environment, with associated positive implications for recreation, health, and wellbeing. By incorporating SuDS in new developments, the surface water regime of a pre-development 'greenfield' situation can be replicated as closely as possible, conveying water more slowly to the drainage system and to watercourses.

Prospective applicants and developers are advised to consult with the DHLGH 'Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document, 2022' (and any subsequent editions of the Guidance), and the recently published guidance document 'Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer's Agents (November 2024). These Guidance documents advise on approaches to mimic the natural water balance of rural areas through water sensitive urban design and development, seeking to ensure greenfield runoff rates wherever possible and to adequately treat the quality of the surface water runoff before discharge to either the below ground networks or directly to receiving Waterbodies.

Footnote 35 in Strategic Environmental Assessment (SEA)

¹ Uisce Éireann's Wastewater Treatment Capacity Register for County Carlow was circulated in August 2025 and provides an indication of available wastewater treatment capacity based on loads received in 2023 and available treatment plan capacity now or by completion of a relevant project delivering additional capacity. Estimated Spare Capacity is spare capacity available at the WWTP in terms of population equivalents based on available capacity now (August 2025) or by completion of a relevant project currently at construction (where relevant).

¹ Uisce Éireann's 10-Year Water Supply Capacity Register for County Carlow was circulated in August 2025.

CLW-C162-14: Southern Regional Assembly (SRA) – Pg 42 of CE Report

Specific recommendations are provided under the following headings:

Housing

- Strengthen alignment with regional policy by explicitly referencing RPO 35 (30% of growth in urban footprint of settlements) of the Regional Spatial and Economic Strategy (RSES) within the Muine Bheag/Royal Oak District Town Plan under Section A.4.0.

Sustainable Communities

- Include reference to RSES RPO 186 in support of Lifelong Learning, and the SRA document, 'Towards a Learning Region' in support of promoting education opportunity and skills development – either in text of Section A9.0 or as part of Objective A9.P8.

Climate Action, Environment, and Heritage

- Enhance policy coherence by referencing the Southern Regional Assembly's 'Our Green Region - a Blue Green Infrastructure and Nature-based Solutions Framework for the Southern Region' document within the Muine Bheag/Royal Oak District Town Plan under Section A.10.0 to support the local application of Blue-Green Infrastructure and Nature-based Solutions strategies.

CE Recommendation:

Text changes as follows -

Include additional text in **Green:**

Housing: Include additional text in green in **Section A.4.6 Delivering Compact Growth**

*As required by Objective 9 in the NPF First Revision **and RPO 35 of RSES** at least 30% of all new housing units must be delivered within the existing urban footprint of Muine Bheag/Royal Oak. As part of the preparation of this Plan, an analysis was carried out of lands within the built footprint including appropriate brownfield and infill lands in the town with potential capacity to delivery new housing.*

Sustainable Communities: extract Education, Training and Childcare – Policies

Include additional text in green in **Policy A9.P8:** *It is the policy of the Council to promote and support initiatives with relevant stakeholders to expand education and training that supports lifelong learning and meets the wide range of business skills located in Muine Bheag/Royal Oak **and to support the development of the Southern Region as a Learning Region in support of RPO 186 and RPO 190 in partnership with the Regional Assembly, Local Authorities and other agencies as appropriate.***

Climate Action, Environment, and Heritage

Include additional text in green in **Section A10.4** *The importance of nature-based solutions and green and blue infrastructure is recognised at a regional level through a range of strategies and policies and more recently with the Southern Regional Assembly's publication 'Our Green Region – a Blue Green Infrastructure and Nature-based Solutions Framework for the Southern Region'. This Framework provides a resource to guide the implementation of blue and green infrastructure and nature-based solutions to support the implementation of a network of nature-based interventions to solve local challenges in our settlements and the landscapes that they link to.*

CLW-C162-15: National Transport Authority (NTA) – Pg 44 of CE Report

The NTA recommends that **Tables 5-1 to 5-4** which outline measures in the LTP inclusive should be included within the Draft Plan that will be incorporated into the CDP, as this would provide a more robust foundation to support their delivery.

Reference is made to **Policy A7.P6** 'Ensure where viable that all development where appropriate within Muine Bheag/Royal Oak provides for connectivity (pedestrian, cyclist and vehicular) to adjacent lands in accordance with the National Transport Authority's Permeability Best Practice Guide (2015) and any subsequent update to this Guide.' While the NTA is supportive of a policy that seeks to improve connectivity between adjacent sites for active travel, the inclusion of vehicular traffic within this Policy it is submitted does not accord with the provisions

of the NTA's *Permeability Best Practice Guide*. This guidance proposes measures intended to provide a competitive advantage to active modes for local trips, by developing walking and cycling routes that are more direct than the routes available for the private car. It is therefore stated that the inclusion of vehicular traffic in draft Policy A7.P6 would therefore not accord with the guidance, and the NTA recommends that the Policy should be revised to remove the reference to vehicular traffic and provide for improved walking and cycling connectivity only.

It is recommended that **Section A.7.4** be amended to clarify that the Draft Plan and LTP were not developed in consultation with the NTA.

It is recommended that **Section A.7.4.4** Public Transport Strategy include an additional policy or objective regarding the NTAs Connecting Ireland and Local Link Programmes, stating the Councils support for these programmes and its intention to engage with the NTA and other relevant stakeholders in the development and implementation of these programmes.

CE Recommendation:

Text changes as follows -

Include New text and tables in green Table 7.2-7.5 Implementation of Options and Timeframes at the end of Section A7.4.2 LTP Strategy Options Refer response to Recommendation No. 2 – Integration of Transport and Landuse Planning Submission ref: CLW-C162-4

Policy A7.P6 - no change

Amend Section A.7.4 Local Transport Plan to delete text in red and include text in green:

As part of the preparation of this District Town Plan a Local Transport Plan (LTP) has been undertaken on behalf of the Council by Aecom with engagement with the NTA during the PTAL and ATOS assessments. ~~the in conjunction with the National Transport Authority (NTA).~~ The LTP, included as Appendix.

Include additional text in green in Section A.7.4.4 Public Transport Strategy – Objective A7.02

Support and facilitate the delivery of the preferred public transport improvements identified in the Local Transport Plan (LTP) to make public transport travel in Muine Bheag/Royal Oak a more accessible, convenient, attractive, and viable transport option **and to support the NTAs Connecting Ireland and Local Link Programmes and to engage with the NTA and other relevant stakeholders in the development and implementation of these programmes.**

CLW-C162-19: Department of Housing Local Government and Heritage (Development Applications Unit) – Pg 51 of CE Report

The Department have recommended a number of text changes to the proposed variation as follows:

Architectural Heritage (Table 5.2 Strategic Employment Land – Site 3 Holloden House)

The land at this location, in the townland of Clorusk Lower, are zoned Enterprise and Employment and include the existing established Royal Oak Distillery on the historic grounds of Holloden House (a Protected Structure), with access from the L71095 local road just north of Royal Oak neighbouring centre. It is envisaged that this land

use zoning, which extends to c.15.27 hectares, will facilitate potential future expansion of the distillery in a manner that complements existing whiskey manufacturing and associated tourism uses and ~~is sympathetic to the historic character and setting of Holloeden House.~~ in accordance with Protected Structure Policies PS.P2 –PS.P13, Country Houses, Demesnes & Gardens Policies CH.P1-CH P.5, and Country Houses, Demesnes & Gardens Objective CH.O1 outlined in Chapter 10 Natural and Built Heritage and associated Development Management Standards in Chapter 16 of Carlow County Development Plan 2022-2028.

Architectural Heritage (Table 5.2 Strategic Employment Land – Site 4 Minch Norton and Co Malt House and CW725 The Cottage)

In view of location the land proximate to the River Barrow and Special Area of Conservation (SAC), development proposals will be required to carefully consider potential flood risk impacts and potential impacts on the SAC, through Site Specific Flood Risk Assessment and Appropriate Assessment Screening/Natura Impact Statement (NIS) as appropriate. ~~The location of Protected Structures on the land as noted will also require detailed consideration of potential impacts on the character and setting of built heritage.~~

This location contains two protected structures of very different typologies, one being a substantial historic industrial complex while the other is a finely detailed single historic cottage within a landscaped setting. Each protected structure will require an individualised development response while also taking into consideration their proximity to each other and the adjoining Glebe House which is also a protected structure. Development proposals shall be carried out in accordance with Protected Structure Policies PS.P2 –PS.P13, outlined in Chapter 10 Natural and Built Heritage and associated Development Management Standards in Chapter 16 of Carlow County Development Plan 2022-2028.

Architectural Heritage (Table 5.2 Strategic Employment Land – Site 5 Bagenalstown House CW280 Gate Lodge CW279)

In view of location the land proximate to the River Barrow and Special Area of Conservation (SAC), development proposals will be required to carefully consider potential flood risk impacts and potential impacts on the SAC, through Site Specific Flood Risk Assessment and Appropriate Assessment Screening/Natura Impact Statement (NIS) as appropriate. ~~As Bagenalstown House is a Protected Structure, any development proposals on the land will also require detailed consideration of potential impacts on the character and setting of built heritage.~~

Proposals for the reuse and re-development of Bagenalstown House and demesne shall be carried out in accordance with Protected Structure Policies PS.P2 –PS.P13, Country Houses, Demesnes & Gardens Policies CH.P1-CH P.5, and Country Houses, Demesnes & Gardens Objective CH.O1 outlined in Chapter 10 Natural and Built Heritage and associated Development Management Standards in Chapter 16 of Carlow County Development Plan 2022-2028.

