

**Minutes of May Meeting of Carlow County Council held in the Council
Chamber, County Offices, Athy Road, Carlow
on Monday 11th May 2026 at 2.00 p.m.**

Present: Councillor K. Murnane, Cathaoirleach
Councillor F. Browne
Councillor J. Cassin *Remotely*
Councillor A. Dalton *Remotely*
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 *Remotely*
Councillor D. Pender
Councillor J. Pender
Councillor F. Phelan *Remotely*
Councillor W. Quinn
Councillor A. Wallace
Councillor B. Ward

In attendance: Mr. P. O'Gorman, Deputy Chief Executive
Ms. P. O'Brien, Director of Service
Mr. M. Brennan, Director of Service
Mr. P. J. Leonard, Director of Finance
Ms. C. Hartley, Director of Service
Ms. F. Byrne, Senior Executive Officer
Ms. M. Griffin, Administrative Officer
Ms. C. Healy, Staff Officer
Ms. A. Sweeney, Senior Planner
Mr. W. Keogh, Senior Executive Planner
Ms. S. O'Neill, Senior Executive Officer
Ms. O. Barrett, Senior Engineer *Remotely*
Ms. S. Power, Assistant Planner
Ms. M. Finnerty, Financial Accountant
Mr. J. Shorthall, County Librarian
Mr. T. Madden, A/Senior Executive Officer *Remotely*
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*
Mr. B. Knowles, Senior Executive Officer, *Remotely*

The Cathaoirleach welcomed everyone to the meeting.

Votes of Sympathy

Robert Rooney & Family on the death of his son Sergeant Robert (Bobby) Rooney.

Barry Dowling & Family on the death of his brother Ruairí Dowling.

Murphy Family on the death of Patrick (Paddy) Murphy, Castlehill, Carlow.

Seeley Family on the death of Odran Seeley, Tullow Road, Carlow.

Hayden Family on the death of John Hayden, New Oak Estate, Carlow.

Deere Family on the death of Thomas (Tommy) Deere, Askea Lawns, Tullow Road, Carlow.

Harvey Family on the death of Madge Harvey, College Street, Carlow.

Kehoe Family on the death of Larry Kehoe, St. Mary's Park, Carlow.

Cllr. Daniel Pender & family on the death of his grandfather, Dan Pender Senior, Bilboa, Carlow.

McGuill Family on the death of Patrick (Pat) McGill, Bennekerry, Carlow.

McGrath Family on the death of Agnes McGrath, Conway Park, Bagenalstown.

Byrne Family on the death of Harry Byrne, Crowsgrove, Kildavin.

Fitzpatrick Family on the death of Tom Fitzpatrick, The Pottle, Kilbride.

Votes of Congratulations

Tommy Malone, Kyle, Ballymurphy on receiving the JP Mc Manus award scholarship.

The TY Students and all involved from Presentation de la Salle who organised a very successful tractor run as a fundraiser for Eist and Presentation De La Salle College.

Gregg Murphy and his team on the organisation of a very successful Tinryland half marathon as a fundraiser for Tinryland National School.

Tinryland Community Hub Community on the recent successful official opening of the Tinryland Community Hub.

1.0 Confirmation of Minutes/Dearbhú Miontuairiscí

Approval of Minutes of monthly meeting of Carlow County Council held on Monday, 13th April 2026

Proposed by Cllr. B. O'Donovan,

Seconded by Cllr. J. Pender,

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 13th April 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 Approval of Travel to Lodi Italy

Proposed by Cllr. M. Doran,

Seconded by Cllr. B. Ward,

And following a show of hands it was agreed:-

“Approval of travel for the Cathaoirleach and Mayor or their nominees to travel to Lodi, Italy.

2.2 Approval of travel to Echternach

Proposed by Cllr. B. Ward,

Seconded by Cllr. M. Doran,

And following a show of hands it was agreed:-

“Approval of travel for the Cathaoirleach and Mayor or their nominees to travel Echternach, Luxembourg.

2.3 Section 11 of the Roads Act, 1993; Section 180 of the Planning and Development Act, 2000 as amended; Section 59 of the Planning and Development Act, 2010 - commencement of the public consultation process for the taking in charge of roads and services at Cois Dara, Tullow Road, Carlow (Phase 2) (Units 94 – 147)

Proposed by Cllr. F. Browne,

Seconded by Cllr. P. Doogue,

And following a show of hands it was agreed:-

“That we the Members of Carlow County Council 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 - commencement of the public consultation process for taking-in-charge of roads and services at Cois Dara, Tullow Road, Carlow (Phase 2) (Units 94 - 147)”.

