

**Proposed Variation No. 4
of the Carlow County
Development Plan 2022-
2028**

**Report to the members of
Carlow County Council under
Section 13(4) of the Planning
and Development Act 2000
(as amended)**

March 2026



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Part 1: Introduction

1.1 Proposed Variation No. 4 to the Carlow County Development Plan 2022 - 2028

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), Carlow County Council is proposing a variation of the Carlow County Development Plan 2022-2028. The proposed variation can be viewed on the Council's online consultation portal:

[Proposed Variation No. 4 of the Carlow County Development Plan 2022-2028 | Carlow County Council's Online Consultation Portal](#)

Reasons for Proposed Variation:

The Variation has been prepared:

- To support the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were published to give effect to the National Planning Framework First Revision (2025). The Guidelines place a statutory obligation on the Planning Authority to ensure that the necessary planning framework is in place, including sufficient residential zoned land, to facilitate the achievement of housing growth requirements over the period of the Carlow County Development Plan, 2022-2028.
- To account for the Residential Zoned Land Tax (RZLT) mapping and submission process in 2025.
- To incorporate land use zonings into the Carlow County Development Plan 2022-2028 (as varied).

Content of Proposed Variation:

The Variation comprises proposed amendments to Chapter 1 – Introduction and Context, Chapter 2 Core Strategy and Settlement Strategy and Chapter 15 Town and Village Plans / Rural Nodes of the Carlow County Development Plan, 2022-2028, including the following key amendments:

- Replace the Carlow Town Land Use Zoning Map (Map 15.1) with the Carlow Town and Environs Land Use Zoning Map from the Carlow-Graiguecullen Joint Urban Local Area Plan, 2024-2030 (as relating to the functional area within Co. Carlow).
- Rezoning of lands from Strategic Reserve to New Residential in Carlow Town, which are sequentially appropriate for development and serviced to accommodate additional growth in line with its designation as a Key Town.
- To update Small Towns and Larger Serviced Villages to address / update capacity constraints including review and restrictions on units deliverable on individual sites where appropriate to ensure more sustainable use of existing zoned lands.
- To rezone Existing / Infill Residential land in Myshall to Agriculture arising from the Residential Zoned Land Tax (RZLT) mapping and submission process in 2025.
- To include the Land Use Zoning Map for Tinnahinch as contained in the Graigueanamanagh – Tinnahinch Joint Local Area Plan, 2021-2027.

- To revise and update text and policy as consequential changes arising from the foregoing.

Planning and Development Act 2000 (as amended)

Section 13(4)(a) of the Planning and Development Act 2000 (as amended) states that, not later than 8 weeks after giving notice of a proposed variation to the development plan under subsection (2)(b), the Chief Executive of a planning authority shall prepare a report on any submissions or observations received under that subsection and shall submit the report to the members of the authority for their consideration. This Chief Executive's Report has been prepared for consideration by the members of Carlow County Council to fulfil this requirement under Section 13(4)(a).

The required content of this Chief Executive's Report is set out under Section 13(4) of the Planning and Development Act 2000 (as amended). A report under Section 13(4)(a) shall:

- (i) List the persons or bodies who made submissions or observations under this section,
- (ii) Provide a summary of –
 - (I) the recommendations, submissions and observations made by the Minister, where the notice under paragraph (a) of subsection (2) was sent before the establishment of the Office of the Planning Regulator,
 - (II) the recommendations, submissions and observations made by the Office of the Planning Regulator, and
 - (III) the submissions and observations made by any other persons, in relation to the proposed variation
- (iii) Give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

Furthermore, a report under paragraph (a) shall summarise the issues raised, and recommendations made by the relevant regional assembly in its written submission and outline the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations should be addressed in the development plan.

1.2 Draft Consultation Process

The proposed variation was placed on display during the period of 5th January 2026 to 3rd February 2026. The aim of the consultation process was to enable the public and interested parties to give their observations on the proposed variation. A total of 27 submissions were made. The submissions are held on file and are available for inspection on Council's online consultation portal (link provided in Section 1.1).

1.3 Chief Executive's NPF Report / Consideration of Submissions

The CE NPF Report sets out the manner in which the Council intended to implement the objectives of the said Guidelines in a plan led manner, and to ensure the statutory planning framework, including required land use zonings, are in place to facilitate the achievement of housing growth requirements over the short – medium term.