Nature Conservation

The department notes and accepts the conclusion of the Natura Impact Report. Other minor text amendments proposed are as follows:

Chapter 5 Economic Development, Retail & Tourism

Table 5.2 shows the areas allocated for 'Strategic Employment Land'. The Department recommends that additional text is added to '3. Land at Royal Oak Distillery' to ensure that any development in this site, is cognisant of the natural setting of the lands, including the native trees, woodland, hedgerows and natural grasslands.

Chapter 8 Infrastructure and Environmental Management

Objective A8.O4 requires applicants to ensure they are compliant with the Water Framework Directive. The Department recommends that the text is amended here to also ensure that applicants are also compliant with the Habitats Directive when assessing surface and ground water impacts.

Chapter 10 Climate Action, Environment and Heritage

Objective A10. P24 promotes tree and pollinator friendly planting. The Department recommends that text is added to ensure that only native trees of local provenance, or if unavailable national provenance, are proposed.

CE Recommendation:

Text changes as follows -

Built Heritage: Amend proposed variation to ~~delete text in red~~ and include additional text in green:

Architectural Heritage (Table 5.2 Strategic Employment Land – Site 3 Holloden House)

The land at this location, in the townland of Clorusk Lower, are zoned Enterprise and Employment and include the existing established Royal Oak Distillery on the historic grounds of Holloden House (a Protected Structure), with access from the L71095 local road just north of Royal Oak neighbouring centre. It is envisaged that this land use zoning, which extends to c.15.27 hectares, will facilitate potential future expansion of the distillery in a manner that complements existing whiskey manufacturing and associated tourism uses and ~~is sympathetic to the historic character and setting of Holloden House.~~ in accordance with Protected Structure Policies PS.P2 –PS.P13, Country Houses, Demesnes & Gardens Policies CH.P1-CH P.5, and Country Houses, Demesnes & Gardens Objective CH.O1 outlined in Chapter 10 Natural and Built Heritage and associated Development Management Standards in Chapter 16 of Carlow County Development Plan 2022-2028.

Architectural Heritage (Table 5.2 Strategic Employment Land – Site 4 Minch Norton and Co Malt House and CW725 The Cottage)

In view of location the land proximate to the River Barrow and Special Area of Conservation (SAC), development proposals will be required to carefully consider potential flood risk impacts and potential impacts on the SAC, through Site Specific Flood Risk Assessment and Appropriate Assessment Screening/Natura Impact Statement (NIS) as appropriate. ~~The location of Protected Structures on the land as noted will also require detailed consideration of potential impacts on the character and setting of built heritage.~~ This location contains two protected structures of very different typologies, one being a substantial historic industrial complex while the other is a finely detailed single historic cottage within a landscaped setting. Each protected structure will require an individualised development response while also taking into consideration their proximity to each other and the adjoining Glebe House which is also a protected structure. Development proposals shall be carried out in accordance with Protected Structure Policies PS.P2 –PS.P13, outlined in Chapter 10 Natural and Built Heritage and associated Development Management Standards in Chapter 16 of Carlow County Development Plan 2022-2028.

Architectural Heritage (Table 5.2 Strategic Employment Land – Site 5 Bagenalstown House CW280 Gate Lodge CW279)

In view of location the land proximate to the River Barrow and Special Area of Conservation (SAC), development proposals will be required to carefully consider potential flood risk impacts and potential impacts on the SAC, through Site Specific Flood Risk Assessment and Appropriate Assessment Screening/Natura Impact Statement (NIS) as appropriate. ~~As Bagenalstown House is a Protected Structure, any development proposals on the land will also require detailed consideration of potential impacts on the character and setting of built heritage.~~ Proposals for the reuse and re-development of Bagenalstown House and demesne shall be carried out in accordance with Protected Structure Policies PS.P2 –PS.P13, Country Houses, Demesnes & Gardens Policies CH.P1-CH P.5, and Country Houses, Demesnes & Gardens Objective CH.O1 outlined in Chapter 10 Natural and Built Heritage and associated Development Management Standards in Chapter 16 of Carlow County Development Plan 2022-2028.

Natural Heritage: Amend proposed variation to ~~delete text in red~~ and include additional text in green:

Table 5.2 Site 3. Land at Royal Oak Distillery' Future development proposals shall seek to ensure that any development in this site, is cognisant of the natural setting of the lands, including the native trees, woodland, hedgerows and natural grasslands.

Chapter 8 Infrastructure and Environmental Management

Objective A8.O4 to be amended to include additional text in green:

Require applicants, where necessary, to demonstrate that development proposals will not negatively impact on any surface water or groundwater body, individually as a result of the proposed development, or cumulatively, in combination with other developments, be compliant with the requirements of the Habitats Directive when assessing surface and ground water impacts, the Water Framework Directive and measures to protect and improve our water bodies set down in the River Basin Management Plan for Ireland 2022 – 2027 and any subsequent amendments or revisions to the Plan.

Chapter 10 Climate Action, Environment and Heritage

Objective A10. P24 to be amended to include additional text in green:

Promote appropriate tree planting and pollinator friendly planting, to ensure that only native trees of local provenance, or if unavailable national provenance, are proposed in accordance with the recommendations of the All-Ireland Pollinator Plan throughout Muine Bheag/Royal Oak and in open spaces within new developments, in order to enhance local biodiversity, visual amenity and surface water management.

Minor edits to Section A.5.0 (Economic Development, Retail and Tourism) – Pg 56 of CE Report

A number of minor edits (deletions in red and new text in green) are proposed to Section A.5.0 Economic Development, Retail and Tourism following engagement with the Economic Development and Enterprise unit of Carlow County Council to further support the implementation of the economic development strategy for Muine Bheag / Royal Oak.

Section A.5.2 Economic Assets

Include additional text in Table 5.1 Economic Assets of Muine Bheag / Royal Oak

There are a number of significant enterprises which have a strong presence in the area, including Magna International Autolaunch Ireland Limited, P.B. Machine Tech Ltd., the Carlow Brewing Company, the Royal Oak Distillery, Jones Engineering/Maufacturing, Tanco Autowrap etc. These enterprises present opportunities for further clustering and for new spin off sectors and projects including the development of a community enterprise centre, thereby ensuring the town becomes an attractive destination and driver of business and innovation.

Section A.5.4 Economic Development Strategy

The economic strategy seeks to support Muine Bheag/Royal Oak by:

- Prioritising sectors in Muine Bheag/Royal Oak that are likely to drive economic growth for the town, such as manufacturing engineering industries and associated sub supply and support industries.
- Developing potential economic opportunities through consultation with the Council, ~~the local enterprise office~~, the IDA, Carlow Chamber of Commerce, Industry, Carlow Tourism and relevant Tourism stakeholders.

Section A.5.6.2 Town Centre Vibrancy and Vitality

- **Supporting, encouraging and developing the role of festivals and events** ~~such as the Bagenalstown in Bloom Festival~~ which can enhance the attractiveness of the town as a place to visit.

Section A.5.7.4 Food Tourism

Food can play an important role in tourism and visitor experiences in Muine Bheag/Royal Oak and also provide an important platform for supporting and expanding local economic development. Carlow Brewing Company and Royal Oak Distillery are two key examples of this for Muine Bheag/Royal Oak.

Equally, an increasing interest in locally and organically produced food and healthy lifestyles has seen farmers markets growing in number and popularity across Ireland. ~~Muine Bheag/Royal Oak has the potential to develop food tourism in this area including as a niche tourism product, which would encourage more people to visit the town, with knock on benefits for local businesses.~~

The recommendations of the Chief Executive on submissions received regarding text changes to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028 as outlined in the Chief Executive's Report and as highlighted in the table above were:

Proposed by W. Quinn,

Seconded by D. Pender

And agreed following a show of hands.

SECTION 3

(SUBMISSIONS: OFFICE OF THE PLANNING REGULATOR)

CLW-C162-4: Office of the Planning Regulator (OPR) – Pg 12 of CE Report

The office of the OPR has evaluated and assessed the proposed variation under the provisions of sections 31AM(1) and (2) of the Planning and Development Act 2000 and has advised as follows:

Recommendation 1 – Settlement Strategy:

Having regard to relevant national policy and guidelines, the OPR recommends that:

- Site MB11 is rezoned from Existing/Infill Residential to New Residential and the quantum of residential zoned lands is updated accordingly.
- Table 3.2 in the proposed variation is amended to:
 - clarify the housing supply target as 443 consistent with the core strategy of Carlow County Development Plan 2022-2028.
 - include the amount of zoned land required (ha) to achieve the proposed housing targets.
 - include the quantum of residential zoned land (ha) within the Variation.
- A table is inserted in the Infrastructure Assessment which sets out the site areas (ha) and the potential housing yield in each case for New Residential (including MB11 land), Regeneration, Settlement Consolidation Sites and Town Centre lands, and that this table should also be inserted into chapter A.2.0.
- Remove reference to maximum densities in section A.4.2.