2.4 Section 11 of the Roads Act, 1993; Section 180 of the Planning and Development Act, 2000 as amended; Section 59 of the Planning and Development Act, 2010 - commencement of the public consultation process for the taking in charge of roads and services at Schoolhouse Gate (Dwelling Units 1 to 10) Ballinkillen, Co. Carlow.

**Proposed by Cllr. T. Kinsella,
Seconded by Cllr. W. Quinn,**

And following a show of hands it was agreed:-

“That we the Members of Carlow County Council 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 - commencement of the public consultation process for taking-in-charge of roads and services at Schoolhouse Gate (Dwelling Units 1 to 10) Ballinkillen, Co. Carlow.

2.5 To consider the Proposed Material Alterations to Proposed Variation No. 3 (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.

Wesley Keogh, Senior Executive Planner, summarised the content of the Chief Executives Report as follows:-

PROPOSED VARIATION NO. 3 – FULL COUNCIL MEETING 11TH MAY 2026

- The Proposed Material Alterations to Proposed Variation No. 3 of the Carlow County Development Plan 2022-2028 to incorporate the Tullow District Town Plan went on public display during the period 24th March to 21st April 2026.
- The Chief Executive’s Report on the submissions received (12 no.) during the public consultation period was circulated to the Elected Members for their consideration on 30th April 2026:

The Chief Executive’s Report groups and considers the 12 no. submissions as follows:

- Part 2 (a) – 9 no. submissions – No changes recommended
- Part 2(b) – 3 no. submissions – Changes recommended: to make the Variation without Proposed Material Alteration Nos. 18 and 19. The 3 no. submissions include CLW-191-4 (TII), CLW-191-8 (NTA), and CLW-191-10 (OPR) and relate to Proposed Material Alteration Nos. 18 and 19.

Section 13(7) of the Planning and Development Act 2000 (as amended) states that the Elected Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the plan relates;
- The statutory obligations of the local authority; and,
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

PART 2(A) - 9 NO. SUBMISSIONS WITH NO CHANGES RECOMMENDED:

Submission Ref. No.	Name	Summary Key Issues
CLW-C191-1	David Barton (Community Campaigner – Civic Heritage)	<i>(Pg. 6 of CE Report)</i> The submission does not raise any specific observations regarding the content of the documents forming part of the Material Alterations consultation, including the Draft Tullow District Town Plan.
CLW-C191-2	Kilkenny County Council	<i>(Pg. 6 of CE Report)</i> The submission has no comments to make.
CLW-C191-3	Health & Safety Authority (HSA)	<i>(Pg. 6 of CE Report)</i> The submission has no comments to make.
CLW-C191-5	Uisce Éireann	<i>(Pg. 7 of CE Report)</i> The submission makes the following comments regarding the location of Uisce Éireann infrastructure: <u>Proposed Material Alteration No. 16 (rezone land (0.66ha) at Tullowphelim from ‘Open Space and Amenity’ to ‘New Residential’</u> 100mm and a 150mm diameter sewer are located in the road to the south of the site. Access to these may require 3rd party agreement. <u>Proposed Material Alteration No. 18 (rezone land (6.96ha) at Roscat from ‘Enterprise and Employment’ to ‘New Residential’</u> A 150mm diameter water main is located in the road west of the site, a 100mm diameter water main is located in the road to the south of the site, and a 225mm

