

**Minutes of March Meeting of Carlow County Council held in the
Council Chamber, County Offices, Athy Road, Carlow
on Monday 9th March 2026 at 2.00 p.m.**

Present: Councillor K. Murnane, Cathaoirleach
Councillor F. Browne
Councillor J. Cassin
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 *Remotely*
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. M. Brennan, Director of Service
Mr. P. J. Leonard, Director of Finance
Ms. F. O'Neill, A/Director of Service
Ms. F. Byrne, Senior Executive Officer
Ms. M. Griffin, Administrative Officer
Ms. C. Healy, Staff Officer
Ms. A. Sweeney, Senior Planner
Ms. S. O'Neill, A/Senior Executive Officer
Ms. S. Power, Assistant Planner
Ms. Aileen Nolan, Arts Officer
Ms. Aine Donohue, Assistant Arts Officer
Mr. K. Comerford, Head of Economic Development & Enterprise *Remotely*
Mr. L. Carroll, Senior Executive Officer *Remotely*
Mr. N. Barrett, Senior Executive Engineer *Remotely*
Ms. N. Lawler, Senior Executive Officer *Remotely*
Ms. O. Barrett, Senior Engineer *Remotely*
Mr. N. Dillon, Executive Engineer *Remotely*

The Cathaoirleach welcomed everyone to the meeting.

Votes of Sympathy

Mr. Kevin Keegan and family on the death of his mother, Breda Keegan, Pairc Mhuire, Tullow.

Votes of Congratulations

Votes of congratulations be extended to the following groups for their contribution to this years wonderful Music at Mount Leinster Gala concert: Reelig MGCarrow Reel-Nua (MGCarrow) Bofield CCÉ Mayo, Waterford City Traditional Ensemble MGWaterford, Dungarvan Traditional Ensemble MGWaterford, MG Harp Collective (Members from MGLouth, MGMayo, MGLaois) and Festival Ensemble (Created for the event featuring young musicians from MGLaois, MGTipperary, Borris College and MGWicklown).

1.0 Confirmation of Minutes/Dearbhú Miontuairiscí

Approval of Minutes of monthly meeting of Carlow County Council held on Monday, 9th February 2026

Proposed by Cllr. A. Dalton,

Seconded by Cllr. T. Kinsella,

Following a show of hands, it was agreed:-

“That the Minutes of the monthly meeting of Carlow County Council held in the Council Chamber on Monday 9th February 2026 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 To consider Proposed Variation No. 3 (Draft Tullow District Town Plan) of the Carlow County Development Plan 2022-2028 (as varied) and the Chief Executive’s Report on submissions received pursuant to Section 13(5) Planning and Development Act 2000 (as amended)”.

Fiona 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.

Anita Sweeney, Senior Planner, summarised the content of the Chief Executives Report as follows:-

The purpose of Proposed Variation No. 3 of the Carlow County Development Plan 2022-2028 is:

- To make a new local land use plan (**District Town Plan**) for Tullow, which will establish the strategic planning framework to guide the proper planning and sustainable development of the town and which will replace and build on the previously operative Tullow Local Area Plan, 2017-2023 (as extended), while taking account of national and regional planning policy, the key planning issues for the area that have emerged in the intervening period to date and the Core Strategy of the Carlow County Development Plan, 2022-2028.
- To incorporate the **draft and final Tullow District Town Plan** into the Carlow County Development Plan, 2022-2028 and to ensure consistency of the **Tullow District Town Plan** with the Carlow County Development Plan, 2022-2028, it is proposed to vary the County Development Plan went on public display during the period 16 December 2025 to 22 January 2026.

She advised that the Chief Executive's Report on the submissions received was prepared and circulated to the Elected Members for consideration on 17th February 2026. The Chief Executive's Report is accessible at the following link; [Proposed Variation No. 3 of Carlow County Development Plan, 2022 - 2028 - Outcomes | Carlow County Council's Online Consultation Portal](#)

23 no. Submissions were received during the consultation process.

11 no. Submission no Change Recommended.

5 no. submissions with Changes Recommended.

7 no. Submissions Relate to land Use Zoning Changes.

The 11 No. submissions with no change recommended were summarised as outlined hereunder, for full response see relevant page of CE Report:

Submission Ref. No.	Name	Summary Key Issues
CLW-C178-1	Health and Safety Authority	<p>Relates to consultation distance around the Royal Oak Distillery. This is not relevant to the Tullow District Town Plan.</p> <p>(pg. 6 of the CE Report)</p>
CLW-C178-2	David Barton (Community Campaigner- Civis Heritage)	<p>Seeks to promote the role of traditional vernacular heritage. Not specific to the variation. Comprehensive policies are provided for vernacular heritage in the CDP.</p> <p>(pg. 6 of the CE Report)</p>
CLW-C178-3	EPA	<p>Refers to relevant guidance in preparation of SEA and information to be contained in the Environmental Report. No Changes required any further requirements during the completion of the Plan will be adhered too.</p> <p>(pgs. 6-7 and 56-57 of the CE Report)</p>
CLW-C178-4	Dept. of Climate, Energy and the Environment	<p>13 no. recommendations are made by the Department addressing climate action, renewable energy, electricity grid, energy security, built environment and heritage, compact growth and district heating, circular economy, waste management, geoscience policy, transport, land use, land change use and forestry. These issues are adequately addressed within the CDP.</p> <p>(pgs. 7-11 of the CE Report)</p>
CLW-C178-6	Tullow Community School	<p>Requests that the alignment of the indicative road be adjusted and not encroach on school grounds.</p> <p>Requests that the proposal include dedicated parking and drop off zone.</p> <p>The road line is reflective of the previous LAP. The road will be subject to feasibility, statutory consents, detailed technical assessment to determine precise layout, design, route etc and engagement with</p>

		<p>stakeholders as appropriate. Matters regarding access, set down etc can be considered as appropriate during that process.</p> <p>(pg. 34 of the CE Report)</p>
CLW-C178-8	Dept. of Education and Youth	<p>Indicates that any potential increase in school places arising from population growth / housing delivery could be met by the expansion of existing facilities.</p> <p>(pgs. 17-18 of the CE Report)</p>
CLW-C178-11	Ray Flynn	<p>Requests that the plan supports residential only development in edge of core town centre locations such as Church Street.</p> <p>Residential use is permitted within the Town Centre zoning.</p> <p>(pgs. 24-25 of the CE Report)</p>
CLW-C178-12	Uisce Eireann	<p>The submission outlines general information regarding sustainable drainage and green-blue infrastructure, need for engagement with UE for planned road and public realm projects and addresses availability of water services to accommodate future development.</p> <p>(pgs. 25-29 of the CE Report)</p>
CLW-C178-13	Tesco Irl Ltd	<p>Requests the plan recognises importance of Tesco and that retail and transport policies are supportive. The submission supports the overarching objective of bridge option WC3 however requests that safety implications be considered, together with the necessity for ongoing engagement with the landowner. The Plan acknowledges the requirement to undergo detailed design, environmental assessment and public consultation.</p> <p>(pgs. 30-32 of the CE Report)</p>

CLW-C178-19	National Environmental Health Service	The NEHS makes a number of observations regarding the vision / context, housing, sustainable travel and transportation, infrastructure and environmental management, waste management and the circular economy. The issues raise issues of a more strategic nature which are adequately addressed in the CDP. (pgs. 45-47 of the CE Report)
CLW-C178-21	GPI Investments Ltd	Relates to realigning the indicative relief route at Tullowbeg and modification of ownership. No change recommended as ownership issues are outside the remit of this process and the line is indicative and subject to detailed design at a future date. The road will be subject to feasibility, statutory consents, detailed technical assessment to determine precise layout, design, route etc and engagement with stakeholders as appropriate. (pgs. 51-52 of the CE Report)

**Proposed by Cllr. W. Paton,
Seconded by Cllr. B. Ward**

And agreed following a show of hands

“To approve the recommendation of the Chief Executive relating to the Submissions (CLW-C178-1, CLW-C178-2, CLW-C178-3, CLW-C178-4, CLW-C178-6, CLW-C178-8, CLW-C178-11, CLW-C178-12, CLW-C178-13, CLW-C178-19 & CLW-C178-21) with no changes recommended.”