Recommendation 2 – Integration of transport and land use planning

Having regard to relevant national policy and guidelines, the OPR recommends that:

- The priority active travel measures incorporated into the proposed Variation from the Local Transport Plan are reviewed to ensure that there is a clear alignment between transport and land use planning over the plan period; and
- The timeframes of the priority transport projects are identified and included in the District Town Plan.

Recommendation 3 – Flood Risk Management

Having regard to relevant national policy and guidelines, the OPR recommends that:

- The text of section 7.2 of the Strategic Flood Risk Assessment (SFRA) is reviewed for Clonrusk Upper to highlight the findings of the climate change mapping, as per figures 4-6 and 4-7 of the SFRA.
- All areas of flooding associated with the Dunleckney Stream which will affect the development of site MB9 should be shown on Map A11.2 Objectives Map (see figure 4-8 of the SFRA).
- Include Policy A8. P15 in the SFRA.

Recommendation 4 – Regeneration

The OPR recommends that the Planning Authority sets out the key development priorities and ambitions for the Regeneration and Settlement Consolidation Sites, including the permeability links and / or active travel provisions.

Other matters

The OPR requests the Planning Authority to ensure that the legend on the maps refer to the map boundary as 'District Town Plan Boundary' and not 'Draft Muine Bheag/Royal Oak Local Area Plan Boundary' (see Built Heritage map).

CE Recommendation:

Text changes as follows -

Recommendation 1 – Settlement Strategy:

Site MB11 : comprises part of a larger site, previously permitted development pursuant to permission 01/667 ABP: 01.130072 and more recently expired permission reference 18/381. The site (c.2ha) provides access to an existing football pitch immediately adjoining to the south. As the permission has expired rezoning of the site to new residential is acceptable, however development of the site shall have regard to the key development priorities for the site as recommended in Table 6.2 (see response to Recommendation No. 4)

Having regard to the foregoing, projecting out the unit target figure of 295 units over a further 3 years, results in additional requirement for 148 units. (i.e. total of 443 units). *In accordance with Table 2.7 of the Carlow County Development Plan an additional provision of 74 units was provided over the relevant plan period 2022-2028. This amounts to a figure of 517 units over the plan period excluding any additional provision (over the remaining development plan period) in zoned land deemed appropriate pursuant to the recently published Section 28 Guidelines NPF Implementation: Housing Growth Requirements (July 2025).*

Applying the additional residual provision per the Development Plan Guidelines and the Core Strategy of the Carlow County Development Plan, results in an additional allocation of 111 units.

An overall unit requirement of 510 has therefore been calculated to take account of:

- ~~The projected allocation of 148 units to cover the additional 3 years. This projected allocation is based on an average per annum calculation i.e. $295 \div 6 \text{ years} = \text{circa } 49 \text{ units per year}$.~~
- ~~Applying the additional residual provision (25%) per the Development Plan Guidelines for Planning Authorities and the Core Strategy of the Carlow County Development Plan (additional 111 units).~~
- ~~The subtraction of 44 units constructed since 2022.~~

	UNITS
Core Strategy Unit Allocation to 2028	295
Plus 25% Residual Provision Units 2022-2028 (as per CDP)	111 74
Plus 3-year projected unit allocation to 2031 (i.e., 49 units per annum*3)	148
Muine Bheag/Royal Oak unit target to 2031	517

Table 3.2: Projected Unit Allocation to 2031 for Muine Bheag/Royal Oak

The delivery of 517 units at an indicative density varying between 20 and 25 units per hectare would result in a requirement of c.22ha of land availability for residential purposes. It is acknowledged that certain sites may have capacity to deliver densities in excess of the above, in particular high-quality schemes within or adjacent to the town centre. The ~~projected housing target figure arrived~~ quantum of zoned new residential land as proposed amounts to c.27ha for residential schemes and is considered reasonable in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the housing requirements of the ~~and robust, and particularly in view of the policy approach in the~~ Revised NPF and the recent capacity upgrade at the WWTP serving the town. The housing target will provide sufficient capacity to meet future population growth and housing requirements for the town. The residential land use zonings **are appropriately located and serviced and will** provide a degree of flexibility to ensure the housing target can be achieved should any unforeseen impediments to the development of certain lands arise.

Table to be inserted for IA and Chapter A.2.0

Site	Zoning	Site Area	Indicative Housing Yield
MB1 (Ashfield)	New Residential	5.ha	125
MB2 (Moneybeg)	New Residential	3.8ha	95
MB3 (Dunleckny)	New Residential	7.6ha	150
MB4 (Dunleckny)	New Residential	6.7ha	134
MB11 (Ashfield)	*proposed change from existing residential / infill to new residential	2.2ha	55
MB12 (Royal Oak)	*Proposed change from Enterprise and Employment to New Residential	2ha	52
MB6 (Long Range-Consolidation Site)	Existing Residential / Infill	0.47ha	10
Total Residential Yield			621
MB7 (Canal Area – Regeneration Site)	Town Centre – mixed use	1.8ha	50
MB8 (Quays Area – Regeneration Site)	Town Centre - mixed use	0.93ha	

MB9 (Jordans Field)	Town Centre – mixed use (Council owned site)	2.08ha	
MB10 (Kilcarrig-Regeneration Site)	Town Centre – mixed use (existing established haulage company)	0.60ha	N/A
MB5 (Royal Oak-Regeneration Site)	Enterprise and Employment	2.91ha	N/A

A.4.2 Estimated Residential Land Capacity The quantum of 'New Residential' zoned land in Muine Bheag/Royal Oak is c. ~~23~~ 27 hectares for residential schemes and is shown on Map 4.1. This land can deliver an estimated c.~~575~~ 621 units, utilising a ~~maximum~~ indicative density ranging between 20 and 25 units per hectare. Table 3.3 of the Core Strategy in the County Development Plan also identifies 2.42 ha of Town Centre zoned land that can accommodate an element of residential development (potential for 52 units to be delivered). It is therefore considered that there is sufficient land in the town to meet the housing unit target figure of 517 units as identified in Section A.2.0.

Recommendation 2 – Integration of transport and land use planning

The content of Recommendation No. 2 is noted. The LTP, includes a comprehensive prioritisation of active travel measures using the Area Based Transport Assessment (ABTA) and Multi - criteria analysis methodologies. It also sets out indicative timeframes for implementation across all transport modes. The Sustainable Travel and Transportation section of the District Town Plan transposes many of these measures into policy objectives (e.g., A7.P1 – P18 and A7.O1 – O10). For further clarity, it is recommended that Table 5.1-5.4 which outline implementation of options and timeframes be included at the end of section A7.4.2. The deliverability of the proposed transport / active travel measures are subject to funding availability, resource capacity and alignment with statutory processes and investment opportunities.

Include New text and tables in green Table 7.2-7.5 Implementation of Options and Timeframes at the end of Section A7.4.2 LTP Strategy Options

Implementation of Options and Timeframes

Indicative timeframes for the implementation of proposed transport measures are outlined in the LTP (Ref: Section 5.3) and in Tables 7.2-7.5 . Timescales are defined as follows:

- Short term: implementation within 1–2 years
- Medium term: implementation within 3–5 years
- Long term: implementation within 6–10 years

Each measure will require further development through detailed planning, design and technical assessment. Delivery will be subject to funding availability, resource capacity, and alignment with statutory processes and investment priorities. These timeframes are therefore provisional and will be revisited following public consultation and as funding streams are confirmed.

All projects will be developed in line with relevant national guidance and will be subject to appropriate environmental assessment, public consultation, and engagement with statutory stakeholders.

Table 7.2 Proposed Timeframes for Walking and Cycling Options

Option

R705 North (Option 1)

Stationhouse Road / Market Square (Option 1)

R724 East (Option 1)

Timeframe

Medium

Long

Long

R724 Royal Oak Bridge (Option 3)	Long
R705 / L3044	Medium
R705 / The Parade	Medium
Bachelors Walk / Market Square	Long
R705 Kilree Street	Medium
Town Centre / Main Street	Long
Barrett Street / Church Street / Fair Green	Long
Bachelors Walk / Barrett Street / Regent Street / Pump Street	Long
Long Range / Convent Hill / Bachelors Walk	Medium
South of Royal Oak Road	Long
Royal Oak Road	Long
The Barrow Way	Medium
E-Bikes / E-Scooter Hire	Medium
Payment Systems for E-bikes / E-scooters	Medium
Walking and Cycling Buses for Schools	Short
Cycle to Work / School	Short
Cycle Incentive Programs	Short
Cycle Skills Workshops / Proficiency	Short
Cycle Safety Campaigns	Short

Table 7.3 Proposed Timeframes for Public Transport Options

Option	Timeframe
Bus Timetable & Waiting Facilities Improvement	Medium
Muine Bheag Railway Station Bus Link	Medium
Town Demand Responsive Transport (DRT)	Medium
Mobile App and Ticketing Integration	Long
Ticketing Upgrade	Medium
Railway Station Upgrade	Long