		<p>diameter sewer is located adjacent to the site. Also, the site is separate from existing residential areas/new residential zonings, and it is important that new developments are sequential and phased in areas with existing services and spare capacity which will optimise existing infrastructure and minimise investment required.</p> <p><u>Proposed Material Alteration No. 19 (rezone land (8.67ha) at Tullowphelim from ‘Agriculture’ to ‘New Residential’</u></p> <p>100mm and 150mm diameter water mains are located in Dublin Road, to the south of the site and a 150mm diameter sewer is located in Oak View, approx. 130m south of the site. A shorter connection to the sewer may be possible; however, access may be via third party land and third-party permissions may be required.</p> <p>The Infrastructure Assessment included as Appendix V to the district town plan has informed the zoning of land in areas with existing services and infrastructure. Network reinforcements (e.g. extensions and upgrades) may be required to service some zoned sites, which will be determined through Uisce Éireann’s connections process and engagement with the Connection and Developer Services team, along with third party agreements where a site is serviced through third party lands.</p>
CLW-C191-6	Health Service Executive – Emergency Management Office (HSE)	<p><i>(Pg. 7 of CE Report)</i></p> <p>The submission does not raise any specific observations regarding the content of the documents forming part of the Material Alterations consultation, including the Draft Tullow District Town Plan.</p>
CLW-C191-7	Health Service Executive – National Environmental Health Service (NEHS)	<p><i>(Pg. 8 of CE Report)</i></p> <p>The submission comments that the plan should fit the vision of the Health Ireland Framework, should consider the EPA’s National Climate Change Risk Assessment, and Proposed Material Alteration Nos. 16 and 19 regarding proposed rezonings from ‘Open Space and Amenity’ and Agriculture’ to ‘New Residential’ will reduce health gains for the community.</p> <p>In relation to the Health Ireland Framework, the District Town Plan comprises a variation to the Carlow County Development Plan</p>

		<p>2022-2028 (CDP) and should therefore be read in tandem with the CDP, including the policies, objectives and related provisions contained in Chapters 8 and 11 supporting sustainable communities, physical and mental health, wellbeing and quality of life.</p> <p>While climate change risk assessment is relevant to the functions of the local authority, it is not directly relevant to a spatial land use plan. The matter will be referred to the relevant personnel for consideration at a broader level within the local authority.</p> <p>The protection of green and community areas, including recognition of their importance in the town for communities, health, wellbeing, sport and recreation, is reflected in the land use zonings and associated policies and objectives in the district town plan contained in Sections B.9.0 (Sustainable Communities) and B.10.0 (Climate Action, Environment and Heritage). These policy provisions should also be read alongside those contained in the CDP, including Chapters 8 (Community Development) and Chapter 11 (Tourism and Recreation), which seek to provide, safeguard and protect green and community spaces in urban areas such as Tullow.</p>
CLW-C191-9	Environmental Protection Agency (EPA)	<p><i>(Pg. 9 of CE Report)</i></p> <p>Advises on the role of the EPA as an SEA Environmental Authority, refers to criteria in SEA Regulations, EPA Good Practice Guidance for SEA, the need to ensure the plan is consistent with proper planning and sustainable development, along with relevant resources and tools on the EPA website, and the requirement to make SEA Determination available for public inspection.</p> <p>The Council will comply with SEA requirements, and the SEA Statement will be prepared and published with the Variation.</p>
CLW-C191-11	Office of Public Works (OPW)	<p><i>(Pg. 10 of CE Report)</i></p> <p>The OPW welcomes the measures to address their comments at the draft variation stage, and advise that it would be preferable for an SFRA to take a strategic view of where, in the context of planned development, topography and drainage, area-based SuDS measures and nature based solutions measures might be appropriate within the settlement.</p> <p>The identification and detailed design of specific strategic area-based measures for Tullow requires a strategic level analysis that falls outside the scope of the SFRA Addendum Report but can be considered as part of the next County Development review.</p>

CLW-C191-12	Department of Education and Youth	<p>The Department advises that a site reservation for a future primary school will be required if the maximum population growth figure is realised, and the minimum growth figure could require a site reservation for school facilities or potentially could be met by the possible expansion of the existing facilities.</p> <p>In relation to post-primary school place demand, the Department consider that the above noted figures could be met by the possible expansion of the existing facilities.</p> <p>To address the potential future demand for primary school places in the town, additional 'Community and Education' zoned land (c.3.7ha) at Tullowbeg was provided at the draft stage.</p>
-------------	-----------------------------------	---

RECOMMENDED MINOR MODIFICATION TO CORRECT MAPPING ERROR:

Minor modification to correct mapping (zoning) error on Map B11.1 Land Use Zoning, relating to existing residential properties to the northwest of the town centre off the Castledermot Road.

**Proposed by Cllr. J. Pender,
Seconded by Cllr. B. O'Donoghue,
And agreed following a show of hands:**

"To approve the recommendation of the Chief Executive relating to submissions (CLW-C191-1, CLW-C191-2, CLW-C191-3, CLW-C191-5, CLW-C191-6, CLW-C191-7, CLW-C191-9 CLW-C191-11 CLW-C191-12) with no changes recommended.