The 5 No. submissions with changes recommended were summarised as outlined hereunder, for full response see relevant pages of CE Report:

Submission Ref. No.	Name	Summary Key Issues
CLW-C178-15	Office of Public Works	The submission specifically addresses flood risk management as relating to policy objective B8.P15, development in agriculturally zoned land, consideration of climate change impacts and nature-based solutions. The SFRA will specifically address these issues as follows:

		<p>Policy Objective: The SFRA will be updated to explicitly reference Policy B8.P15 within the discussion of agriculturally zoned and periphery urban lands where flood risk is present. The updated SFRA will clarify that, where avoidance and substitution are not possible and the Justification Test cannot be satisfied, development within Flood Zone A is not appropriate and is restricted through zoning-specific policy objectives, as set out in Policy B8.P15. This update will ensure consistency between the SFRA findings and the application of Policy B8.P15.</p> <p>Agricultural Zoned Lands: The SFRA will be updated to clarify the management of flood risk on agriculturally zoned lands, including less vulnerable agricultural uses and one-off housing, in accordance with the Planning System and Flood Risk Management Guidelines. The updated SFRA will clarify that agricultural buildings are not appropriate within Flood Zone A, and will inform Carlow County Council’s amendment of Policy B8. P15 in respect of development within Flood Zones A and B.</p> <p>Consideration of Climate Change Impacts: The SFRA will be updated to revise the wording to remove any implication that consideration of climate change impacts is deferred to future OPW action. Updated text will acknowledge that future scenario flood mapping indicates the potential for exceedance of the existing standard of protection of the Tullowphelim Flood Relief Scheme over the plan period, and that this is treated as residual flood risk for the purposes of the SFRA. The revised text will confirm that a precautionary approach has been applied in the SFRA screening section and development management guidance, informed by the future scenario mapping.</p> <p>Nature-based Solutions and SuDs: The SFRA will be updated to include high-level guidance on the potential applicability of integrated and area-based SuDS and nature-based solutions, particularly in the context of</p>
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		Settlement Consolidation Sites, Regeneration Sites, Large New Residential Zonings and Strategic Employment Lands.
CLW-C178-16	Dept. of Housing, Local Govt and Heritage	<p>Submission relates to architectural consideration and inclusion of additional text for Site No. 3 Town Centre Opportunity Sites and for Site No. 2 and 3 Settlement Consolidation and Regeneration sites, together with amendments to Fig. 3-5 to include protected structures within same.</p> <p>Additional Text for inclusion shown in green:</p> <div style="border: 1px solid black; padding: 5px;"> <p>OPPORTUNITY SITE 3: BARRACK STREET BACKLANDS OPPORTUNITY SITE 3 IS A BACKLAND AREA ZONED TOWN CENTRE AND LOCATED TO THE NORTH OF THE BRIDGE STREET AND WEST OF BARRACK STREET. THE SITE COMPRISES A SURFACE CAR PARK TO THE REAR OF PROPERTIES FRONTING BRIDGE STREET AND ALSO HAS FRONTAGE ALONG BARRACK STREET.</p> <p>FOR A BACKLAND SITE ACCESSIBILITY IS GOOD, WITH DIRECT ACCESS, BOTH VEHICULAR AND PEDESTRIAN FROM BARRACK STREET. THE SITE ALSO CONNECTS INTO THE SUPERVALU CAR PARK WHICH HAS DIRECT ACCESS, VEHICULAR AND PEDESTRIAN, FROM BRIDGE STREET.</p> <p>THE SITE IS STRATEGICALLY LOCATED TO FORM AN EXTENSION TO THE TOWN CORE AND HAS THE POTENTIAL TO DELIVER ADDITIONAL RETAIL DEVELOPMENT AND OTHER COMPLEMENTARY USES THAT WOULD CONSOLIDATE AND STRENGTHEN THE TOWN CORE AND ITS ATTRACTION. IN ADDITION, A MIXED-USE DEVELOPMENT AT THIS LOCATION WOULD BRING PEOPLE BACK LIVING RIGHT IN THE HEART OF THE TOWN, HAVING IMPACTS ON VITALITY AND VIABILITY.</p> <p>THE REDEVELOPMENT OF THE SITE ALSO PROVIDES OPPORTUNITIES TO DELIVER AN ENHANCED PUBLIC REALM ON BARRACK STREET AND AN ACTIVE FRONTAGE ALONG A SUBSTANTIAL PART OF THE STREET. INCREASING</p> </div>

FOOTFALL ALONG BARRACK STREET WOULD ALSO HELP ADDRESS ISSUES WITH VACANCY, INCLUDING THE NEWER DEVELOPMENT ON THE SITE'S EASTERN BOUNDARY.

THE SITE IS CONSIDERED TO BE A KEY TOWN CENTRE SITE AND A STRATEGIC SITE. ITS DEVELOPMENT IS ENCOURAGED AND FACILITATED AS AN IMPORTANT ADDITIONAL TO THE TOWN CENTRE.

OPPORTUNITY SITE 3 IS IN CLOSE PROXIMITY TO THE COURTHOUSE (PROTECTED STRUCTURE REF. CW53) AND IS LOCATED WITHIN THE SITE AND MONUMENT RECORD ZONE (SMR ZONE) OF NOTIFICATION FOR TULLOW. THEREFORE, ANY DEVELOPMENT PROPOSAL FOR THE SITE WILL REQUIRE CONSIDERATION OF THIS BUILT AND ARCHAEOLOGICAL HERITAGE AND WILL BE ASSESSED IN ACCORDANCE WITH BUILT HERITAGE POLICIES OUTLINED IN CHAPTER 10 (NATURAL AND BUILT HERITAGE) AND ASSOCIATED DEVELOPMENT MANAGEMENT STANDARDS IN CHAPTER 16 OF THE CARLOW COUNTY DEVELOPMENT PLAN 2022-2028.

SETTLEMENT CONSOLIDATION SITE 2: LAND ADJOINING REAR OF TESCO AND BESIDE RIVER SLANEY

SETTLEMENT CONSOLIDATION SITE 2 IS ZONED TOWN CENTRE AND OCCUPIES BACKLANDS TO THE REAR (SOUTH) OF THE TESCO STORE AND CAR PARK ACCESSED FROM ABBEY STREET. THE SITE'S EASTERN BOUNDARY ADJOINS THE TOWN PARK SITUATED BESIDE THE RIVER SLANEY AND ACCESSED VIA A PEDESTRIAN BRIDGE OVER THE RIVER FROM THE LINK ROAD. THE FUTURE (INDICATIVE) ROUTE OF THE INNER RELIEF ROAD FOR THE TOWN AT THIS LOCATION CROSSES THE SOUTHERN END OF THE SITE.

THE SITE'S TOWN CENTRE ZONING CAN FACILITATE THE CONSOLIDATION OF COMMERCIAL DEVELOPMENT AT THIS LOCATION NEXT TO THE REAR OF THE TESCO STORE AND CAR PARK, AND IN A MANNER THAT ENHANCES THE APPEARANCE OF THE BUILT FABRIC AND PUBLIC REALM OF THE

AREA. THERE IS ALSO AN OPPORTUNITY FOR ANY DEVELOPMENT PROPOSAL TO INTEGRATE WITH THE ROUTE OF THE INNER RELIEF ROAD AND INCLUDE THE PROVISION OF ACTIVE TRAVEL INFRASTRUCTURE AND PERMEABILITY LINKS TO OPEN SPACE AND AMENITY LANDS ALONG THE RIVER SLANEY, WHICH WOULD ALSO ENHANCE THE ACCESSIBILITY OF THE TOWN PARK.

SETTLEMENT CONSOLIDATION SITE 2 LIES IN CLOSE PROXIMITY TO THREE PROTECTED STRUCTURES ASSOCIATED WITH THE FORMER ST. AUSTIN'S ABBEY COUNTY HOUSE COMPLEX (REFS. CW513, CW515, AND CW516. THERE WILL BE A VISUAL INTER-RELATIONSHIP WITH ANY DEVELOPMENT ON THIS SITE AND THE ADJOINING PROTECTED STRUCTURES THAT WILL REQUIRE CAREFUL CONSIDERATION, MANAGEMENT AND POTENTIAL MITIGATION MEASURES. THEREFORE, ANY DEVELOPMENT PROPOSAL FOR THE SITE WILL REQUIRE CONSIDERATION OF THIS BUILT AND ARCHAEOLOGICAL HERITAGE, AND WILL BE ASSESSED IN ACCORDANCE WITH BUILT HERITAGE POLICIES OUTLINED IN CHAPTER 10 (NATURAL AND BUIL HERITAGE) AND ASSOCIATED DEVELOPMENT MANAGEMENT STANDARDS IN CHAPTER 16 OF THE CARLOW COUNTY DEVELOPMENT PLAN 2022-2028

REGENERATION SITE 3: LAND ADJOINING ABBEY STREET

Regeneration Site 3 includes an established terrace of predominantly 2-storey buildings fronting the eastern side of Abbey Street, and a vacant plot of land beside the entrance to the Tesco store and access to St. Austin's (Abbey) Graveyard and the Town Park. The rear of the site is adjoined by the historic grounds of the graveyard.

The regeneration of the site is an opportunity to enhance the appearance of the town, including the development of the vacant plot of land in manner that makes a positive

contribution to the streetscape of Abbey Street. The regeneration of the site may also afford an opportunity to conserve and enhance the character and setting of St. Austin's (Abbey) Graveyard, including the access to the graveyard and the Town Park.