Table 7.4: Proposed Timeframes for Roads Options

Option	Timeframe
Muine Bheag Relief Road and Access Road	Long
Proposed Junction Upgrades	Medium
Bachelor's Walk / Hotel St One-Way System	Long
Queen of the Universe National School - One-Way System (Option 2)	Long

Table 7.5 Proposed Timeframes for Parking Options

Option	Timeframe
School / College / Pre-School Park and Stride	Medium
Town Public Realm Scheme	Medium
Town Centre Public Realm Extension	Short
Railway Station Parking Provision	Medium
Railway Station Mobility Hub	Medium
Parking Mobile Phone Application	Long
New Development Parking (Option 1)	Long
New Development Parking (Option 2)	Long
Town Centre Parking Strategy	Medium
Electric Vehicle Charging	Medium
Parking Restrictions around Schools	Short

Recommendation 3 – Flood Risk Management

- (i) Section 7.2 of the SFRA will be updated to discuss the climate change impacts in more detail. This will involve mapping overlay with LU Zonings and for the Enterprise and Employment lands then

- development within the HEFS 1% AEP climate change outlines will be restricted to an appropriate vulnerability with no increase in ground levels.
- (ii) Figure 4-8 in the SFRA contains a draft version of the mapping for the Dunleckney Stream and will be updated. There is however no change to the Flood Zones as published, or that shown in Draft Plan Map A11.1 or A11.2 Land Use Zoning.
 - (iii) The SFRA will be updated with all flood risk and stormwater policies from the written statement.

Recommendation 4 – Regeneration

Include additional Table 6.2 before Map 6.3 Settlement and Consolidation Sites outlining the key development priorities and ambitions for the Regeneration and Settlement Consolidation Sites, including the permeability links and / or active travel provisions

TABLE 6.2: SETTLEMENT CONSOLIDATION AND REGENERATION SITES

SETTLEMENT CONSOLIDATION SITE 1: LAND ADJOINING LONG RANGE	Settlement Consolidation Site 1 (zoned existing/infill residential) comprises a centrally located parcel of land with frontage onto the western side of Long Range (L3020). Long Range junctions with the Royal Oak Road (R724) to the immediate south of the site and with Regent Street (L3024) to the north. The boundary of the site facing Long Range is delineated by a stone wall that is positioned behind a narrow strip of soft landscaping and adjoining public footpath. There is an opportunity to consolidate with the prevailing pattern of development at this location through the provision of a small-scale residential scheme that is sympathetic to the form and scale of existing residential development on adjoining lands to the north and to the west at Eastwood. The redevelopment of the site also provides potential scope for more active frontage onto Long Range, and to provide a permeability (active travel) link between Long Range and Eastwood, where none such link currently exists.
SETTLEMENT CONSOLIDATION SITE 2: LAND ADJOINING THE PARADE	Settlement Consolidation Site 2 (zoned town centre) occupies central position with significant frontage onto The Parade (L3022) to the west, next to the commercial core of the town, and next to the grounds of Bagenalstown House to the north. An Aldi supermarket is directly opposite the site to the west at the other side of The Parade. Existing residential development at Pairc Mhuire is located to the south and east of the site. The site presents a strategic opportunity to develop centrally located and accessible greenfield land for a high-quality mixed-use scheme that contributes to town centre living, to the potential for additional and complimentary commercial development, and to the enhancement of the public realm and adjoining streetscape. There also exists potential to enhance connectivity in the area, through the creation of active travel links with existing residential development to the south and east, with new residential zoned lands to the east, and with the grounds of Bagenalstown House to the north (zoned tourism and leisure). Refer to the Local Transport Plan in this regard, and to the indicative access road option shown on Maps A11.1 and A11.2.
SETTLEMENT CONSOLIDATION SITE 3: LAND ADJOINING THE	Settlement Consolidation Site 3 (zoned new residential) is located towards the western end of the town, accessed from the Royal Oak Road (R724) and through existing residential development at Ashfield. It is an undeveloped parcel of land, but provides access to a playing pitch to the south in use by Kilree Celtic FC.

CRESENT RESIDENTIAL DEVELOPMENT	The development of the site for housing would provide a logical consolidation of the existing adjoining housing to the north, east and west. It would also serve to complete and enhance the existing built fabric and appearance of the area, including the provision of additional potential connectivity/permeability east-west and north-south. The layout and design of any proposal for the site should give consideration to incorporating and maintaining the existing access to the playing pitch to the south.
REGENERATION SITE 1: CANAL AREA	Regeneration Site 1 (zoned town centre) adjoins the canal area along the Barrow to the north, the L7165 local road to the south serving residential properties at Eastwood and Slí na Rí, Convent Hill to the east, and public open space at Slí na Rí to the west. The site is in commercial use (trailer and truck body sales), and includes sheds, warehouses, outbuildings, and open storage yards associated with same. The site is also occupied by Lodge Mills, a visually prominent 7-storey mill building dating from 1824, and an important built heritage feature at this location and a protected structure (RPS Ref. CW392 and NIAH Ref. 10400604). This is an underutilised site that presents opportunities to deliver a high-quality mixed-use development that can make a positive contribution to the built fabric of the area, and better integration and linkages with the canal area and with the town centre to the south. A heritage-led re-development approach that comprehensively addresses the historic importance, conservation and appropriate reuse of Lodge Mills as a central element will be of particular importance, including its association with the Barrow Navigation, and with historic structures that remain in proximity to the north i.e. Lifting Bridge (RPS Ref. CW391), Lock No. 10 (RPS Ref. CW390), and Lock Keeper's House (RPS Ref. CW379). The regeneration of the site also provides potential to tie in with and enhance the potential of the proposed permeability options for walking, cycling and greenway routes identified for the area in the Local Transport Plan, particularly along the Barrow towpath to the west and the Quays area to the east.
REGENERATION SITE 2: QUAYS AREA	Regeneration Site 2 (zoned town centre) comprises two blocks fronting onto the quays to the north and Regent Street to the south, and with north-south linkages between both provided by Singletons Lane and Barrow Lane. A larger part of the eastern portion of the overall site appear underutilised and occupied by warehouses and sheds, along Singletons Lane and the quays. The western end of the site includes an existing 4-storey apartment development. Terraced housing and some retail uses (2 no. units) form the boundaries of the site with Regent Street and Barrow Lane. The more recent apartment development on the site has made a contribution to the regeneration of the area. However, the provision of a mixed-use development, particularly at the eastern portion of the site, including commercial and retail uses, has the potential to generate more activity and active street frontage, with knock-on benefits for the appearance and use of Singletons Lane and the quays, including increased interaction between the area and the traditional town centre. The site benefits from existing walking connections to the surrounding area, including along the quays, Singletons Lane, Barrow Lane and Regent Street. Potential for the quays and the two lanes to function as quiet active travel routes is identified in the Local Transport Plan, with linkages to segregated cycleway options southwards to the traditional town centre and shared spaces eastward and westwards along the quays and Barrow towpath.

REGENERATION SITE 3: BROWNFIELD LAND ADJOINING ROYAL OAK	Regeneration Site 3 (zoned enterprise and employment) is brownfield land comprising the location of the former meat factory site, which has prominent frontage onto the Royal Oak Road (R724) at the western end of the town. The site forms part of the strategic employment land identified in Table 5.2 (i.e. 2. Land adjoining Royal Oak Road), and it is envisaged that it could be developed to accommodate a high-quality business park subject to the appropriate remediation of the brownfield land where the meat factory was located. The proposed redevelopment of the site would be required to be informed by a masterplan - refer to Table 5.2 for further details. The site benefits from a proximate and accessible location relative to the town centre, with existing adjoining footpath infrastructure along the Royal Oak Road (R724). As identified in the active travel options in the Local Transport Plan, there is potential to enhance the connectivity of the site with the surrounding area, including the town centre, through the provision of a segregated cycleway on the Royal Oak Road and an active travel route along the Barrow towpath to the north.
REGENERATION SITE 4: BROWNFIELD LAND ADJOINING RAILWAY LINE	Regeneration Site 3 (zoned town centre) is situated on the southern side of Kilcarrig Street, directly west of and adjoining the Dublin-Waterford railway line and Kilcarrig Bridge. Surrounding land uses include Coláiste Aindriú and a playing pitch to the north at the other side of Kilcarrig Street. The site comprises a hard surfaced open yard with an entrance onto Kilcarrig Street, and which is currently in use for parking trucks and as storage compound. The roadside boundary of the site is formed by Carlow fencing, constructed of locally sourced granite and a fence type unique to the County. The site has potential for redevelopment to provide a high-quality mixed-use scheme that is more compatible with and complimentary to town centre uses, including the pattern of development on land in the vicinity to the north and west. The redevelopment of the site would also afford an opportunity to conserve and enhance the character and setting of the Carlow fencing forming its roadside boundary. In terms of active travel provisions and the site's close proximity to the traditional town centre and to the train station, its redevelopment would create opportunities for pedestrian and cycling linkages on Kilcarrig Street and Stationhouse Road.

Other matters: Updates to map legends will be undertaken as appropriate.

The recommendations of the Chief Executive regarding the submission from the Office of the Planning Regulator to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028 as outlined in the Chief Executive's Report and as highlighted in the table above were:

Proposed by M. Doran,
Seconded by A. Gladney,
 And agreed following a show of hands.