The CE NPF Report was presented to the Elected Members at a Full Council Meeting on 13th October 2025. Proposed Variation No. 4 as outlined in the Chief Executive's Report provided for the following:

- to replace the Carlow Town land use zoning map (Map 15.1 in the CDP) with the Joint Urban Local Area Plan Zoning Map (as relating to the functional within Co. Carlow) and provide for the proposed rezoning of appropriately located strategic reserve lands, which are sequentially appropriate for development and serviced to accommodate additional growth in line with its designation as a key town and in recognition of significant demand in the housing market.
- to update Small Towns and Larger Serviced Villages to address / update capacity constraints including review of strategic reserve lands and restrictions on unit's deliverable on individual sites where appropriate to ensure more sustainable use of existing zoned lands.
- to rezone existing residential / infill land in Myshall to agriculture arising from a submission to the RZLT Process in 2025.
- to include the land use zoning map for Tinnahinch into the Carlow County Development Plan 2022-2028 as contained in the Graiguenamanagh – Tinnahinch Joint Local Area Plan 2021-2027 to ensure all zoned lands are reflected in the Carlow County Development Plan 2022-2028 (as varied).
- to update text to the Carlow County Development Plan 2022-2028 as consequential changes arising from the foregoing.

The CE NPF Report was submitted to the Minister for Housing, Local Government and Heritage and the Office of the Planning Regulator. A subsequent letter issued to all local authorities from the Minister for Housing, Local Government and Heritage and the Minister of State for Local Government and Planning dated 20th February 2026 requesting the completion of any variation process initiated no later than the 30th April 2026.

Of the 27 no. submissions received, 13 no. do not come within the scope of the recommendations included in Section 7.0 of the Chief Executive's Report. Proposed Variation No. 4 has been implemented under the provisions of the Planning and Development Act 2000 (as amended) and given time constraints as outlined above and the requirement for more detailed environmental assessments including procurement of consultants for:

- Strategic Environmental Assessment in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I No. 436 of 2004) (as amended);

- Appropriate Assessment (AA) pursuant to the Habitats Directive (92/43/EEC) and the Planning and Development Act, 2024; and,
- Strategic Flood Risk Assessment in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).

it is considered that these submissions would be addressed in a separate process pursuant to the provisions of Part 3 of the Planning and Development Act 2024.

The remaining 14 no. submissions received coming within the scope the CE NPF Report are summarised and assessed in Part 2 of this report and the recommendations of the Chief Executive are given for each. Part 3 of this report summarises and assesses the submissions received regarding the Appendices, including Strategic Environmental Assessment (SEA) Screening Report and Determination, Appropriate Assessment (AA) Screening Report and Determination, and Addendum Report to the Strategic Flood Risk Assessment for the Carlow County Development Plan 2022-2028.

1.4 Next Steps – Variation Timetable

The Elected Members of the planning authority are required to consider the proposed variation and this Chief Executive’s Report. If the planning authority, after considering a submission, observation or recommendation from the Minister, Office of the Planning Regulator or Regional Authority, decides not to comply with a recommendation made by such, it shall so inform the Minister, OPR or Regional Authority as relevant as soon as practicable by written notice and shall include the reasons for the decision. The consideration of the variation and the Chief Executive’s Report shall be completed not later than 6 weeks after the submission of the Chief Executive’s Report to the members of the planning authority

Having considered the proposed variation and Chief Executive’s Report, the members of the planning authority may, by resolution, either:

- (i) make the variation with or without further modification,
- (ii) refuse to make the variation, where a further modification, if made, would constitute a ‘material alteration’ of the variation, the following shall be carried out:
 - The planning authority shall determine if a strategic environmental assessment or an appropriate assessment or both, is required to be carried out for a proposed modification. Within 2 weeks of such a determination, the Chief Executive shall specify the period that is considered necessary to facilitate the carrying out of a SEA/AA.
 - The planning authority shall publish notice of a proposed material alteration and any determination that requires the carrying out of an SEA/AA. The proposed material alteration and any determination shall be on public display for a period of not less than 4 weeks and submissions invited. All submissions

shall be taken into account before the variation of the development plan is made.