REGENERATION SITE 3 INCLUDES A PROTECTED STRUCTURE, THE BRIDGE HOUSE, REF. CW514. THE HISTORIC BUILDINGS WITHIN THIS TERRACE ARE ALSO AN INTEGRAL PART OF THE STREETScape, AND THEREFORE ANY REGENERATION PROJECT SHOULD SEEK TO ENHANCE THEIR CHARACTER. THE SITE IS ALSO LOCATED WITHIN THE SITE AND MONUMENT RECORD ZONE (SMR ZONE) OF NOTIFICATION FOR TULLOW AND IS PROXIMATE TO ST. AUSTIN'S ABBEY GRAVEYARD, WHICH CONTAINS A NUMBER OF ARCHAEOLOGICAL MONUMENTS INCLUDED IN THE RECORD OF MONUMENTS AND PLACES; RMP NUMBER CW008-045001, RELIGIOUS HOUSE – AUGUSTINIAN FRIARS; RMP NUMBER CW008-045005, GRAVEYARD; RMP NUMBER CW008-045015, CROSS; RMP NUMBER: CW008-045011, CROSS – HIGH CROSS. IN VIEW OF THE FOREGOING, ANY DEVELOPMENT PROPOSAL FOR THE SITE WILL REQUIRE CONSIDERATION OF THIS BUILT AND ARCHAEOLOGICAL HERITAGE, AND WILL BE ASSESSED IN ACCORDANCE WITH BUILT HERITAGE POLICIES OUTLINED IN CHAPTER 10 (NATURAL AND BUIL HERITAGE) AND ASSOCIATED DEVELOPMENT MANAGEMENT STANDARDS IN CHAPTER 16 OF THE CARLOW COUNTY DEVELOPMENT PLAN 2022-2028

Local Transport Plan Baseline Assessment Report

Amend the Figure 3-5 map in the LTP to include the locations of protected structures.

These recommendations are accepted.

		(pgs. 34-37 of the CE Report)
CLW-C178-17	Transport Infrastructure Ireland	<p>Submission recommends revisions to Overarching Policy B7.P2, A7.P4 and Objective B7.O1, B7.P12, B7.P14 and Objective B7.O3 and revisions to the Draft LTP to include TII Publications etc.</p> <p>The recommendations are noted and accepted including changes to the Draft LTP.</p> <p>Amend the text of Policy B7. P2, Policy A7. P4 and Objective B7. O1 to include additional text in green and deleted text with red strikethrough:</p> <p>B7. P2: Ensure the design of all streets and roads in Tullow comply with the principles, approaches and standards in the Design Manual for Urban Roads and Streets (DMURS 2013—2019) and TII Publications, as appropriate any subsequent updates to this Design Manual.</p> <p>AB7. P4: Progress the delivery of the appropriate measures and interventions as outlined in the Tullow Local Transport Plan (LTP) on a phased basis and subject to the availability of funding and as appropriate the relevant statutory, optioneering, DMURS and TII Publications design assessment/approval processes, and consultation, in order to support the shift towards sustainable travel and transport throughout the town and to accommodate anticipated transport demand due to planned population growth.</p> <p>B7. O1: Support and facilitate the delivery of new and improved walking and cycling network in Tullow, which delivers permeability enhancements and connections where appropriate as identified in the Local Transport Plan (LTP), in conjunction with the National Transport Authority, other statutory agencies, and relevant stakeholders. Final design details shall be subject to appropriate</p>

DMURS and TII Publications design assessment/approval processes, environmental assessment and undergo a separate public consultation process where applicable.

Amend the text of Policy B7. P12, Policy B7. P14 and Objective B7. O3 to include additional text in green and deleted text with red strikethrough:

B7. P12: Maintain, improve, and extend the public road network in and around Tullow compatible with the maintenance of the safe and efficient operation of the national roads network in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) to ensure a high standard of connectivity and safety for all road users.

B7. P14: Provide for traffic calming and speed reduction measures where necessary as funding allows and ensure that all new developments are designed to incorporate appropriate traffic calming measures as set out in the Design Manual for Urban Roads and Streets (DMURS 2013-2017), and TII Publications, as appropriate ~~any subsequent updates to this Design Manual.~~

B7. O3: Support and facilitate the delivery of the ~~preferred road infrastructure improvements~~ roads strategy measures identified in the Local Transport Plan (LTP), with associated benefits for sustainable travel and transport and multi-modal solutions.”

Recommendation 4: Revision of Draft LTP to include TII Publications Compliance Requirements

The text of the LTP will be amended to reference relevant design and technical standards in TII publications as advised and referred to.

The inclusion of a single Appendix IV final version of the LTP is accepted and will be implemented as advised.

		<p>For the purposes of reader comprehension, a review of the LTP will be carried out to ensure greater clarity and consistency with wording and terminology used for transport options, and to provide a distinction between transport proposals identified as “options”, “measures” or “interventions” where required.</p> <p>(pgs. 38-43 of the CE Report)</p>				
CLW-C178-20	Office of Planning Regulator	<p>The OPR makes specific recommendations regarding the employment zoning and infrastructure assessment, sustainable transport including prioritising projects, integration of transport and land use planning prioritising active travel projects and policy support for the implementation of the proposed interventions. Regarding flood risk it is recommended that the SFRA includes the findings of the future scenario maps and to amend policy B8.P15 to ensure that risk to agricultural lands is managed where it may include less vulnerable agricultural uses in addition to one-off housing.</p> <p><u>Recommendation 1 – Employment zoning and infrastructure assessment</u></p> <p>(i) See Part 3 for Chief Executive recommendation to OPR submission pertaining to Appendix V Infrastructure Assessment. (pgs. 61-62 of the CE Report)</p> <p>(ii) Include new text in green and map in Table 5.2 in Section B.5.4.2 Strategic Employment Land in support of the ‘Enterprise and Employment’ zoning at Tullowphelim:</p> <table border="1" data-bbox="775 1809 1468 2000"> <tr> <td colspan="2" data-bbox="775 1809 1468 1906">TABLE 5.2: STRATEGIC EMPLOYMENT LAND</td> </tr> <tr> <td data-bbox="775 1906 951 2000">7.LAND AT</td> <td data-bbox="951 1906 1468 2000">The land comprises 4.64 hectares zoned Enterprise and Employment</td> </tr> </table>	TABLE 5.2: STRATEGIC EMPLOYMENT LAND		7.LAND AT	The land comprises 4.64 hectares zoned Enterprise and Employment
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7.LAND AT	The land comprises 4.64 hectares zoned Enterprise and Employment					

**TULLOW
PHELM**

situated towards the northern end of the town at Tullowphelim and adjoining existing developed and serviced land. The land benefits from a strategic position with frontage and access onto a local road (L2010) to the north in close proximity to its junction with the N81 strategic national road. The N81 serves as a primary corridor for heavy goods vehicles (HGVs) and strategic traffic moving between Dublin, Wicklow, and the South-East.

The zoning of the land presents an opportunity to provide enterprise and employment development, including agricultural related industry, at a location that can capitalise on the regional level accessibility of the town via the N81.

Any future development proposals at this location should ensure the amenity of existing adjoining residential areas is protected, including Birch Green and Park Gate. It shall therefore be necessary to ensure an appropriate development buffer is maintained with these residential areas, and that a high standard layout and design is incorporated.

Recommendation 2 – Integration of transport and land use planning

		<p>The text of the LTP will be amended to identify key priority active travel measures proposed to be progressed during the plan period that will improve alignment between transport and land use planning, and in accordance with the timescales identified in Section 6.8 in the LTP and in Section B.7.4.2 of the District Town Plan</p> <p>Recommendation 3 – Flood risk management It is recommended that:</p> <ul style="list-style-type: none"> (i) The SFRA screening sections will be updated to explicitly reference the findings of the future scenario flood maps and to clarify how these findings informed the application of a precautionary approach in the zoning review. (ii) The SFRA will be updated to clarify the management of flood risk on agriculturally zoned lands where development proposals may include less vulnerable agricultural uses and one-off housing, in accordance with the Planning System and Flood Risk Management Guidelines. The updated SFRA will inform the planning authority’s amendment of Policy B8.P15 to ensure that inappropriate development is not permitted within Flood Zone A and that any development within Flood Zone B is addressed in line with the Guidelines. <p>(pgs. 47-50 of the CE Report)</p>
CLW-C178-22	National Transport Authority	NTA submits specific comments on Policy A7.P4, Policy B7.P6, additional policy to Section B.7.4.4 and extension to stakeholder list under objective B7.O10.

Minor amendments are proposed to Table 7.2, B7.P6 and B7.O10.

Amend the heading text of Tables 7.2 to 7.4 under Section B.7.4.2 to include additional text in green:

Table 7.2 Indicative Timescales for Walking and Cycling Measures (Options)	Timescale
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Table 7.2 Indicative Timescales for Public Transport Measures (Options)	Timescale
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Table 7.2 Indicative Timescales for Roads/Junctions/Traffic Management Measures (Options)	Timescale
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Amend the text of Policy B7. P6 to include additional text in green and deleted text with red strikethrough:

B7. P6: Ensure where viable that all development where appropriate within Tullow provides for connectivity (pedestrian; and 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.