SECTION 4

(SUBMISSIONS: ZONING)

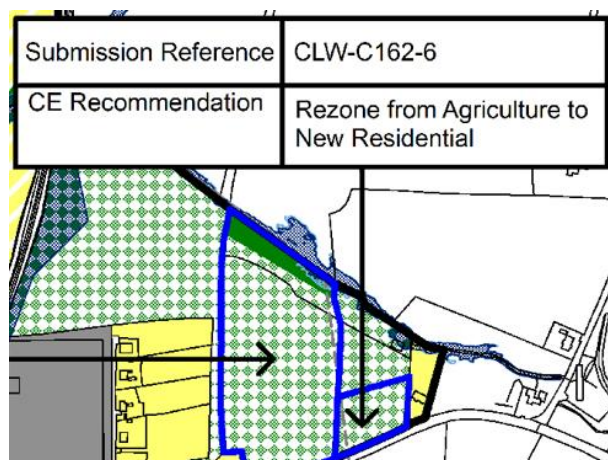
- **CLW-C162-6: John Gardiner and Claire Loughran Gardiner**
- **CLW-C162-8: Department of Education and Youth**
- **CLW-C162-9: Firtree Developments Ltd.**
- **CLW-C162-10: Firtree Developments Ltd.**
- **CLW-C162-11: Firtree Developments Ltd.**
- **CLW-C162-12: George Kehoe, James Kehoe, Jimmy Kehoe, Mary Kehoe, and Patrick Kehoe.**
- **CLW-C162-13: Kieran McQuillan**
- **CLW-C162-16: Peter Bolger**
- **CLW-C162-17: MESD Ventures Limited**
- **CLW-C162-18: Gillian Rea**

CLW-C162-6: John Gardiner and Claire Loughran Gardiner – Pg 26 CE Report

Requests the rezoning of c. 0.5ha of land at Kilcarrig from 'Agricultural' to 'New Residential'.

CE Recommendation:

Rezone 0.5ha from agriculture to new residential to accommodate a single dwelling unit.



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-6 Page 26 CE Report) from John Gardiner and Claire Loughran Gardiner for the rezoning of c. 0.5 ha of land at Kilcarrig from 'Agriculture' to 'New Residential' to accommodate a single dwelling unit, to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was:

Proposed by Cllr. M. Doran
Seconded by Cllr. T. Kinsella

And a roll call vote was taken as follows:

Member of Carlow County Council	For	Against	Abstain	Absent
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney			√	
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 15 For, 3 Abstained

Decision/Resolution: Motion Passed

CLW-C162-8: Department of Education and Youth – Pg 30 CE Report
Requests that the two school sites at St. Bridget Monastery N.S and Queen of the Universe N.S are rezoned from 'Town Centre' to 'Community/Education'.
CE Recommendation: Rezone St. Bridget Monastery N.S and Queen of the Universe N.S from 'Town Centre' to 'Community/Education'.

The recommendation of the Chief Executive regarding the submission received (CLW-C162-8 Page 30 CE Report) from the Department of Education and Youth requesting two school sites at St. Bridget Monastery N.S. and Queen of the Universe N.S. are rezoned from 'Town Centre' to 'Community/Education', in the Proposed Variation No. 2 (Draft Muine

Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as outlined in the Chief Executive's Report and in the table above were:

Proposed by Cllr. M. Doran
Seconded by Cllr. D. Pender

And a roll call vote was taken as follows:

Member of Carlow County Council	For	Against	Abstain	Absent
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 16 For, 2 Abstained

Decision/Resolution: Motion Passed

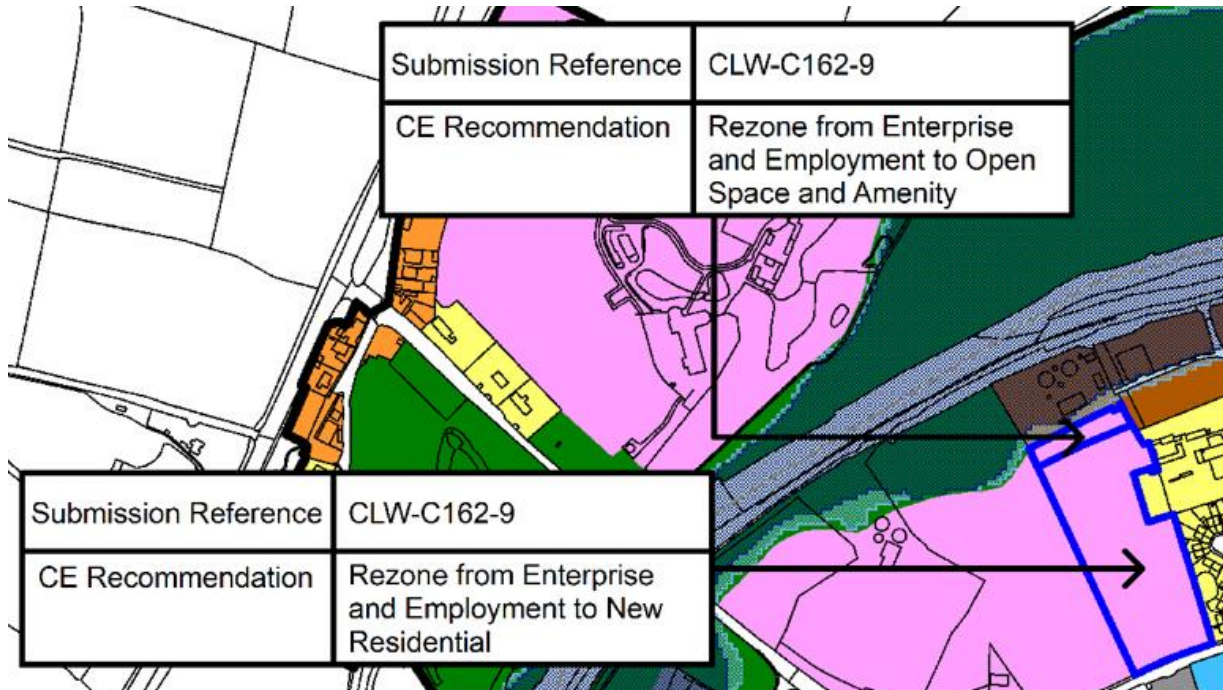
CLW-C162-9: Firtree Developments Ltd. – Pg 32 CE Report

Refers to development potential of the land and requests rezoning of part of the land from 'Enterprise and Employment' to 'New Residential'.

CE Recommendation:

Rezone 2.1ha from enterprise and employment to new residential and 0.22ha to open space and amenity and subject the redevelopment of the site to a specific zoning objective.

Any proposed development shall be subject to a detailed design statement in accordance with the provisions of Section 12.10 Design Statements of the Carlow County Development Plan 2022-2028, shall provide for an appropriate mix of units (including sizes and types) and shall be of a high quality design and layout thereby achieving good quality urban design and placemaking.



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-9 Page 32 CE Report) from Firtree Developments Ltd., referring to the development potential of the land and requesting the rezoning of part of the land from ‘Enterprise and Employment’ to ‘New Residential’, in the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as outlined in the Chief Executive’s Report and in the table above was:

Proposed by Cllr. A. Gladney
Seconded by Cllr. W. Quinn

And a roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	✓			
John Cassin	✓			
Andrea Dalton	✓			

Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 16 For, 2 Abstained

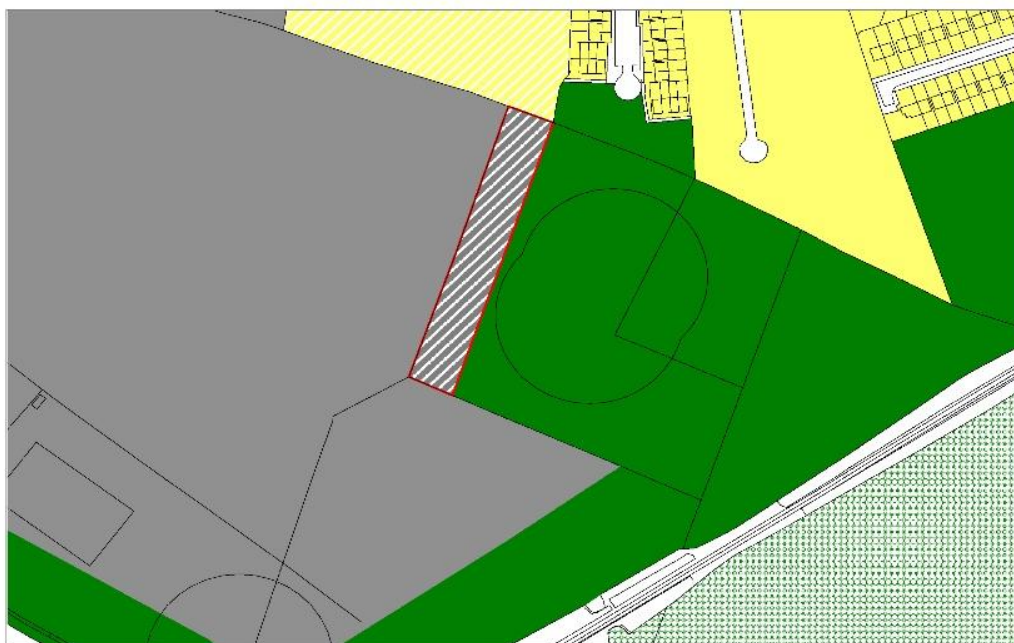
Decision/Resolution: Motion Passed

CLW-C162-10: Firtree Developments Ltd. – Pg. 35 CE Report

Requests rezoning the land from 'Open Space and Amenity to 'Industry and Warehousing'

CE Recommendation:

Rezone 0.58ha from Open Space and Amenity to Industry and Warehousing (hatched in grey).