- The SEA/AA shall be carried out within the period specified by the Chief Executive.
- A further modification* can be made to the variation where it is 'minor' in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site and shall not be made where it refers to an increase in the area of land zoned for any purpose, or an addition to or a deletion from the record of protected structures. Formally, making a variation is done by resolution of the Council.

In making a variation to a development plan, the members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of a local authority and any relevant policies or objectives of the Government or any Minister of the Government. Where a planning authority makes a variation in a development plan, it shall publish a notice of the making of the variation in at least one newspaper circulating in its area. A variation made to a development plan shall have effect from the day that the variation is made.

Part 2: Consideration of Submissions

No.	Name	Issues Raised
CLW-C181-1	Health and Safety Authority	Reference is made to the HSA document 'Guidance on Technical Land-Use Planning Advice' and to the consultation distance for the Royal Oak Distillery designated under the Seveso Directive that should be referenced in the County Development Plan.
Opinion of the Chief Executive		
The content of the HSA submission is noted. The HSA's consultation distance of 400m applicable for the Royal Oak Distillery and referred to in the submission, along with the HSA technical advice, is addressed in Section A 8.7 and Map 8.1 in the Muinebheag / Royal Oak District Town Plan adopted as Variation No. 2 to the Carlow County Development Plan 2022-2028.		
Chief Executive's Recommendation		
No change.		

No.	Name	Issues Raised
CLW-C181-2	Environmental Protection Agency	<p>The submission advises as follows:</p> <ul style="list-style-type: none"> ▪ In their role as an SEA environmental authority under the SEA Regulations, the EPA focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. The EPA functions do not include approving or enforcing SEAs or plans. ▪ As a priority, the EPA focus their efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, the EPA provide a 'self-service approach' via the attached guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. <p>SEA Determination</p> <ul style="list-style-type: none"> ▪ Refers to the SEA Regulations regarding the '<i>Criteria for determining whether a Plan is likely to have significant effects on the environment</i>'. Reference also made to Guidance on the SEA process, including an SEA pack and checklist, that is available on the EPA website at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-andguidance/

	<p>EPA SEA Screening Guidance</p> <ul style="list-style-type: none"> ▪ Reference made to provisions of Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021). <p>SEA: Guidelines for Planning Authorities</p> <ul style="list-style-type: none"> ▪ Reference made to provision of Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021). <p>Sustainable Development</p> <p>In proposing and in implementing the plan or programme, it should be ensured that the plan or programme is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the plan or programme. This includes requirement to align with national commitments on climate change adaptation and mitigation, and the OPW's The Planning System and Flood Risk Management Guidelines for Planning Authorities.</p> <p>Ireland's State of the Environment Report 2024</p> <p>The submission noted that in October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report and advises that the report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations.</p> <p>Available Guidance, Resources and Tools</p> <p>Refers to resources and guidance notes available on the EPA website, the EPA SEA WebGIS Tool, and to water quality and catchment data available on www.catchments.ie</p> <p>Future amendments to the plan or programme</p> <p>Details that where changes to the plan or programme are made prior to finalisation, or where modifications to the plan or programme are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A (S.I. No. 436 of 2004, as amended) or Schedule 1 (S.I. No. 435 of 2004, as amended) of the SEA Regulations, as appropriate.</p> <p>Appropriate Assessment & EPA AA GeoTool</p> <p>It should be ensured that the plan or programme complies with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme. Also notes that the EPA AA GeoTool allows users to a select a location, specify a</p>
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		<p>search area and gather available information for each European Site within the area.</p> <p>Environmental Authorities Notes that under the SEA Regulations and prior to making the SEA determination, relevant environmental authorities should be consulted with.</p> <p>SEA Determination States that as soon as practicable after making the determination as to whether SEA is required or not, a copy of your decision, including, if appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection in the Council’s offices and on the Council’s website. A copy of the determination should also be sent to the relevant environmental authorities consulted.</p>
Opinion of the Chief Executive		
See Part 3 for response to EPA submission pertaining to Appendix 1 Strategic Environmental Assessment.		
Chief Executive’s Recommendation		
See Part 3 for Chief Executive recommendation to EPA submission pertaining to Appendix 1 Strategic Environmental Assessment Screening.		