Amend the text of Objective B7. O10 to include additional text in green and deleted text with red strikethrough:

B7. O10: Prepare a town centre parking strategy in consultation with ~~local~~ relevant stakeholders including transport agencies which would consider the potential for the migration of on-

		<p>street car parking to more appropriate off-street sites/ locations where feasible, thereby facilitating more active travel modes within the town centre, including public realm enhancements.</p> <p>(pgs. 52-54 of the CE Report)</p>
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Proposed by Cllr. W. Paton,

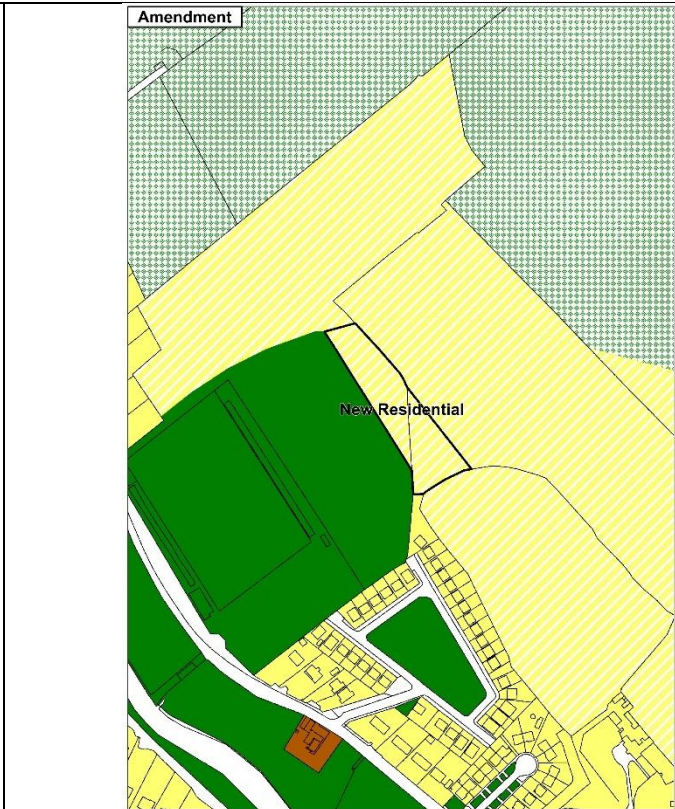
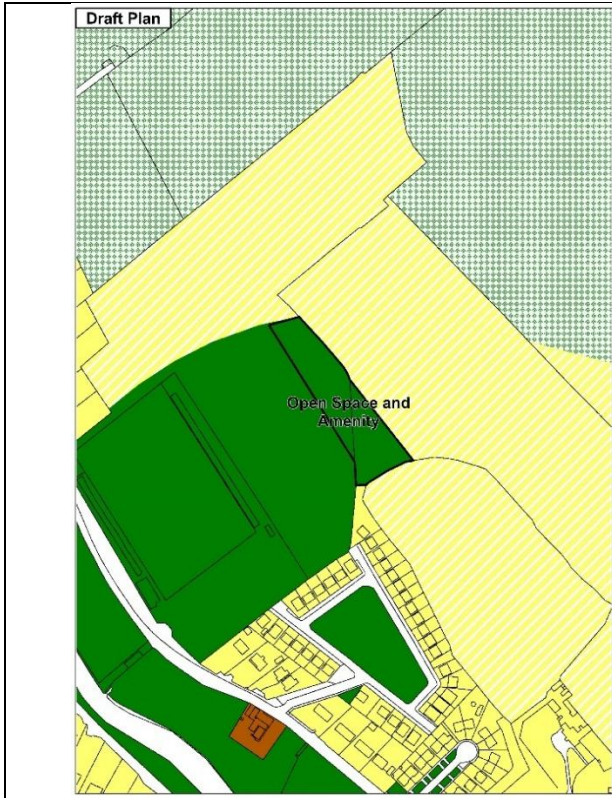
Seconded by Cllr. J. Pender,

And agreed following a show of hands

“To approve the recommendation of the Chief Executive relating to 5 no. submissions (CLW-C178-15, CLW-C178-16, CLW-C178-17, CLW-C178-20 & CLW-C178-22) with changes recommended.”

The 3 No. submissions with rezoning requests agreed were summarised as outlined hereunder, for full response see relevant pages of CE Report:

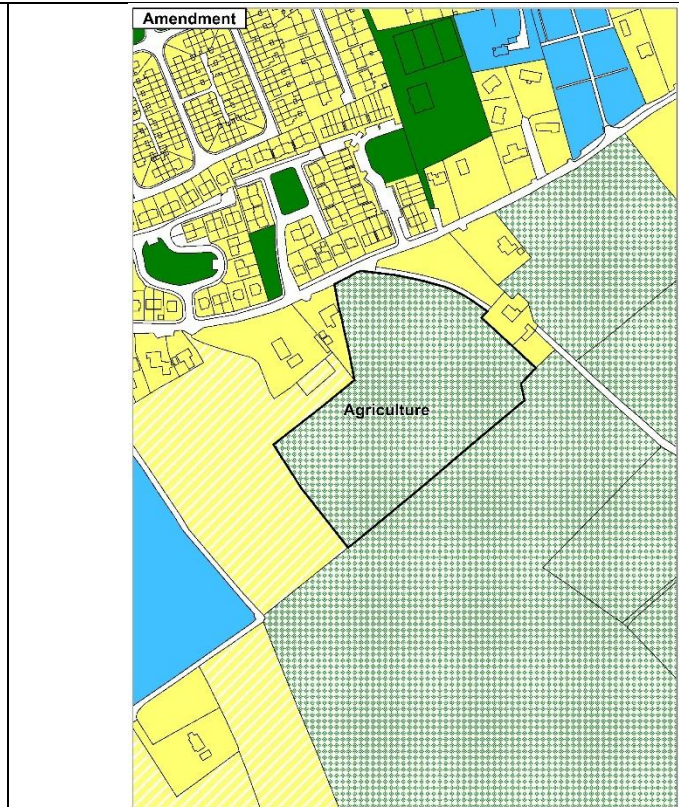
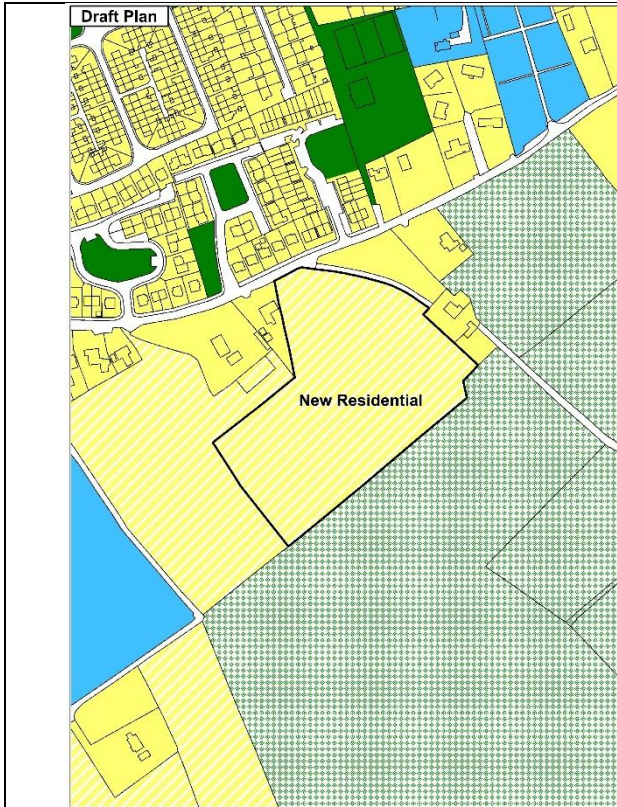
Submission Ref. No.	Name	Summary Key Issues
CLW-C178-5 CLW-C178-7	St. Patricks GAA Tullow Richard and Ann-Marie Burgess	<p>Requests rezoning of 0.66 ha from Open Space and Amenity to New Residential.</p> <p>It is considered that the limited area and extent of the proposed rezoning (0.66 hectares) to ‘New Residential’ would protect the existing and future amenity of the GAA grounds and would be acceptable and in accordance with the proper planning and sustainable development of the area.</p> <p>(pgs. 12-13 & 15-16 of the CE Report)</p>



CLW-C178-14

Dylan Leybourne

Requests that 3.24 ha be rezoned from new residential to agriculture. It is considered that the rezoning of the land to 'Agriculture' would not prejudice the deliverability of sufficient housing in Tullow particularly with reference to the level of overprovision in suitably located zoned land in the district town plan and accordingly would be acceptable and in accordance with the proper planning and sustainable development of the area.
(pgs. 32-33 of the CE Report)



**Proposed by Cllr. W. Paton,
Seconded by Cllr. B. Ward**

“To approve the recommendation of the Chief Executive regarding 2 no. submissions (No’s CLW-C178-5, CLW-C178-7) rezoning 0.66 ha from Open Space and Amenity to New Residential and 1no. submission (CLW-C178-14) rezoning 3.24 ha from New Residential to Agriculture.”