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-10 Page 35 CE Report) from Firtree Developments Ltd. requesting the rezoning of land from 'Open Space and Amenity to 'Industry and Warehousing', to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was:

Proposed by Cllr. A. Gladney
Seconded by Cllr. M. Doran

And a roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 16 For, 2 Abstained

Decision/Resolution: Motion Passed

Requests the Council to consider carrying out an Infrastructure Assessment of the land to provide a much-needed wastewater connection in collaboration with Uisce Éireann.



CE Recommendation:

No change. The responsibility rests with the developer to engage with Uisce Eireann and obtain relevant consents as appropriate.

The recommendation of the Chief Executive regarding the submission received (CLW-C162-11 Page 37 CE Report) from Firtree Developments Ltd. requesting that an Infrastructure Assessment is carried out for the land to provide a much-needed wastewater connection in collaboration with Uisce Éireann, to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was:

Proposed by Cllr. W. Quinn

Seconded by Cllr. M. Doran

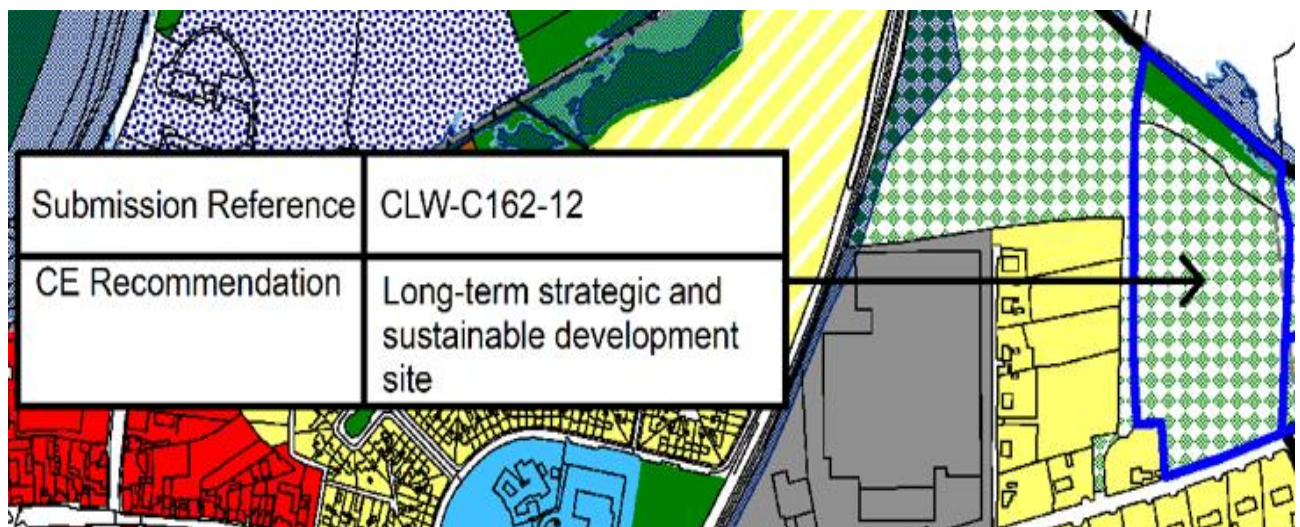
And agreed following a show of hands.

Requests rezoning of the land from 'Agriculture' to 'New Residential'.

CE Recommendation:

National Policy Objective no. 101 of the National Planning Framework requires planning authorities to apply a standardised, tiered approach to zoning to differentiate between (i) zoned land that is serviced and (ii) zoned land that is serviceable within the life of the plan. It is evident that the lands are not currently serviceable and unlikely to be serviced within the remaining period of the County Development Plan 2022-2028. The future development potential of the site is therefore more likely in the medium-long term i.e. subsequent development plan period.

It is recommended that the lands which may offer the potential to meet future development needs of the town subject to delivery of appropriate infrastructure in advance or in tandem with residential development be identified as a "Long Term Strategic and Sustainable Development Site", subject to review in the forthcoming County Development Plan Review and subject to environmental carrying capacity considerations.



Following some discussion regarding infrastructural constraints associated with the site and acknowledging development potential at a future date, the recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-12 Page 38 CE Report) from George Kehoe, James Kehoe, Jimmy Kehoe, Mary Kehoe and Patrick Kehoe requesting the rezoning of the land from 'Agriculture' to 'New Residential', to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was agreed by the elected members with the

recommendation of the Chief Executive to rezone land from 'Agriculture' to 'Long Terms Strategic and Sustainable Development Site', subject to review in the forthcoming County Development Plan review and subject to environmental carrying capacity considerations.

Proposed by Cllr. M. Doran

Seconded by Cllr. A. Gladney

A roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 16 For, 2 Abstained

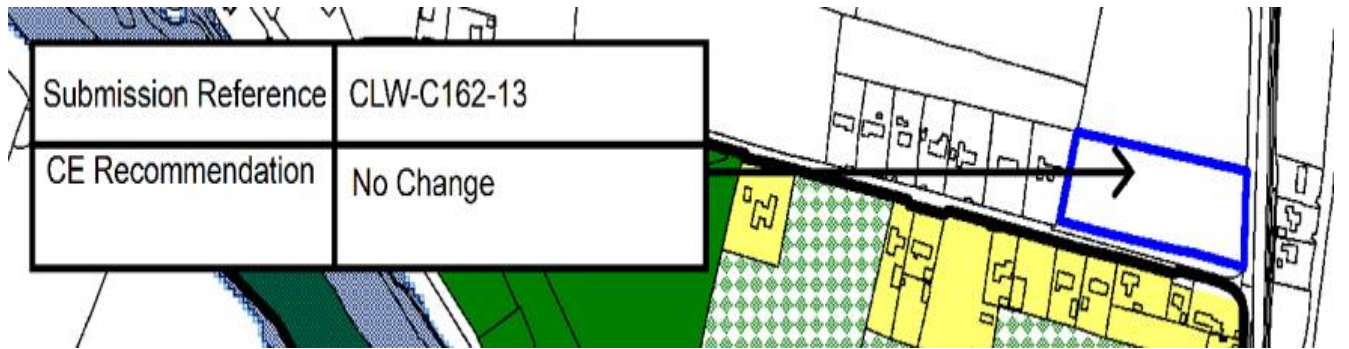
Decision/Resolution: Motion Passed

CLW-C162-13: Kieran McQuillan – Pg 41 CE Report

Requests zoning of land to 'New Residential'.

CE Recommendation:

No change. The proposed rezoning of this peripherally located site outside the development boundary for residential use would be contrary to national, regional, and county level policy, which is focused on ensuring more sustainable compact growth through the provision of housing within strategic and existing built-up areas and the development of land in a sequential manner, rather than more sprawl of urban development. National Policy Objectives 9 in the NPF First Revision refers, along with Regional Policy Objective 14 in the RSES for the Southern Region, and Objective CS. 09 in the Carlow County Development Plan 2022-2028. Rezoning of the site for residential purposes would be contrary to the proper planning and sustainable development of the area.



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-13 Page 41 CE Report) from Kieran McQuillan requesting the zoning of land to 'New Residential', to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was:

Proposed by Cllr. M. Doran
Seconded by Cllr. D. Pender

A roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			

John Pender			√	
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 15 For, 3 Abstained

Decision/Resolution: Motion Passed

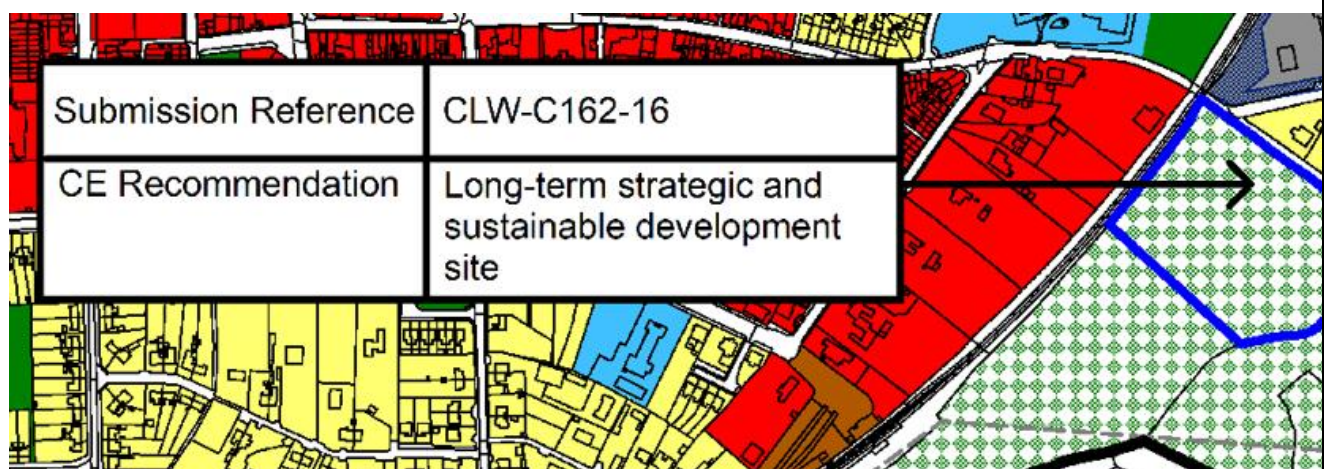
CLW-C162-16: Peter Bolger – Pg 46 CE Report

Requests rezoning of the land from 'Agriculture' to 'New Residential'.