PART 2(B) - 3 NO. SUBMISSIONS WITH CHANGES RECOMMENDED (PROPOSED MATERIAL ALTERATION NOS. 18 and 19):

Submission Ref. No.	Name	Summary Key Issues
CLW-C191-4	Transport Infrastructure Ireland (TII)	<p><i>(Pg. 12 of CE Report)</i></p> <p>Having regard to official policy, TII makes the following comments on the Proposed Material Alteration Nos. 18 and 19:</p> <ul style="list-style-type: none"> ▪ Proposed rezoning locations are located where a speed limit of 80kmh applies. ▪ Are seriously concerned that they will introduce residential communities into high-speed and heavily trafficked locations on the N81 in the absence of an

		<p>evidence based assessment and the development of mitigations to address national policy matters related to Section 2.5 required Development Plan Policy on Access to National Roads of the Spatial Planning and National Roads Guidelines for Planning Authorities, TII Publications, and more critically road safety with respect to the RSA's Our Journey Towards Vision Zero Ireland's Government Road Safety Strategy, 2021 – 2030.</p> <ul style="list-style-type: none"> ▪ Official policy for development at or near national roads that include associated junctions as outlined in the said Guidelines is reflected in the County Development Plan policies for National Roads Network Policies including NR. P1, P2, P3 and P6. ▪ Strongly recommend that there is a requirement to identify opportunities to provide safe and appropriate access to the rezoning proposals in proposed Material Alterations Nos. 18 and 19 from local public roads rather than by direct access to the national road where a speed limit greater than 50 kmh applies, ensuring not only the operation of the N81 in accordance with official policy but the safety of all road users as well as future occupants of the lands in question.
CLW-C191-8	National Transport Authority (NTA)	<p><i>(Pg. 13 of CE Report)</i></p> <p>The NTA express serious concerns in relation to Proposed Material Alteration Nos. 18 and 19, noting the following:</p> <ul style="list-style-type: none"> ▪ Proposed Material Alteration No. 18 – Lands are bounded to the west by Enterprise and Employment-zoned lands and to the east by Agriculture-zoned lands and are not contiguous with other New Residential-zoned lands, except for a small site immediately to the east ▪ Proposed Material Alteration No. 19 – Lands are bounded to the north, west and south by Agriculture-zoned lands, and are not contiguous with other New Residential-zoned lands. ▪ Lands are relatively remote from the town centre on the periphery of the settlement. ▪ Development at these locations would likely be car dependent owing to a lack of sustainable transport options connecting the areas to the town centre or other key destinations.

		<ul style="list-style-type: none"> ▪ Query the suitability of these lands for residential development and notes that no rationale in support of the proposed rezonings has been set out. <p>The NTA therefore recommends that Proposed Alteration Nos. 18 and 19 should be supported by a clear rationale for the proposed rezonings.</p>
CLW-C191-10	Office of the Planning Regulator (OPR)	<p><i>(Pg. 14 of CE Report)</i></p> <p>The OPR makes the following comments on Proposed Material Alteration Nos. 18 and 19:</p> <ul style="list-style-type: none"> ▪ Both sites leapfrog more centrally located lands within the established built-up area of the town. ▪ Proposed land use zonings would therefore undermine the delivery of compact, vibrant, and sustainable communities with convenient access to services and amenities, as envisaged by national and regional planning policy. ▪ Rather than reinforcing the town centre and making efficient use of serviced land, rezonings would result in an unnecessary linear expansion along the N81 into the rural hinterland. ▪ Both sites appear to be accessed off the N81, a national secondary route subject to the 80 kmph speed limit, which raises concerns in terms of the safety and capacity of the national road network, and are not materially consistent with the Spatial Planning and National Roads Guidelines for Planning Authorities (2012). ▪ The Planning Authority has not explained how the lands are to be accessed in a manner that is materially consistent with Regional Policy Objective (RPO) 140 and RPO 151 of the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly which seek to sustainably maintain the strategic capacity and safety of the national roads, to ensure effective land transport connections, and to ensure that residential development will be carried out sequentially, whereby lands which are, or will be, most accessible by walking, cycling and public transport. <p>The OPR therefore recommends that the planning authority makes the Variation without Proposed Material Alteration Nos. 18 and 19 and having specific regard to:</p>