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	√			

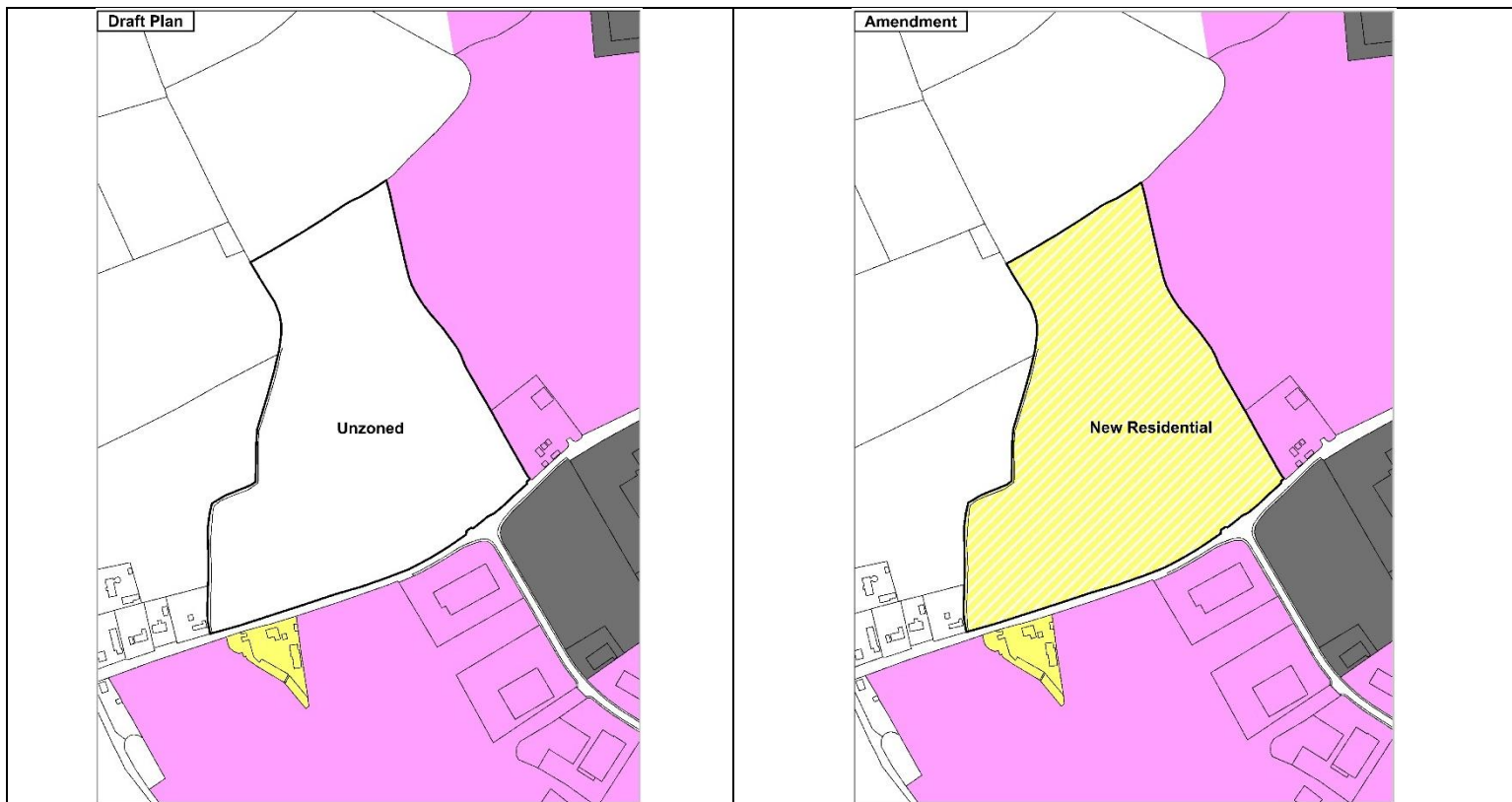
Result 17 For, 1 Absent

Decision/Resolution: Motion Carried

The 4 remaining rezoning requests were addressed as follows:

Submission No. CLW-C178-9 sought the rezoning of 9.8ha for residential development outside the development boundary at Tullowbeg, and Submission No. CLW-C178-23 requesting reinstatement of previously residential zoned land on the Ouragh Road to new residential. (see relevant pages of CE Report):

Submission Ref. No.	Name	Summary Key Issues
CLW-C178-9	Geraldine O'Brien	Requests rezoning of 9.8ha for residential development of lands outside the development boundary at Tullowbeg. Not agreed: see pgs. 18-20 of CE report.



Opinion of Chief Executive

The land (9.8 hectares) the subject of the zoning request is located in a spatially peripheral location to the west of the town, comprising unzoned land that is situated in a rural area outside of the boundary of the District Town Plan and subject to the provisions of the rural housing policy. It is considered that the proposed zoning of the land for residential development would:

- Be contrary to the 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 Objective 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.
- Be contrary to the sequential approach to zoning for residential development in the Development Plan Guidelines for Planning Authorities (2022), which places a priority on first utilising spatially centrally located development sites in settlements and on proposed residential zoning having a clear rationale that relates directly to the core strategy and the recently published Section 28 Guidelines NPF Implementation: Housing Growth Guidelines for Planning Authorities. In this regard, the extent of 'New Residential' zoned land in the District Town Plan has been informed by the core strategy, future population and housing target details as outlined in Section B.2.3, along with the estimated residential land capacity details included in Section B.4.2.

The Draft Tullow District Town Plan has been informed by the *Section 28 Guidelines NPF Implementation: Housing Growth Guidelines for Planning Authorities* which requires additional provision up to 50% and above of the housing growth target. As detailed in the Draft Plan an estimated 773 units are required over the plan period. The Draft Plan provides for 1,329 units on new residential zoned and town centre land use zonings equating to 72% over the housing growth target. Accordingly, sufficient appropriately located land use zonings to ensure sufficient flexibility to accommodate future housing demand has been accommodated in the Draft Plan.

- Be contrary to Town Centre First policy which endorses the need for a sequential approach to be taken to new development proposals to underpin national regeneration policy and to encourage the consolidation of development within existing developed areas, and on tackling the underutilisation of existing building stock and development sites in town centre areas.
- Result in the location of residential uses contiguous to a significant area of existing and future business park and industrial estate development. This has the potential to give rise to land use conflicts and negative impacts to residential amenity.
- The land is not served by public wastewater infrastructure, and therefore would require a significant extension of approx. 350 metres to connect to public sewer to the west, or 210 metres to connect to sewer to the south.

Therefore, rezoning the land as proposed would not be consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and as such would contrary to the proper planning and sustainable development of the area.

Recommendation of Chief Executive

No change

CLW-C178-23	James and Maureen Orbinski	Requests reinstatement of previously residential zoned land on the Ouragh Road to new residential. Not agreed: see pgs. 54-55 of CE report.
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The submission relates to land on the Ouragh Road (0.28 hectares) zoned ‘New Residential’ in the District Town Plan and marked ‘A’ on the map below. It is submitted that the area of zoned land has significantly reduced from the area which was zoned on the previous Tullow Local Area Plan 2017-2023. The submission requests that the land remain zoned as per the previous said Local Area Plan.



Opinion of Chief Executive

The extent of 'New Residential' zoning applied to the land in question was informed by the Strategic Flood Risk Assessment prepared for the District Town Plan and included as Appendix III. The reduction in the area zoned 'New Residential' as referred to in the submission has arisen from the application of CFRAM climate-change High End Future Scenario (HEFS) flood mapping for the land, the extents of which are larger than the flood zones that applied to the previous Local Area Plan. The climate change HEFS flood mapping indicates deeper and more frequent flooding in future scenarios.

In view of the foregoing, and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines, the extent of 'New Residential' zoning on the land has been reduced to not overlap with the climate change HEFS flood mapping along its western side, and to facilitate a corresponding increase in the area of the land assigned the water compatible zoning 'Open Space and Amenity'.

Recommendation of Chief Executive

No change.

**Proposed by Cllr. W. Paton,
Seconded by Cllr. B. Ward**

"To approve the recommendation of the Chief Executive regarding 2 no. submissions CLW-C178-9 & CLW-C178-23 with no changes as recommended."