No.	Name	Issues Raised
CLW-C181-3	Transport Infrastructure Ireland	<p>TII welcomes and is supportive of proposals aimed at achieving Project Ireland 2040 National Strategic Outcomes (NSOs) and the incorporation of NPF Implementation: Housing Growth Requirements Guidelines by this proposed variation where they are complementary to the requirements of official policy concerning maintaining the strategic capacity and safety of the national road network in accordance with NSO 2 Enhanced Regional Accessibility.</p> <p>TII has reviewed the proposed variation and notes that the proposed variation does not propose to alter Plan policies and objectives specific to the maintenance of the safe and efficient operation of the national roads network.</p> <p>TII also notes that the updating of the County Plan to include reference to the Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030 (JULAP) which includes a Local Transport Plan which was adopted subsequent to the County Plan and to which TII made submissions.</p>

		TII is available to assist the Council in preparing appropriate evidence-based transport assessments to address development and / or land use zoning proposals in the proximity of national roads where such proposals are demonstrated as being in accordance with the provisions of official policy in the first instance.
Opinion of the Chief Executive		
The planning authority welcomes the submission from Transport Infrastructure Ireland, and acknowledges the points raised therein.		
Chief Executive's Recommendation		
No change.		

No.	Name	Issues Raised
CLW-C181-4	Uisce Éireann	<p>The content of the Uisce Éireann submission addresses the following:</p> <p>1. Availability of Water Services</p> <p>1.1 CDP Core Strategy</p> <p>Uisce Éireann welcomes that the renewed focus on developing Strategic Reserve zoned lands will be carried out in accordance with the principles of proper planning and sustainable development, and compact and sequential growth. However, the Proposed Variation does not update the population or housing targets in the Core Strategy of the CDP, other than Clonegal and Kildavin.</p> <p>Uisce Éireann relies on the CDP population/housing targets for assessing future capacity available in submissions on the CDP.</p> <p>1.2 Zoning</p> <p>UÉ refers to submissions made as part of the consultation for the JULAP for information on the serviceability of zoned lands and infrastructure availability.</p> <p>The exact requirements to service a site will be determined through Uisce Éireann's connections process and engagement with the Connection and Developer Services team.</p> <p>1.3 Water Supply</p> <p>Carlow is served by the Carlow North Resource Zone (WRZ). The Water Supply Capacity Register indicates there is currently sufficient capacity in the Carlow North WRZ to cater for the projected growth within the lifetime of the CDP and JULAP with Level of Service improvements required.</p> <p>1.4 Water Network</p>

		<p>Uisce Éireann is continually progressing leakage reduction activities, mains rehabilitation activities and lead replacement activities; these are prioritised based on leakage rates, water quality issues and ongoing disruption to customer's supplies.</p> <p>1.5 Wastewater Treatment Capacity The capacity available changes regularly; if someone is considering progressing a development, they should contact UÉ's Developer Services team for a greater level of detail in relation to the availability of wastewater treatment capacity.</p> <p>1.6 Sewer Network Currently it is envisaged that capacity is available in the wastewater networks in the Carlow Area. Local network upgrades may need to be delivered in some areas, which may include storm separation/ SuDS, sewer upgrades, network extension etc to provide capacity to individual sites. These can be customer driven/funded in accordance with the requirements of our Connections Charging Policy.</p> <p>2. Additional Comment/ Suggestions on Proposed Variation Text</p> <table border="1" data-bbox="660 1003 1391 1426"> <thead> <tr> <th data-bbox="660 1003 954 1041">Section</th> <th data-bbox="954 1003 1391 1041">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="660 1041 954 1426">Environmental Reports</td> <td data-bbox="954 1041 1391 1426"> <p>The contents of this submission should be taken account of in the Environmental Reports.</p> <p>There are references to the Water Services Strategic Plan 2015. Please note that this plan has been replaced by the Water Services Strategic Plan 2050.</p> </td> </tr> </tbody> </table>	Section	Comments	Environmental Reports	<p>The contents of this submission should be taken account of in the Environmental Reports.</p> <p>There are references to the Water Services Strategic Plan 2015. Please note that this plan has been replaced by the Water Services Strategic Plan 2050.</p>
Section	Comments					
Environmental Reports	<p>The contents of this submission should be taken account of in the Environmental Reports.</p> <p>There are references to the Water Services Strategic Plan 2015. Please note that this plan has been replaced by the Water Services Strategic Plan 2050.</p>					

Opinion of the Chief Executive

The details in the submission from Uisce Éireann are noted and welcomed.