		<ul style="list-style-type: none"> ▪ NPF policy NPO 9 and RSES policy RPO 35 on compact/sequential growth ▪ RSES Policy RPO 140 on maintenance of strategic capacity and safety of national roads ▪ Spatial Planning and National Roads Guidelines for Planning Authorities (2012) to avoid the creation of any additional access points from new development to national roads ▪ Development Plans, Guidelines for Planning Authorities (2022) regarding use of sequential approach when zoning lands for development
--	--	--

Opinion of the Chief Executive - Proposed Material Alteration No. 18

The rationale underpinning the recommendation outlined in the submissions from the TII, the NTA and the OPR for Proposed Material Alteration No. 18 also informed the assessment of the proposed rezoning of the lands in the 1st Chief Executive's Report for the Draft stage, namely:

- The land at Roscat (6.96ha) is located in a spatially peripheral location to the southwest of the town, is zoned 'Enterprise and Employment', forms part of designated 'Strategic Employment Land' in Section B.5.0 and adjoins a strategic road corridor (N81).
- Rezoning the land to 'New Residential' is 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.
- Rezoning the land to 'New-Residential' is 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.
- Sufficient and appropriately located land use zoning have been provided to accommodate future housing demand in the town in accordance with the *Section 28 Guidelines NPF Implementation: Housing Growth Guidelines for Planning Authorities*.
- Rezoning the land to 'New Residential' is 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.

- Rezoning the land to ‘New Residential’ is 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...*”

- Rezoning the land from ‘Enterprise and Employment’ to ‘New Residential’ is 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.

In view of the foregoing, including the submissions received from TII, the NTA and the OPR, it remains the opinion of the Chief Executive that the rezoning of the land at Roscat from 'Enterprise and Employment' to 'New Residential' would not be consistent 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 be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

It is recommended that Variation No. 3 is made without Proposed Material Alteration No. 18.

The recommendation of the Chief Executive for Proposed Material Alteration No. 18 (as relating to submission nos. CLW-C191-4, CLW-C191-8, and CLW-C191-10), to retain the zoning of the site as 'Enterprise and Employment', and to make Variation No. 3 without Proposed Material Alteration No. 18 comprising the rezoning of land (c.6.96ha) at Roscat from 'Enterprise and Employment' to 'New Residential' was considered and a discussion took place whereby the Elected Members set out their reasons for disagreeing with the recommendation of the Chief Executive.

**Proposed by Cllr. B. O'Donoghue,
Seconded by Cllr. B. Ward,**

A roll call vote was taken:-

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 Against, 2 Abstained

Decision/Resolution: Motion Defeated

Opinion of the Chief Executive - Proposed Material Alteration No. 19

The rationale underpinning the recommendation outlined in the submissions from the TII, the NTA and the OPR for Proposed Material Alteration No. 19 also informed the assessment of the proposed rezoning of the lands in the 1st Chief Executive's Report for the Draft stage, namely:

- The land at Tullowphelim (8.67ha) is located in a spatially peripheral location at the northern end of the town, is zoned 'Agriculture' and adjoins a strategic road corridor (N81).
- Rezoning the land to 'New Residential' is 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.
- Rezoning the land to 'New-Residential' is 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.

- Sufficient and appropriately located land use zoning have been provided to accommodate future housing demand in the town in accordance with the *Section 28 Guidelines NPF Implementation: Housing Growth Guidelines for Planning Authorities*.
- Rezoning the land to 'New Residential' is 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.
- Rezoning the land to 'New Residential' is 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...*

In view of the foregoing, including the submissions received from TII, the NTA and the OPR, it remains the opinion of the Chief Executive that the rezoning of the land at Tullowphelim from 'Agriculture' to 'New Residential' would not be consistent 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 be contrary to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

It is recommended that Variation No. 3 is made without Proposed Material Alteration No. 19.

The recommendation of the Chief Executive for Proposed Material Alteration No. 19 (as relating to submission nos. CLW-C191-4, CLW-C191-8, and CLW-C191-10), to retain the 'Agriculture' zoning and to make Variation No. 3 without Proposed Material Alteration No. 19 comprising the rezoning of land (c.8.67ha) at Tullowphelim from 'Agriculture' to 'New Residential' was considered and a discussion took place whereby the Elected Members set out their reasons for disagreeing with the recommendation of the Chief Executive.