A roll call vote was taken as follows:-

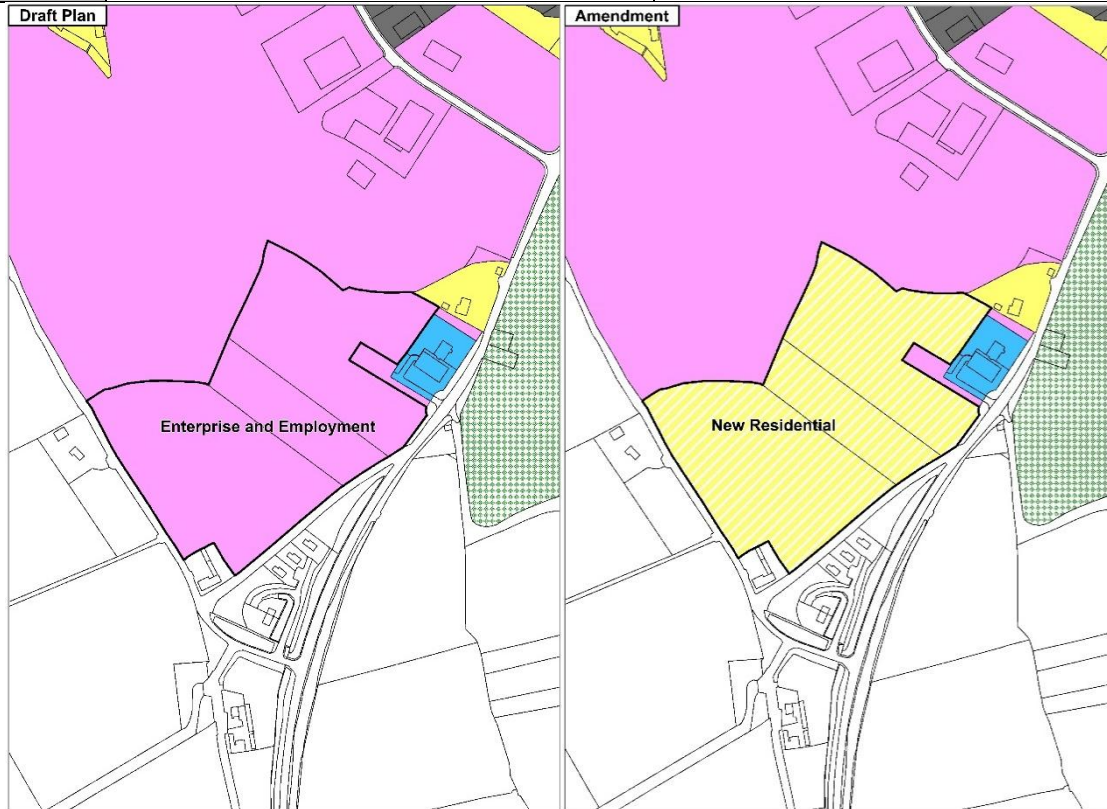
Member of Carlow County Council	For	Against	Abstain	Absent
Fergal Browne	√			
John Cassin	√			
Andrea Dalton	√			
Jim Deane	√			
Paul Doogue	√			
Michael Doran	√			
Andy Gladney	√			
Thomas Kinsella	√			
Ken Murnane	√			
Charlie Murphy				√
Brian O'Donoghue	√			
William Paton	√			
Daniel Pender	√			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

Result 17 For, 1 Absent

Decision/Resolution: Motion Carried

Submission No. CLW-C178-10 sought the rezoning 6.96ha from enterprise and employment to residential development at convergence of Rathoe Road and the N81 and Submission No. CLW-C178-18 sought the rezoning of (8.67ha) of agricultural zoned land at Tullowphelim off the Rathvilly Road (N81) to New Residential. The response of the CE and recommendation to the two no. submissions are outlined in the following sections:

CLW-C178-10	Woodlawn Developments	<p>Requests rezoning of 6.96ha from enterprise and employment to residential development at convergence of Rathoe Road and the N81.</p> <p>Not agreed: see pgs. 20-24 of CE report.</p>
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Opinion of Chief Executive

The land (6.96 hectares) the subject of the rezoning request is located in a spatially peripheral location to the southwest of the town, is zoned ‘Enterprise and Employment’ in the District Town Plan and forms part of designated ‘Strategic Employment Land’ in Section B.5.0. It is considered that the proposed rezoning of the land for residential development would:

- Be contrary to the 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.
- Be contrary to the sequential approach to zoning for residential development in the Development Plan Guidelines for Planning Authorities (2022), which places a priority on first utilising spatially centrally located development sites in settlements, and on proposed residential zoning having a clear rationale that relates directly to the core strategy and Section 28 Guidelines NPF

Implementation: Housing Growth Guidelines for Planning Authorities. In this regard, the extent of 'New Residential' zoned land in the draft district town plan has been informed by the core strategy and Section 28 Guidelines, future population and housing target details as outlined in Section B.2.3, along with the estimated residential land capacity details included in Section B.4.2.

The Draft Tullow District Town Plan has been informed by the *Section 28 Guidelines NPF Implementation: Housing Growth Guidelines for Planning Authorities* which requires additional provision up to 50% and above of the housing growth target. As detailed in the Draft Plan an estimated 773 units are required over the plan period. The Draft Plan provides for 1,329 units on new residential zoned and town centre land use zonings equating to 72% over the housing growth target. Accordingly, sufficient appropriately located land use zonings to ensure sufficient flexibility to accommodate future housing demand has been accommodated in the Draft Plan.

- Be contrary to Town Centre First policy which endorses the need for a sequential approach to be taken to new development proposals to underpin national regeneration policy and to encourage the consolidation of development within existing developed areas, and on tackling the underutilisation of existing building stock and development sites in town centre areas.
- Be at variance with the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). The land is located off a significantly trafficked national road (N81), and along a section of the road subject to an 80kph speed limit. Rezoning the land to 'New Residential' would be likely to create an adverse impact on the maintenance, operation and safety of the N81 at this location, and be at variance with the said National Roads Guidelines, including Section 2.5 of same which states - *The policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply. This provision applies to all categories of development...*
- Be contrary to the zoning of the land for enterprise and employment uses in the District Town Plan, including its designation as 'Strategic Employment Land' in Section B5.0 (Table 5.2). This zoning and strategic designation seek to facilitate future and complimentary employment uses at this location adjoining Tullow Business Park and Tullow Industrial Estate, along with the consolidated development of the business park and industrial estate. Rezoning the land to 'New Residential' would result in the loss of a critical portion of the 'Strategic Employment Land' designated in the District Town Plan and undermine the future deliverability of strategic employment at this location. Safeguarding this land is essential for Tullow's transition from a commuter-heavy settlement to a self-sustaining District Town, based on the following key principles:

➤ Strategic Location and Connectivity

The subject lands are uniquely positioned at the convergence of the N81 and the Rathoe Road. This location offers distinct competitive advantages that residential uses cannot replicate:

- **Regional Logistics Hub:** The N81 serves as a primary corridor for heavy goods vehicles (HGVs) and strategic traffic moving between Dublin, Wicklow, and the South-East.
- **Industrial Synergy:** The proximity to established employers—specifically Burnside Autocyl, TelLab, and Distag QCS Ltd.—creates a localized "clustering effect." These firms rely on the N81 for supply chain efficiency.
- **Infrastructure Investment:** Significant national investment in N81 route improvements (including the Whitestown Lower and Hangman's Bend schemes) is designed to support regional economic movement.

Rezoning this land for residential use would place sensitive receptors (housing) directly adjacent to a high-volume strategic transport corridor, potentially leading to future land-use conflicts and traffic safety concerns.

➤ **Economic Profile and Employment Resilience:**

Tullow is the second-largest settlement in County Carlow, with a population exceeding 5,000. However, its economic profile reveals a high dependency on external employment:

- **Commuter Patterns:** Census data indicates that nearly 75% of workers residing in the Tullow area commute outside the town for work, with significant numbers traveling to Dublin and Carlow Town.
- **Sectoral Strength:** Tullow maintains a robust legacy in Engineering, Manufacturing, and Agri-Services. These sectors require large-scale, serviced land banks with high load-bearing capacities and separation from residential amenities.
- **Job Creation Potential:** The 25 hectares of currently undeveloped land represent the only viable space in the town capable of accommodating "Tier 1" industrial or large-scale office-based science and technology enterprises.

Therefore, from an economic perspective, the rezoning of the land to 'New Residential' would:

- Result in the erosion of strategic employment capacity, whereby the loss of these lands would severely impact the town's supply of Strategic Employment Land. Unlike residential development, which can be accommodated on smaller, sequential infill sites, industrial and enterprise uses require significant contiguous acreage to allow for expansion and large-vehicle manoeuvres.
- Impact on the Local Multiplier Effect. The existing cluster (Burnside, TelLab, etc.) generates significant local "multipliers"—supporting local cafes, retail, and service providers. Converting neighbouring lands to residential would "hem in" these existing businesses, preventing their expansion and potentially forcing future relocations outside of County Carlow.