1.Availability of Water Services

CDP Core Strategy

Uisce Éireann's reliance on population targets included in the Core Strategy of the CDP for assessing future capacity for water supply and wastewater treatment is noted. This Proposed Variation has been informed by the NPF Implementation: Housing Growth Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000 (as amended) which is based on housing growth targets as opposed to population targets.

Zoning

The Infrastructure Assessment adopted as Appendix X in Volume 2(b) of the CDP has been amended and updated to take account of and inform the zoning of land in areas with existing services and infrastructure. It is noted that 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.

Water Supply

The capacity of the Carlow North Resource Zone (WRZ) to cater for projected growth within the lifetime of the CDP.

Water Network

Reference to continual progression of leakage reduction activities is noted including, mains rehabilitation activities and lead replacement activities.

Wastewater Treatment Capacity

The advice that capacity available changes regularly and requirement to contact UÉ's Developer Services team for a greater level of detail in relation to the availability of wastewater treatment capacity is noted.

Sewer Network

Reference made to capacity availability in the wastewater networks in the Carlow Area, and that Local network upgrades may need to be delivered in some areas, which may include storm separation/SuDS, sewer upgrades, network extension etc to provide capacity to individual sites. In accordance with Uisce Éireann's Connections Charging Policy, local network upgrades can be customer driven/funded.

2. Additional Comment/ Suggestions on Proposed Variation Text

See Part 3 for Chief Executive recommendation to Uisce Éireann submission pertaining to Appendix 1 Strategic Environmental Assessment.

Chief Executive's Recommendation

See Part 3 for Chief Executive recommendation to Uisce Éireann submission pertaining to Appendix 1 Strategic Environmental Assessment Screening.

No.	Name	Issues Raised
CLW-C181-5	Housing Infrastructure Services Co (HISCo)	HISCo encourages close coordination between the local authority and HISCo during the review process. It is critical that HISCo is identified as a potential solution provider when encountering infrastructure and servicing challenges. The submission includes a short synopsis of the HISCo Business Model and HISCo Brochure which provides examples of infrastructure solutions already delivered by HISCo.

Opinion of the Chief Executive

The content of the submission is noted, it does not raise any specific observations regarding the content of the documents forming part of Proposed Variation No. 4.

Chief Executive's Recommendation

No change.

No.	Name	Issues Raised
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CLW-C181-7	Office of Public Works	<p>The OPW welcomes the acknowledgement of the Guidelines and the preparation of a Strategic Flood Risk assessment (SFRA). The OPW make the following comments/amendments-</p> <p>Amendments 2(a) and 2(e) Section 2.1.1 of the SFRA Addendum Report regarding amendments 2(a) and 2(e) states "there are no historic floods reported in this area". A review of past flood events on www.floodinfo.ie indicates a recurring flood event at Pollerton Big, where the road is reportedly periodically impassable, with a lack of capacity of surface water drainage system reported.</p> <p>Amendment 2(h) Section 2.1.3 of the SFRA Addendum Report regarding amendment 2(h) references a minor overlap between lands to be zoned highly vulnerable New Residential and Flood Zones A and B. It is acknowledged that these lands cannot satisfy the criteria of the Plan Making Justification Test. With reference to Policy CW.H2, it is proposed that flood risk will be managed through the application of the sequential approach at the 'development plan stage'. It is assumed that this should read that flood risk will be managed through application of the sequential approach at the development management stage.</p>
Opinion of the Chief Executive		
See Part 3 for Chief Executive recommendation to OPW submission pertaining to Appendix III to Strategic Flood Risk Assessment Addendum Report.		
Chief Executive's Recommendation		
See Part 3 for Chief Executive recommendation to OPW submission pertaining to Appendix III to Strategic Flood Risk Assessment Addendum Report.		