CE Recommendation:

National Policy Objective no. 101 of the National Planning Framework requires planning authorities to apply a standardised, tiered approach to zoning to differentiate between (i) zoned land that is serviced and (ii) zoned land that is serviceable within the life of the plan. It is evident that the lands are not currently serviceable and unlikely to be serviced within the remaining period of the County Development Plan 2022-2028. The future development potential of the site is therefore more likely in the medium-long term i.e. subsequent development plan period.

Accordingly, it is recommended that the lands which may offer the potential to meet future development needs of the town subject to delivery of appropriate infrastructure in advance or in tandem with residential development be identified as a "Long Term Strategic and Sustainable Development Site", subject to review in the forthcoming County Development Plan Review and subject to environmental carrying capacity considerations.



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-16 Page 46 CE Report) from Peter Bolger to rezone land from 'Agriculture' to 'New Residential', to Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028. The recommendation of the Chief Executive to rezone the land from 'Agriculture' to 'Long-term Strategic and Sustainable Development site' subject to review in the forthcoming County Development Plan Review and subject to environmental carrying capacity considerations, was rejected by the elected members noting the permission currently being sought on the site, the proposals by the applicant to access wastewater infrastructure which is within the control of the applicant and the objective to improve infrastructure on Kilcarrig Bridge, the elected members agreed to rezone the land from 'Agriculture' to 'New Residential', which was:

Proposed by Cllr. D. Pender
Seconded by Cllr. T. Kinsella

A roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	√			
John Cassin	√			
Andrea Dalton			√	
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 15 For, 3 Abstained

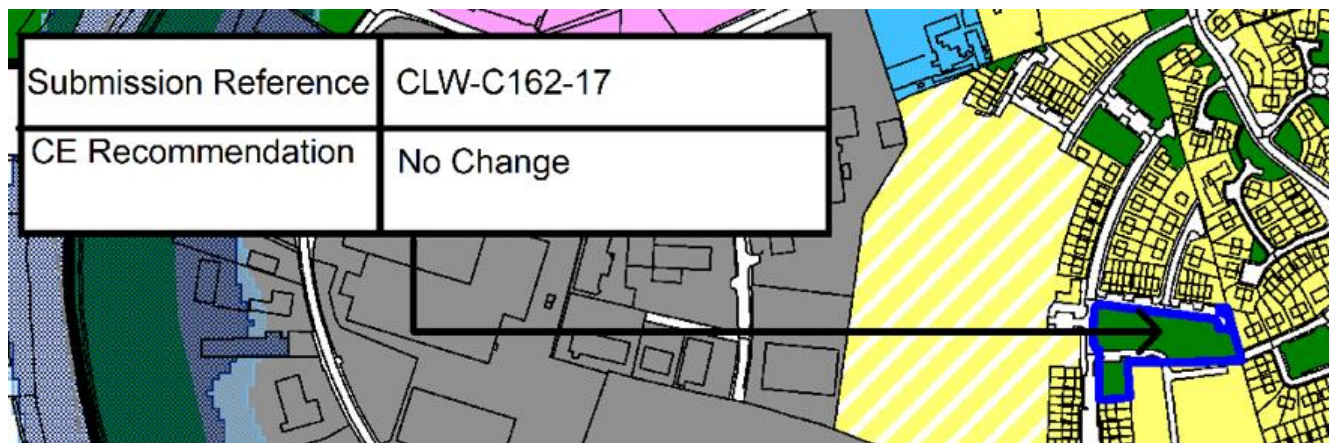
Decision/Resolution: Motion Passed

CLW-C162-17: Peter Bolger for MESD Ventures Limited – Pg. 48 CE Report

Requests rezoning of land from 'Open Space and Amenity' to previous residential zoning.

CE Recommendation:

No change. The majority of land referenced in this submission has been identified as an area of public open space pursuant to permission 01/667 ABP: 01.130072 and more recently expired permission reference 18/381. The area is in use as an area of public open space associated with the development constructed pursuant to permission 01/667 ABP: 01.130072. Having regard to the history of the site, the established open space use of the site it is considered that the proposed rezoning would be contrary to the proper planning and sustainable development of the area.



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-17 Page 48 CE Report) from Peter Bolger for MESD Ventures Limited requesting the rezoning of land from 'Open Space and Amenity' to previous residential zoning, to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was:

Proposed by Cllr. M. Doran
Seconded by Cllr. D. Pender

A roll call vote was taken as follows:

Member of Carlow County Council	For	Against	Abstain	Absent
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender				
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 16 For, 2 Abstained

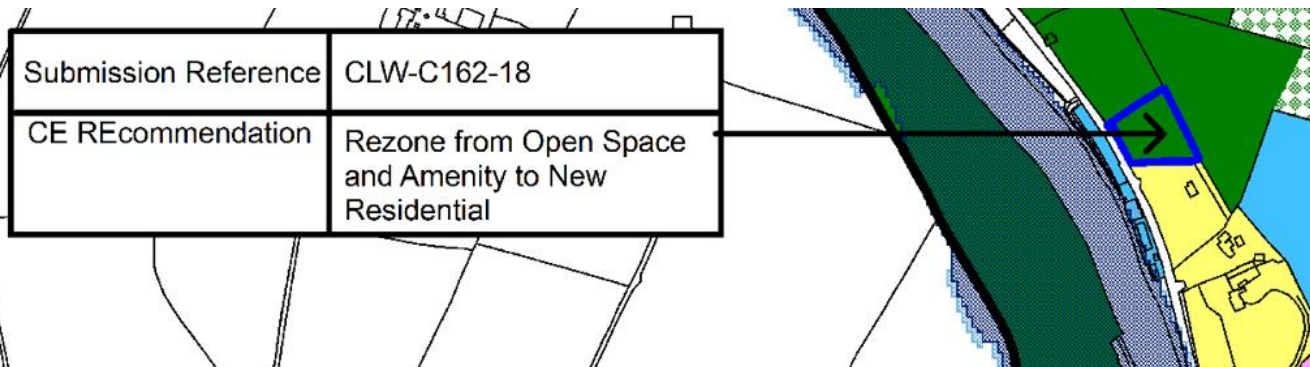
Decision/Resolution: Motion Passed

CLW-C162-18: Peter Bolger for Gillian Rea – Pg 49 CE Report

Requests rezoning of land from 'Open Space and Amenity' to 'New Residential'.

CE Recommendation:

Rezone 0.39ha from open space and amenity to new residential to accommodate a single dwelling unit.



The recommendation of the Chief Executive regarding the zoning submission received (CLW-C162-18 Page 49 CE Report) from Peter Bolger for Gillian Rea requesting the rezoning of land from 'Open Space and Amenity' to 'New Residential' to accommodate a single dwelling unit, to the Proposed Variation No. 2 (Draft Muine Bheag / Royal Oak District Town Plan 2025) of the Carlow County Development Plan 2022-2028, as highlighted in the Chief Executive's Report and in the table above was:

Proposed by Cllr. M. Doran
Seconded by Cllr. D. Pender

A roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane			√	
Paul Doogue			√	
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 15 For, 3 Abstained

Decision/Resolution: Motion Passed

Resolution: We the members of Carlow County Council having considered Proposed Variation No. 2 to the Carlow County Development Plan 2022-2028 to incorporate the Muine Bheag/Royal Oak District Town Plan and associated appendices, and the Chief Executive's Report on the submissions received circulated to the Members on the 19th August 2025 in accordance with the provisions of Section 13 (4) of the Planning and Development Act 2000 (as amended), at the meeting of Carlow County Council on 8th September 2025, hereby resolve, to amend Proposed Variation No. 2, as recommended by the Chief Executive and as further amended by way of resolutions agreed at the Council Meeting on Monday 8th September 2025 on the proposal of **Councillor W. Quinn, Seconded by Councillor A. Gladney**, with sixteen members voting in favour, two members abstaining, and to proceed in accordance with Section 13(5) of the Planning and Development Act 2000 (as amended).