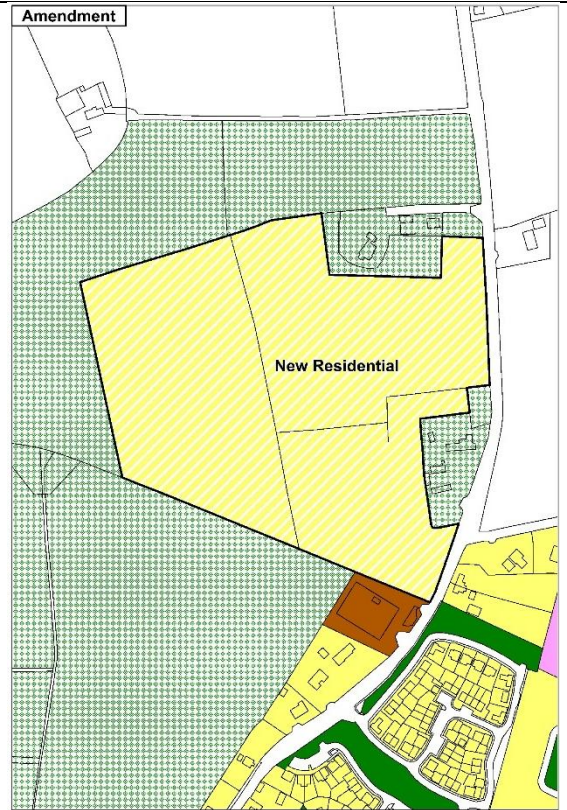
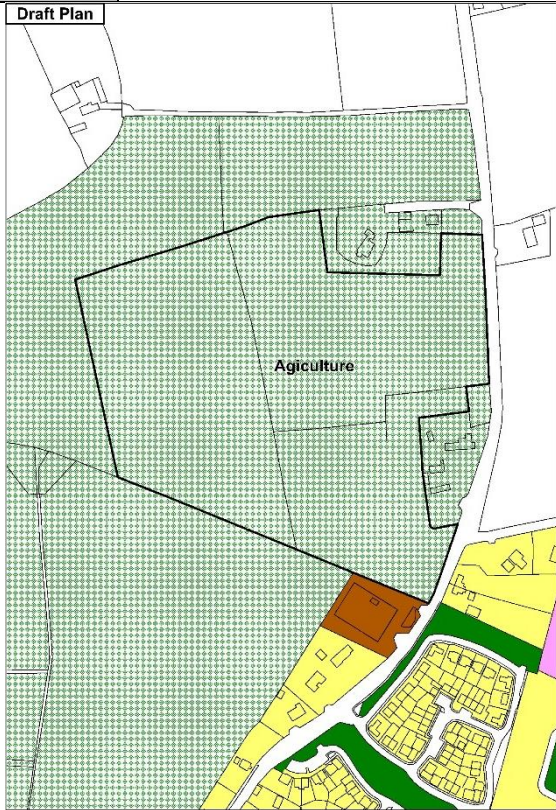
Also, the creche located on an adjoining site and referred to in the submission does not comprise phase 1 of an overall development at this location, having been granted permission as a standalone creche facility under the material contravention process pursuant to Section 34(6) of the Planning and Development Act 2000 (as amended) (Planning Reg. Ref. 20/130 refers).

In view of the foregoing, rezoning the land as proposed would not be consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and as such would contrary to the proper planning and sustainable development of the area.

Recommendation of Chief Executive

No change.

CLW-C178-18	Margaret Jackman and Charles Moore	<p>Requests rezoning of (8.67ha) of agricultural zoned land at Tullowphelim off the Rathvilly Road (N81) to New Residential.</p> <p>Not agreed: see pgs. 43-45 of CE report.</p>
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Opinion of Chief Executive

The lands (8.67 hectares) the subject of the rezoning request are located in a spatially peripheral location at the northern end of the town adjoining a strategic road corridor (N81), and zoned 'Agriculture' in the draft district town plan. It is considered that the proposed rezoning of the land for residential development would:

- Be contrary to the 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 Objective 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.

- Be contrary to the sequential approach to zoning for residential development in the Development Plan Guidelines for Planning Authorities (2022), which places a priority on first utilising spatially centrally located development sites in settlements, and on proposed residential zoning having a clear rationale that relates directly to the core strategy. In this regard, the extent of ‘New Residential’ zoned land in the draft district town plan has been informed by the core strategy, future population and housing target details as outlined in Section B.2.3, along with the estimated residential land capacity details included in Section B.4.2

The Draft Tullow District Town Plan has been informed by the *Section 28 Guidelines NPF Implementation: Housing Growth Guidelines for Planning Authorities* which requires additional provision up to 50% and above of the housing growth target. As detailed in the Draft Plan an estimated 773 units are required over the plan period. The Draft Plan provides for 1,329 units on new residential zoned and town centre land use zonings equating to 72% over the housing growth target. Accordingly, sufficient appropriately located land use zonings to ensure sufficient flexibility to accommodate future housing demand has been accommodated in the Draft Plan.

- Be contrary to Town Centre First policy which endorses the need for a sequential approach to be taken to new development proposals to underpin national regeneration policy and to encourage the consolidation of development within existing developed areas, and on tackling the underutilisation of existing building stock and development sites in town centre areas.
- Be at variance with the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). The land is located off a significantly trafficked national road (N81), and along a section of the road subject to an 80kph speed limit. Rezoning the land to ‘New Residential’ would be likely to create an adverse impact on the maintenance, operation and safety of the N81 at this location, and be at variance with the said National Roads Guidelines, including Section 2.5 of same which states - *The policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply. This provision applies to all categories of development...*
- The land is not served by public water or wastewater infrastructure, and therefore would require significant extensions of approx. 260 to 280 metres to connect to public sewer and water main to the south at Birch Avenue.

Therefore, rezoning the land as proposed would not be consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and as such would contrary to the proper planning and sustainable development of the area.

Recommendation of Chief Executive

No change

Cllr William Paton responded to the foregoing as follows:

**CLW -C178-10 Woodlawn Development Limited (page 20) and
CLW-C178-18 Margaret Jackman and Charlies Moore (page 43)**

The members of the Tullow Municipal District note the Chief Executive's report with regard to both of these submissions. However, we don't draw the same conclusion as the Chief Executive.

Members will note that less than 25 private residential houses (4 on the Ardattin Road, occupied by the developer and his extended family and 21 on the Shillelagh Road as yet unoccupied) have been constructed in Tullow town in the past five years. Meanwhile this Council has delivered 25 Social Housing units under the Repair and Lease Scheme and is set to deliver 69 houses on the Carlow Road and Thomas Traynor Road in the coming weeks.

Clearly there has been an imbalance in the delivery of different types of housing – a total of 94 social housing units, 0 affordable units and 25 private housing units in Tullow in the past few years.

The Tullow Members also note that while many property owners in Tullow have held existing land zoned residential in the current Tullow Local Area Plan for the past nine years, they chose not to develop that land for housing. We make the point that just because land is zoned for housing does not automatically follow that houses will be built on the land. In fact, two existing landowners asked for the removal of residential zoning from their lands in this current process.

Importantly, both the sites, one on the Bunclody Road and the other on the Dublin Road are located inside the Tullow town boundary.

Both sites will have entrances to the housing off the N80 National Secondary Road but again importantly inside the Tullow town boundary. Both sites have footpaths and public lighting leading to their proposed entrances.

The site on the Bunclody Road is serviced by water and wastewater mains and this site is the location of Little Fairies Early Learning Centre.

Most importantly is that both sites are going to be made available for immediate housing development for the private sector which has been deprived of growth in the past ten years.

With all these reasons in mind, the Tullow Members feel that amending the zoning of the **CLW -C178-10 Woodlawn Development Limited** site from "Enterprise and Employment" to "New Residential" and that amending the zoning of the **CLW-C178-18 Margaret Jackman and Charlies Moore** site from "Agriculture" to "New Residential" would be in the interest of the proper planning and sustainable development of Tullow town.

Following consideration of the above, the Chief Executive’s Report, and the submissions received it was:

**Proposed by Cllr. W. Paton,
Seconded by Cllr. Ward**

“To approve the rezoning request as submitted under Submission CLW-C178-10: to rezone 6.96ha from enterprise and employment to new residential development at convergence of Rathoe Road and the N81.

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 18 For
Decision/Resolution: Motion Carried

**Proposed by Cllr. W. Paton,
Seconded by Cllr. Ward**

“To approve the rezoning request as submitted under Submission no. CLW-C178-18 to rezone 8.67ha of agricultural zoned land at Tullowphelim off the Rathvilly Road (N81) to New Residential.”

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 17 For 1 Against

Decision/Resolution: Motion Carried

Resolution:

We the members of Carlow County Council having considered Proposed Variation No. 3 to the Carlow County Development Plan 2022-2028 to incorporate the Tullow District Town Plan and associated appendices, and the Chief Executive's Report on the submissions received circulated to the Members on the 17th February 2026 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 9th March 2026, hereby resolve, to amend Proposed Variation No. 3, as recommended by the Chief Executive and as further amended by way of resolutions agreed at the Council Meeting on Monday on 9th March 2026 on the proposal of Councillor W. Paton Seconded by Councillor J. Deane with 18 members voting in favour, 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 3 and the Tullow District Town Plan as appropriate.

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 18 For
Decision/Resolution: Motion Carried

Cllr. W. Paton thanked the Tullow Municipal District members and staff in the Planning Department for their work in the preparation of the Tullow District Town Plan.

2.2 Proposed Twinning of Tullow Town with María de Huerva Spain - Local Government Act 2001, Section 75, Local Government Reform Act 2024, Section 131A(1)(b)

Proposed by Cllr. J. Pender,

Seconded by Cllr. B. Ward,

Following a show of hands, it was agreed:-

“To approve in accordance with Local Government Act 2001, Section 75, the Twinning of Tullow Town with María de Huerva Spain.”

2.3 Arts Act 2003 - Approval of Arts Grants 2026

Proposed by Cllr. T. Kinsella,

Seconded by Cllr. W. Quinn

Following a show of hands, it was agreed:-

“To approve in accordance with the Arts Act 2003, the Arts Grants 2026.”