No.	Name	Issues Raised
CLW-C181-8	Department of Education and Youth	<p>The DEY makes the following observations:</p> <ul style="list-style-type: none"> In terms of future population growth in Carlow as identified in this variation, the Department notes that Table Site Area and Increased Housing Yield in Carlow Town and Environs Land Use Zoning Map has listed six plots of land which are changing zoning from Strategic Reserve to New Residential and this rezoning will increase the New Residential Land Zoning by 55.5ha and the Housing Yield will increase by 1,387 units. At primary level and post-primary level there is an indication of potential increased requirement for school places which could be met by the expansion of existing facilities, if required.

		<ul style="list-style-type: none"> • The DEY anticipates that Special Education Needs (SEN) provision at primary and post primary level will be required in the future throughout the country and may result in schools requiring additional accommodation or space. • The DEY will engage with the Council on the findings for current and future capacity in terms of unforeseen circumstances such as the Ukrainian crisis, which have the ability to put undue pressure on school place provision and require reassessments of same. • The DEY welcomes the continued engagement with the Council regarding the development of both new and existing schools, as appropriate, and emphasizes the critical importance of the ongoing work of the Council in ensuring sufficient land is zoned for this purpose.
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Opinion of the Chief Executive

The Planning Authority welcomes the detailed submission from the Department of Education and Youth.

The indication that a potential increased requirement for school places could be met by the expansion of existing facilities if required is acknowledged, as is the anticipated demand for Special Education Needs (SEN) provision at primary and post primary level which may result in schools requiring additional accommodation or space. In this regard, relevant policies in the CDP supporting same include:

EF. P2: Support and facilitate, as appropriate, the development and expansion of education facilities and services in the County, including:

- *the development of ASD (Autism Spectrum Disorder) units throughout the County to ensure the needs of all students are met: and*
- *the protection of existing school sites for education use and where appropriate the land buffers adjoining them.*

EF. P6: Encourage the mainstream education provision of people with special needs, including the development, as appropriate, of necessary supporting facilities

Chief Executive’s Recommendation

No change.

No.	Name	Issues Raised
CLW-C181-9	Office of the Planning Regulator (OPR)	<p>The OPR has evaluated and assessed the proposed variation further to its functions under Section 546 of the Planning and Development Act 2024. Recommendations and observations are made further to section 58(9) and 546 of this Act as follows:</p> <p>Overview The Office is satisfied that proposed Variation is consistent with the core strategy, the settlement hierarchy, the objectives of the NPF, the RSES for the Southern Regional Assembly and the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) and the Housing Growth Guidelines.</p> <p>The Office notes the low rate of housing completions in Carlow since the adoption of the CDP in 2022 which has, in part, been attributed to wastewater constraints throughout the county. The Office welcomes the improvements that have been made in the District Towns of Muine Bheag and Tullow regarding wastewater provision. The Office also welcomes the envisaged improvements in the wastewater system in the medium term to allow for additional capacity in the larger serviced villages of Ballinabrannagh, Clonegall, and Tinryland c. 2028.</p> <p>Observation 1 – Flood Risk Management While section 2.1.1 of the Strategic Flood Risk Assessment Addendum Report states that there are no historic floods reported in the Pollerton Big area, a review of past flood events on the Office of Public Works Flood Info database indicates a recurring flood event at Pollerton Big, where a road is reportedly periodically impassable.</p> <p>Taking account of a submission received from the Office of Public Works (OPW), the Planning Authority is strongly advised to update all relevant maps to show a flood event at Pollerton Big to reflect data on past flood events as indicated on the OPW's FloodInfo.ie database.</p>
Opinion of the Chief Executive		
The content of the submission from the OPR is noted and proposed amendments to accord with the recommendations are outlined in the recommendations of the Chief Executive hereunder.		
Chief Executive's Recommendation		
See Part 3 for Chief Executive recommendation to OPW submission pertaining to Appendix III to Strategic Flood Risk Assessment Addendum Report.		