**Proposed by Cllr. B. Ward,
Seconded by Cllr. J. Pender,**

A roll call vote was taken:

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 Against, 2 Abstained
 Decision/Resolution: Motion Defeated

Resolution

We the Members of Carlow County Council having considered Proposed Variation No. 3 to the Carlow County Development Plan 2022-2028 (as varied) to incorporate the Tullow District Town Plan, the Proposed Material Alterations, the Chief Executive Reports on Consultations; and

- *The Strategic Environmental Assessment (SEA) Environmental Report for the Proposed Variation*
- *The Appropriate Assessment (AA) Natura Impact Report for the Proposed Variation*
- *Screening for SEA and AA determinations*
- *The Strategic Flood Risk Assessment (SFRA) for the Proposed Variation*
- *Written submissions and response relating to SEA, AA and SFRA made during the Variation preparation process*
- *The Chief Executive's Reports on consultations*

- Ongoing advice on SEA, AA, and SFRA from the Council's appointed consultants
- The final Consolidated Natura Impact Report and the final AA Determination

in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make Variation No. 3, as recommended by the Chief Executive at the Council Meeting on 11th May 2026 on the proposal of Councillor B. Ward, seconded by Councillor J. Pender, with 16 members voting in favour, 0 members voting against and 2 members abstaining, and to proceed in accordance with Section 13 of the Planning and Development Act 2000 (as amended) to publish notice of the making of Variation No. 3 of the Carlow County Development Plan 2022-2028 (as varied).

**Proposer: B. Ward,
Secunder: J. 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 Abstaining

Decision/Resolution: Motion Carried

The Cathaoirleach thanked the Planning Department for their work on the Variation No. 3 (Tullow District Town Plan) of the Carlow County Development Plan 2022-2028.

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

3.2 Training and Conference Approvals

Proposed by Cllr. F. Browne,

Seconded by Cllr. B. O'Donovan,

And agreed following a show of hands.

No	Organised By	Venue	Theme	Dates	Fee
1	Drogheda Civic Trust	St. Peters C.O.I Conference Centre	"Shared Horizons: Building the Future Together"	8 th – 10 th May 2026	€TBC
2	AILG Module 3	Whites of Wexford, Co. Wexford	"Supporting Councillors: Responding to Mental Health, Suicide, and Addiction Issues"	23 rd May 2026	€100
3	AILG Module 4	Tower Hotel, Co. Waterford	"OPR-AILG Councillor Planning Training"	18 th June 2026	€100
4	AILG Autumn Seminar	Clanree Hotel Letterkenny, Co. Donegal		30 th September – 1 st October 2026	€TBC
5	AILG Module 5	Horse & Jockey, Co. Tipperary	Government Legislation Policy Programme 2026 – A Briefing for Elected Members	10 th October 2026	€100
6	AILG Module 6	Radisson Blue Cork, Co. Cork	County Archivist / Heritage Ireland – Local Authority Archives Services	12 th November 2026	€100

4.0 Chief Executives Report/Tuarascáil an Phríomhfheidhmeannaigh

Questions raised by the members included concerns regarding anticipated increase in traffic volumes on the link road at Browneshill, reduction of speed limit on Dublin road to Hacketstown road, bus stops update, road allocations, road repairs, Southern Relief Road progress, provision of lifebuoys and lifeguards for summer period, hedgerows, design build schemes, progress on Tullow town park and outdoor recreational hub Rathoe, Kilbride road improvement, request for footpath from soccer club to football club Ballon, Access Officer, rural transport, road repairs, HAP, passports issue delays, modular home regulations, affordable housing in Tullow, need for extra parking at Carlow train station, Barrow track, Clashganny, Uisce Eireann works at Tinryland, Broadband rollout, need for review of Carlow town bus service to include extra bus stops and possible extra route, Royal Oak safety works, Failte Ireland food festival funding and flood relief wall Leighlinbridge.

Questions raised were answered by P. O'Gorman and the Management Team.

5.0 Correspondence/Comhfhreagras

Members noted motion passed by South Dublin County Council calling on the Minister to investigate the 900+ children and girls in Bessborough mother & baby institution and request a hold off on any development of the site until investigation is completed.