2.4 Approval to Change of Travel to New York

Proposed by Cllr. T. Kinsella

Seconded by Cllr. J. Pender

Following a show of hands, it was agreed:-

"That approval be granted for the amendment to travel arrangements, authorising Cllr. B. Ward to travel to New York in place of Cllr. J. Pender."

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

3.2 Training and Conference Approvals

Proposed by Cllr. F. Phelan,

Seconded by Cllr. A. Dalton,

And agreed following a show of hands.

Organised By	Venue	Theme	Dates	Fee
AILG	Hotel Kilkenny	12 weeks QQI Level 7 Certificate "Climate Crisis".	21 st February 2026	€100
AILG	Hotel Minella	Annual Training Conference 2026	22 nd & 23 rd April 2026	€190
AILG & NILGA	Slieve Russell Hotel, Co. Cavan	Ending Violence Against Women and Girls	24 th & 25 th March 2026	€130

4.0 Chief Executives Report/Tuarascáil an Phríomhfheidhmeannaigh

Questions raised by the members included lights at Burrin Manor, update on IDA business park, N80 speed fines, illegal scrap yard, potholes, extra outdoor staff, LIS schemes, grants for older people, bridge at Tinnahinch/Graiguenamanagh, possibility of holding meetings on morning of council meeting, housing, public lighting, need for more private houses, planning enforcement, dog fouling, library capital funding, Oaklawns lighting, Judy Lee's crossroads safety improvement plan, housing allocations, housing delivery, courthouse Tullow, litter fines, CCTV, Clogrennane woods and Ballinakelly woods.

Questions raised were answered by the Chief Executive and the Management Team.

3.1 Presentation from Carlow Tourism at 4.30 p.m.

Eileen O'Rourke, Carlow Tourism, gave a detailed presentation and answered questions raised by the elected members.

The members thanked Eileen for the presentation, who then left the meeting.

Extension of Time

Proposed by Cllr. F. Browne,

Seconded by Cllr. J. Deane

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 until 5.50 p.m.

5.0 Correspondence/Comhfhreagras

Members noted response from Department of Justice, Home Affairs and Migration regarding the development of International Protection Accommodation (IPA) Centres.

Members noted motion passed by Wexford County Council calling on the Government to fast-track and publish the Legislation outlawing the use of anonymous social media accounts, profiles and user/chat groups on all social media platforms.

Members noted resolution passed by Clare County Council calling on the Government and the Department of Agriculture, Food and the Marine to respond to the Irish Beekeepers' Association and associated national beekeeping organisations appeal.

Members noted motion passed by Wexford County Council calling on the Government to task Irish Public Bodies (IPB) with the provision of insurance cover for residential and commercial properties that are unable to obtain insurance from commercial insurers due to previous flooding events or because they are located within designated flood risk zones and further calls on the Minister for Finance to introduce a modest, ring-fenced insurance levy to establish and support a national flood insurance claims fund.

Members noted response from Mr. Jack Chambers, Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation regarding the proposed development of the GPO.

Members noted response from Iarnród Éireann regarding car parking at Carlow Train station.

Members noted response from Minister Heydons's Office to Council's letter regarding Bord Bia dispute.

Members noted motion resolved by Westmeath County Council calling on the Minister for Housing, Local Government and Heritage to increase the respective income thresholds for Social Housing Provision and Housing Assistance Payment.

Members noted response from Department of Transport to Council's letter requesting expansion of rural public transport services particularly in Clonegal and Ardattin.

Members noted acknowledgement from Michael D. Higgins of Council's letter of best wishes on his retirement.

Members noted request from the Alzheimer Society of Ireland to make a presentation at a meeting of Carlow County Council.

**Proposed by Cllr. F Phelan,
Seconded by Cllr. P. Doogue,**

And following a show of hands

"It was agreed to receive a deputation from the Alzheimer Society of Ireland at the April Council Meeting."

6.0 Notices of Motion/Fógraí Rúin

6.1 Standing in the name of Cllr. Adrienne Wallace

“Irish Neutrality was established as a core foundation of the Republic of Ireland and public opinion overwhelmingly supports maintaining Irish neutrality in order to be a voice for peace, not war, on the global stage.

Recognising the role the U.S. has had in funding the recent genocide in Gaza, and the wider occupation of Palestine, and that the UK enforced its own brutal occupation in Ireland, this council rejects any attempts to erode Irish Neutrality and align ourselves with these colonial powers and their war mongering.

Noting that the Triple lock is the only legal mechanism that prevents Irish troops from being sent on imperialist military interventions. This council will write to local government TDs and the Taoiseach to call for them to abandon plans to scrap the Triple Lock.”

Proposed by Cllr. A. Wallace,
Seconded by Cllr. A. Gladney,
And following a show of hands
The motion was defeated.

6.2 Standing in the name of Cllr. Daniel Pender

“Noting that it is Seachtain na Gaeilge. Provision of Gaelscoileanna schools in Carlow is poor. Carlow County Council calls for increased provision of Gaelscoileanna schools in order to allow more of its children to be able to be educated through Irish, if they so desire.”

Proposed by Cllr. D. Pender

The following amended Notice of Motion was **Proposed by Cllr. A Dalton,**

“Noting that it is Seachtain na Gaeilge and provision of Gaelscoileanna in Carlow should be to a countywide basis. Carlow County Council calls for increased provision of Gaelscoileanna in order to allow more of its children to be able to be educated through Irish, if they so desire.”

The Amended Notice of Motion was:

Proposed by Cllr. D. Pender,
Seconded by Cllr. A. Dalton,
And agreed following a show of hands.

6.3 Standing in the name of Cllr. John Cassin and Cllr. Ben Ward

"That the Chief Executive implements a pilot of the accessible parking bay Text Alert scheme in County Carlow, which has been very successful in Lucan and Rathfarnham villages in Dublin and Gorey in Wexford, in support of the Disabled Drivers Association of Ireland's campaign to help STOP abuse of accessible parking bays."

**Proposed by Cllr. J. Cassin,
Seconded by Cllr. F. Browne,**

The following amendment was **Proposed by Cllr. J. Cassin,**

"That the Chief Executive implements a pilot of the accessible parking bay Text Alert scheme in Carlow Town only, which has been very successful in Lucan and Rathfarnham villages in Dublin and Gorey in Wexford, in support of the Disabled Drivers Association of Ireland's campaign to help STOP abuse of accessible parking bays."

The Amended Notice of Motion was

**Proposed by Cllr. J. Cassin,
Seconded by Cllr. F. Browne,**

And agreed following a show of hands.

6.4 Standing in the name of Cllr. B. Ward

"In recognition of International Women's Day in March, and reaffirming our commitment to equality and human rights, Carlow County Council calls on the Irish Government to raise, at the international level, the ongoing oppression and systemic abuse of women and girls in Afghanistan under the Taliban regime, and to actively advocate for coordinated international action to address these grave human rights violations."

Cllr. B. Ward absent. Motion not heard.

6.5 Emergency Motion

Motion for purpose of dealing with urgent business (Standing Order No. 20) Under the terms of Standing Order No. 20, the consent of at least nine Members was required to allow the motion to be discussed. Following a show of hands, more than nine Members were in favour of the motion being discussed.

The Cathaoirleach read out the Emergency Motion.

**Proposed by Cllr. J. Cassin,
Seconded by Cllr. F. Browne,**

“That Carlow County Council notes the recent and ongoing increases in fuel prices and now forecasts by industry bodies the cost is predicated to rise further as a result of instability in global oil markets and conflict in the Middle East.

We further note that hauliers, farmers, commuters and families in rural and urban areas are coming under severe financial pressure due to these fuel costs, which in turn drive up the price of groceries, building materials and other essential goods transported by road. In light of these circumstances,

Carlow County Council calls on the Government to: Suspend the Carbon Tax on fuel with immediate effect, on a temporary basis, until the international price of oil per barrel has fallen back to a clearly defined and sustainable threshold following consultation with relevant stakeholders.

Report back to the members of Carlow County Council on the timelines for the temporary suspension on Carbon Tax including specific measures to protect farmers and hauliers, commuters, families in both rural and urban areas, and householders reliant on home heating oil – particularly elderly and vulnerable people.”

An amended motion was **Proposed by Cllr. F. Browne** as follows:

“That Carlow County Council notes the recent and ongoing increases in fuel prices, and now forecasts by industry bodies the cost is predicted to rise further as a result of instability in global oil markets and conflict in the Middle East. We further note that hauliers, farmers and commuters and families in rural and urban areas are coming under severe financial pressure due to these fuel costs, which in turn will drive up the price of groceries, building materials and other essential goods transported by road. In light of these circumstances, Carlow County Council calls on the government to continue to closely monitor the situation and continue retrofitting our housing and buildings through carbon taxes so as to reduce our over reliance on oil from foreign states and consider implementing again excise duty reductions as happened following the invasion of Ukraine to help all those affected by the volatility in oil and gas prices.”

The amended motion was:

**Proposed by Cllr. J. Cassin,
Seconded by Cllr. F. Browne,**

And Agreed following as show of hands.