No.	Name	Issues Raised
CLW-C181-10	ESB	<p>The submission provides an overview of ESB Strategy, ESB Networks, and Energy Infrastructure - Planning Policy.</p> <p>Variation No. 4 Energy Infrastructure- Transmission and Distribution</p> <p>ESB is continuously assessing and reviewing electricity network capacity in County Carlow to ensure alignment with current and future development needs. ESB note the proposed amendments to the Housing Targets set out in Variation No. 4 and associated proposed land use changes.</p> <p>In this regard, ESB wishes to acknowledge the collaboration with Carlow County Council in the delivery of electricity infrastructure to date and requests that Carlow County Council and ESB intensify their coordination efforts. Closer collaboration will be necessary to identify and secure suitable sites for the development of key electricity infrastructure. Early identification and appropriate zoning of these sites will be vital to ensuring the timely and cost-effective delivery of infrastructure that supports regional growth objectives and advances climate action targets.</p> <p>It is important to note that the existing electricity grid in the region currently has limited capacity to support new development; this constraint, if not addressed, would impede the realisation of the target's growth and development objectives for County Carlow. Presently, the grid is restricted by insufficient capacity to accommodate additional demand, highlighting an urgent need for significant reinforcement of both the transmission and distribution networks within Carlow. Failure to resolve these limitations will hinder the achievement of the future growth targets outlined in the current CDP and the proposed Variation.</p> <p>A number of network reinforcement projects are progressing or under consideration across County Carlow, at various voltage levels including-</p> <p>Short Term Capacity Measures:</p> <ul style="list-style-type: none"> ▪ Pollerton is currently operating with limited available capacity and requires offloading to maintain network reliability. To address this, a new station is under construction beside the MSD facility in Carlow; while its primary purpose is to supply MSD, ESB will also have access to the station, allowing it to offload Pollerton and provide additional short-term capacity to the wider Carlow area.

		<p>Long Term Capacity Development:</p> <ul style="list-style-type: none"> Under PR6, a new 110/MV station with two 31.5 MVA transformers is planned for the Carlow town area, specifically the green field lands adjacent to the existing ESB Depot on Green Lane, Carlow Town. <p>Variation No. 4 Energy Infrastructure- Medium and Low Voltage Network</p> <p>At a localised level, ESB Networks has undertaken a comprehensive review of the Medium and Low Voltage (MV/LV) network throughout County Carlow.</p> <p>County Carlow contains a total of 345 no. ground-mounted MV/LV unit substations across the County. Projections indicate that by 2040, 105 no. of these unit substations will be operating beyond their designed capacity. Of these, 99 no. unit substations are suitable for upgrading, and an additional 6 no. unit substations will be necessary to meet anticipated demand.</p> <p>To guarantee the delivery of a secure, reliable and efficient electricity network for customers in urban areas, it is essential that the Carlow County Development Plan incorporates robust policy objectives supporting the reinforcement of the medium and low voltage network.</p> <p>ESB requests that Carlow County Council support the recommended energy infrastructure development set out in this submission consistent with Energy Infrastructure Policy EI P1 which states-</p> <p><i>“ Support and facilitate the reinforcement and development of enhanced energy infrastructure, and associated networks, to serve the existing and future needs of the County and Region. This will include the delivery of the necessary integration of transmission network requirements facilitating linkages of renewable energy proposals to the electricity and gas transmission grid, in a sustainable and timely manner, subject to proper planning and environmental considerations”.</i></p> <p>The proactive identification of suitable sites, along with the inclusion of provisions within the zoning matrix that allow for public utilities permissibility under all zoning objectives, is essential for the timely and cost-effective delivery of infrastructure.</p>
<p>Opinion of the Chief Executive</p>		
<p>The planning authority welcomes and supports the detailed submission from the ESB and acknowledges the importance of electricity network capacity for current and future development needs in the County, the associated requirement to identify and secure suitable sites for the</p>		