Members noted motion passed by Roscommon County Council requesting the Minister for Housing and Local Government to establish a Commission for the validation of planning objections.

6.1 Standing in the name of Cllr. Ben Ward, F. Browne, P. Doogue, M. Doran, B. O'Donoghue, T. Kinsella, F. Phelan, K. Murnane, A. Dalton, D. Pender and J. Pender

"Carlow County Council recognises the advancements made in healthcare and access to medicine under this government. However, we are asking the Minister for Health to consider reducing the maximum payment under the Drugs Payment Scheme from €80 to €60 in line with the programme for government commitment to 'Consider Further Reductions in the Drugs Payment Scheme' as part of Budget 2027

This motion will be sent to the Taoiseach, Tánaiste, and Minister for Health."

Proposed by Cllr. B. Ward ,

Seconded by Cllr. F. Browne,

And agreed following a show of hands.

6.2 Standing in the name of Cllrs. W. Quinn and J. Deane

"That Carlow County Council contact the Minister for Finance Simon Harris and the Minister for Public Expenditure Jack Chambers with regards to the upcoming budget in October 2026. The Universal Social Charge or USC was put in place as a short-term measure in 2010 after the financial crash. It has served its purpose. I am calling for this charge to be completely removed from PAYE workers. I am also calling on all Public Representatives to support this motion and support the hard-working Tax Payers of Ireland."

Proposed by Cllr. W. Quinn,

Seconded by Cllr. J. Deane,

Cllr. F. Browne proposed an amendment to the motion to delete words PAYE workers and include all workers as follows:

"That Carlow County Council contact the Minister for Finance Simon Harris and the Minister for Public Expenditure Jack Chambers with regards to the upcoming budget in October 2026. The Universal Social Charge or USC was put in place as a short term measure in 2010 after the financial crash. It has served its purpose. I am calling for this charge to be completely removed from all workers. I am also calling on all Public Representatives to support this motion and support the hard-working Tax Payers of Ireland."

The amended motion was

Proposed by Cllr. F. Browne,

Seconded by Cllr. P. Doogue,

And agreed following a show of hands.

6.3 Standing in the names of Cllrs. W. Paton, W. Quinn, J. Deane and J. Cassin

"In the face of ever-increasing medical costs for hard pressed families, Carlow County Council calls on the government to reduce the Drugs Payment Scheme cost limit from €80 to €60 per month as per the Programme for Government 2025 "Securing Ireland's Future." This Notice of Motion is to be forwarded to the Taoiseach, Tánaiste, Minister for Health and Minister for Finance and to be circulated to all other Local Authorities.

Item noted but not discussed as matter had been considered under Item 6.1

6.4 Standing in the name of Cllr. A. Wallace

"Following the vitriolic, racist and often misogynistic abuse Senator Eileen Flynn was recently subjected to, this council will send a letter of solidarity and support to her."

Proposed by Cllr. A. Wallace,

Seconded by Cllr. P. Doogue,

And agreed following a show of hands.

6.5 Standing in the name of Cllr. A. Wallace

"Given the unprecedented number of notices to quit currently being experienced in Carlow and the lack of available private rented accommodation to replace these properties that Carlow County Council engage with Department of Housing regarding the unfortunate need for the provision of more emergency accommodation."

Proposed by Cllr. A. Wallace,

Seconded by Cllr. F. Browne,

And agreed following a show of hands.

6.6 Standing in the name of Cllr. C. Murphy

"We the elected members of Carlow County Council due to the continuing geopolitical and uncertainty of supply's to oil and gas since the Ukraine War and the Middle East request the Minister and his officials to carefully consider the following provisions in: Climate Action and Low Carbon Development (Amendment) Act 2021

(a) The Long-term requirement for fossil fuel is real and the case to review the ban on oil and gas exploration licences to be reviewed and attract industrial development of our indigenous resources and fuel security

(b) Making Sovereign Proven gas a productive asset to deliver secure hydrocarbons for the state

(c) Rebalancing national energy policy to remove the impossible obligation erroneously set in law by the previous government to achieve climate neutrality by 2050. Having done that, to ensure that all state companies and agencies are free to work to achieve a balance between sustainability, competitiveness, security of supply and economic good."

Proposed by Cllr. C. Murphy,

Seconded by Cllr. D. Pender,

And agreed following a show of hands.