- In accordance with Section 13(6) of the Planning and Development Act 2000 (as amended), the Planning Authority shall determine if a strategic environmental assessment or appropriate assessment or both such assessments are required to be carried out in respect of one or more than one proposed material alteration. Screenings for SEA and AA must be undertaken within two (2) weeks of the Members agreeing proposed material amendments and full assessments, if required, would be completed within three weeks.
- Following the passing of the resolution the material alterations must be prepared and placed on public display. Once on public display, members of the public then have a period of four (4) weeks to view and make submissions or observations on the material alterations.
- Following the publication of the material alterations, a further Chief Executive's Report on the submissions received must be submitted for the consideration of the Elected Members. The Elected Members shall, no later than a period of 6 weeks after the Chief Executive's Report has been furnished to them, make or amend Proposed Variation 2 and the Muine Bheag/Royal Oak District Town Plan as appropriate.

A roll call vote was taken as follows:

<i>Member of Carlow County Council</i>	<i>For</i>	<i>Against</i>	<i>Abstain</i>	<i>Absent</i>
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			

Jim Deane			√	
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy	√			
Brian O'Donoghue	√			
William Paton			√	
Daniel Pender	√			
John Pender	√			
Fintan Phelan	√			
William Quinn	√			
Adrienne Wallace	√			
Ben Ward	√			

Result 16 For, 2 Abstained

Decision/Resolution: Motion Passed

2.7 Section 11 Roads Act 1993; Section 180 Planning & Development Act 2010 as amended and Section 59 of the Planning & Development Act 2010 – Commencement of the public consultation process for taking in charge of roads and services at:

1. Chaff Lane, Chaff Street, Graiguecullen, Carlow
2. Monastery Court (Units 1 – 6) Tullow, Co. Carlow

Proposed by Cllr A. Dalton

Seconded by Cllr. P. Doogue

And agreed following a show of hands:

“That we the members of Carlow County Council hereby approve in accordance with Section 11 of the Roads Act, 1993; Section 180 of the Planning and Development Act, 2000 as amended; and Section 59 of the Planning and Development Act, 2010, the commencement of the public consultation process for taking in charge of roads and services at Chaff Lane, Chaff Street, Graiguecullen, Carlow .”

Proposed by Cllr. W. Paton

Seconded by Cllr. J. Deane

And agreed following a show of hands:-

“That we the members of Carlow County Council hereby approve in accordance with Section 11 of the Roads Act, 1993; Section 180 of the Planning and Development Act, 2000 as amended; and Section 59 of the Planning and Development Act, 2010, the commencement of the public consultation process for the taking in charge of roads and services Monastery Court (Units 1 – 6) Tullow, Co. Carlow .”

3.0 Consideration of Reports and Recommendations/Breithniú ar Thuarascálacha agus Mholtaí

3.1 Presentation from Family Carers Ireland at 4.30 p.m.

Danielle Dunne Care support Manager, Carlow & Kilkenny, & Catherine Cox Head of Communications & Policy, Family Carers Ireland, gave a detailed presentation and answered questions raised by the members.

3.2 Training & Conference Approvals

Training and Conferences as circulated were:

Proposed by Cllr. J. Pender

Seconded by Cllr W. Quinn

And agreed following a show of hands.

Extension of time.

Proposed by Councillor A. Dalton

Seconded by Councillor K. Murnane

Following a show of hands it was agreed:-

‘We, the Members of Carlow County Council, in accordance with Standing Orders, approve the continuation of the meeting to 6.00 p.m.’

4.0 Chief Executives Report

It was agreed that any member who had questions relating to the Chief Executives Report would contact Chief Executive directly.

5.0 Correspondence/Comhfhreagras

Members noted resolution passed by Waterford City & County Council calling upon the Central Bank to take all possible steps to discontinue facilitating the sale of Israeli bonds.

Members noted resolution passed by Waterford City & County Council calling for reform of Carers Allowance and Benefit Reform.

Members noted resolution passed by Galway County Council calling on Minister for Health and CEO HSE to support Portiuncula University Hospital critical role in maternity care provision and recognise Portiuncula UH's strategic location, to seek development of an immediate plan for reinstatement of high quality safe maternity services at PUH, to examine risk assessments and consequences of any maternity care downgrade.

Members noted resolution passed by Wexford County Council calling on Minister for Housing James Browne TD to amend Section 12 of the Residential Tenancy Act 2004 to eliminate blanket bans on pets in tenancy agreements thereby reducing the number of pets being surrendered and abandoned.

Members noted resolution passed by Clare County Council calling on the Minister for Housing James Browne to review and amend the terms of the Defective Concrete Block Scheme to allow for applications, where individuals are living long term in supported housing provided by charitable bodies. These are the homes of these individuals and deserve equality of treatment with all other homeowners.

Members noted adopted resolution from Limerick City & County Council, calling on Minister for Further and Higher Education, Research, Innovation and Science, James Lawless, condemning any future attempt by the Government to reinstate the €3,000 college contribution fee for students.

Members noted resolution adopted from Galway City Council supporting motion passed by Donegal County Council to safeguard the Triple Lock component of Irish neutrality.

Members noted adopted resolution from Limerick City & County Council regarding provision of a liaison/link to Community Welfare where support is necessary to enable newly allocated tenants move in speedily.

Members noted adopted resolution from Limerick City & County Council calling on Minister for Housing to relax the current ribbon development rules to allow the construction of 6 dwellings in a linear arrangement and where appropriate, that restrictions be set aside entirely for sites within 1 km of an existing settlement boundary once the development is located on a non-regional road with available appropriate sightlines.

Members noted resolution passed by Offaly County Council calling on Minister for Housing to include Part 5 houses in the 'Tenant Purchase Scheme'.

Members noted adopted resolution from Donegal County Council regarding socio economic status and equality legislation.

Members noted adopted resolution from Donegal County Council regarding national affordable housing schemes.

Members noted correspondence from Irish Postmasters Union calling on the Government to commit to investing €15 million annually to the Irish Post Office Network.

6.0 Notices of Motion/Fógraí Rúin

6.1 Standing in the name of Cllr. J. Cassin

"I propose that the Government reconsider and scrap the current plans for any redevelopment, commercialization, or construction for the GPO in Dublin. The GPO stands as the most iconic landmark, symbolizing not only Ireland's national identity but also its rich history, most notably in relation to the Easter Rising of 1916. The historical significance of this site cannot be overstated, and as such, any proposed alterations or developments risk undermining both its cultural and historical value."

The following amendment was **Proposed by Cllr. F. Browne, Seconded by Cllr. J. Cassin** and agreed following a show of hands:

"Carlow County Council agree to write to the Government requesting that any proposed redevelopment will retain the historical and key features of the GPO in Dublin.

The GPO stands as the most iconic landmark, symbolizing not only Ireland's national identity but also its rich history, most notably in relation to the Easter Rising of 1916. The historical significance of this site cannot be overstated, and as such, any proposed alterations or developments risk undermining both its cultural and historical value."

The motion as amended was:

Proposed by Cllr. F. Browne

Seconded by Cllr. J. Cassin

And agreed following a show of hands.

6.2 Standing in the name of Cllr. W. Paton

"Noting that the Irish Post Office Network is the provider of essential government services, particularly for vulnerable individuals and families who may not have digital literacy or access to online platforms, that Carlow County Council calls on the Government to commit to investing €15 million annually in the Irish Post Office Network."

Proposed by Cllr. W. Paton

Seconded by Cllr. J. Deane

And agreed following a show of hands.

6.3 Standing in the name of Cllr. J. Cassin

Opposition to the Proposed Increase in College Fees in Ireland.

That this Council notes: The significant financial pressure currently facing students and families across Ireland in accessing third-level education.

Ireland has some of the highest college fees in the European Union.

That rising costs of living, accommodation, and transport are compounding the financial challenges for students and their families.

That increasing college fees would act as a further barrier to higher education participation, particularly for students from rural, lower-income, and marginalised communities.

This Council further believes: That higher education should be affordable and accessible to all, regardless of background or income.

That education is a fundamental public good and investment in our young people is essential for the social and economic wellbeing of our communities.

Carlow County Council resolves to:

Oppose any proposed increase in college or university fees in Ireland.

Write to the Minister for Further and Higher Education, Research, Innovation and Science, and to the Taoiseach, expressing this Council's opposition to any increase in college fees.

Support local students' unions and representative groups in their campaigns against fee increases.

A copy of this motion be circulated to all other County and City Councils, inviting them to adopt a similar stance.

The following amendment was **proposed by Cllr. F. Browne, Seconded by Cllr. J. Cassin** and agreed following a show of hands to include the additional wording:

Carlow County Council agree to write to the Minister for Further and Higher Education, Research, Innovation and Science, and to the Taoiseach, expressing this Council's opposition to any increase in college fees and the Government to ensure to maintain the Grant in the upcoming budget.

A copy of this motion be circulated to all other County and City Councils, inviting them to adopt a similar stance.

The motion as amended was:

Proposed by Cllr. F. Browne

Seconded by Cllr. J. Cassin

And agreed following a show of hands.

7.0 Any other business with the consent of the Cathaoirleach/Aon gnó eile le haontú an Chathaoirligh

C. O'Reilly updated the meeting on the Presidential Election. Members agreed that the only nominations to be considered were those that submitted declaration & supporting documentation before the deadline of 3pm Friday 5th September 2025.

Any Councillor wishing to nominate must email the Meetings Administrator by 5.00 p.m. Wednesday 10th September 2025.