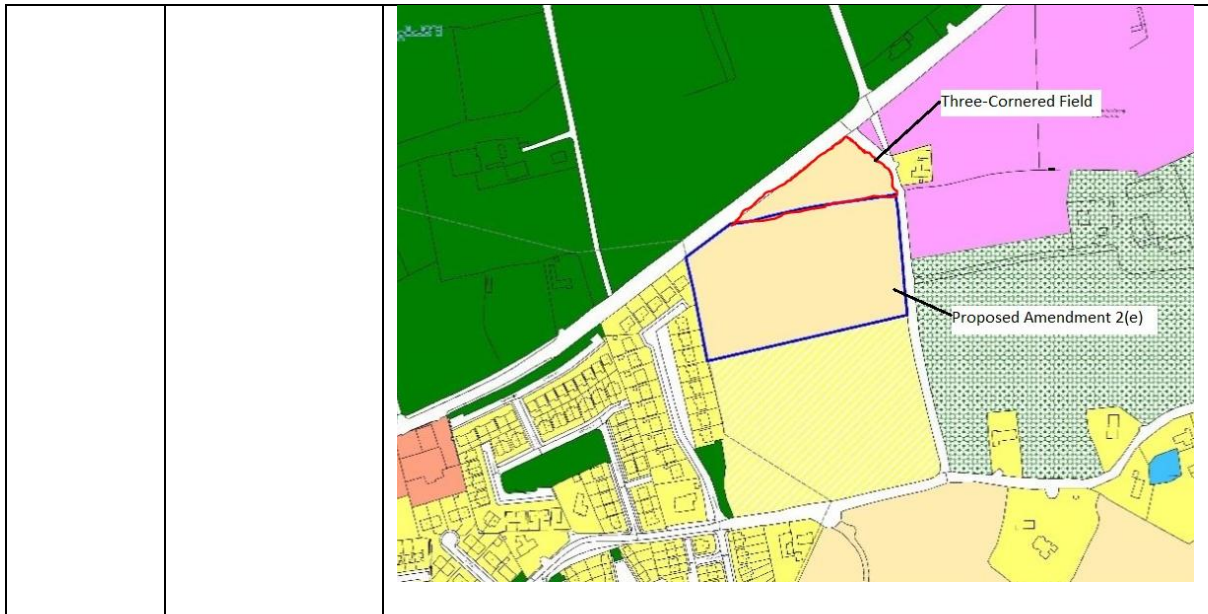
development of key electricity infrastructure, and for collaboration between the planning authority and the ESB in this regard. This is reflected in the energy infrastructure policy include in Chapter 6 of the CDP, including Policy EI. P1 as referred to in the submission, and by Policy EI P5 which seeks to

Support statutory and other providers of national electricity and gas infrastructure by protecting strategic route corridors from encroachment by development that might compromise the provision of energy networks.

Chief Executive's Recommendation

No change.

No.	Name	Issues Raised
<p>CLW-C181-13</p>	<p>Seamus Murphy</p>	<p>Reference is made to lands in the ownership of Seamus Murphy and his family surrounding the main Dublin Road, Palatine Road, and the Friary Lane which link both roads. The submission references the fact that Proposed Amendment no. 2 and in particular Proposed Amendment no. 2(e), Proposed Amendment no. 2(d) and Proposed Amendment no. 2(a), if developed, will have a significant impact on their farm as well as presenting issues for anyone who purchases a home on those lands.</p> <p>The submission raises concerns regarding the capacity of the local road networks to accommodate the additional pressures, referring to existing difficulty exiting from the farm laneway out onto Friary Lane with the current traffic levels as people in near by housing estates (Pollerton) use this road as a link road from Dublin Road to Palatine Road.</p> <p>The submission also notes that:</p> <ul style="list-style-type: none"> ▪ The former dairy farm is in the process of varying the framing enterprise to include livestock which will require navigation of the public roads with livestock on a frequent basis. Proposed Amendment no. 2(a) and no. 2(d) have the option to make use of alternative, larger roads including Hacketstown Road and Eastern Relief Road, however, Proposed Amendment no. 2(e) will have serious impacts on the Friary Lane and Seamus Murphy's ability to farm safely. ▪ Proposed Amendment no.2(e) will result in the triangular field known as 'the three-cornered' being cut off entirely leaving a small wedge of land between the proposed development lands to the south and west and the main road to the north. The conversion of all the lands under Proposed Amendment no. 2 to residential will result in the farm being almost entirely surrounded by housing with all of the issues that presents to managing a farm as regards moving machinery and livestock, traffic management, light pollution and noise pollution.



Opinion of the Chief Executive

The lands identified in the submission and the subject of Proposed Amendments 2(a), 2(d) and 2(e) are all currently designated as 'Strategic Reserve' lands in the recently adopted Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030. The objective of this zoning category is to provide a land reserve for the orderly development and future expansion of the town into the future, which includes clear provision for the consideration of future residential zoning on the land within the framework of applicable / arising national growth targets and proper planning and sustainable development.

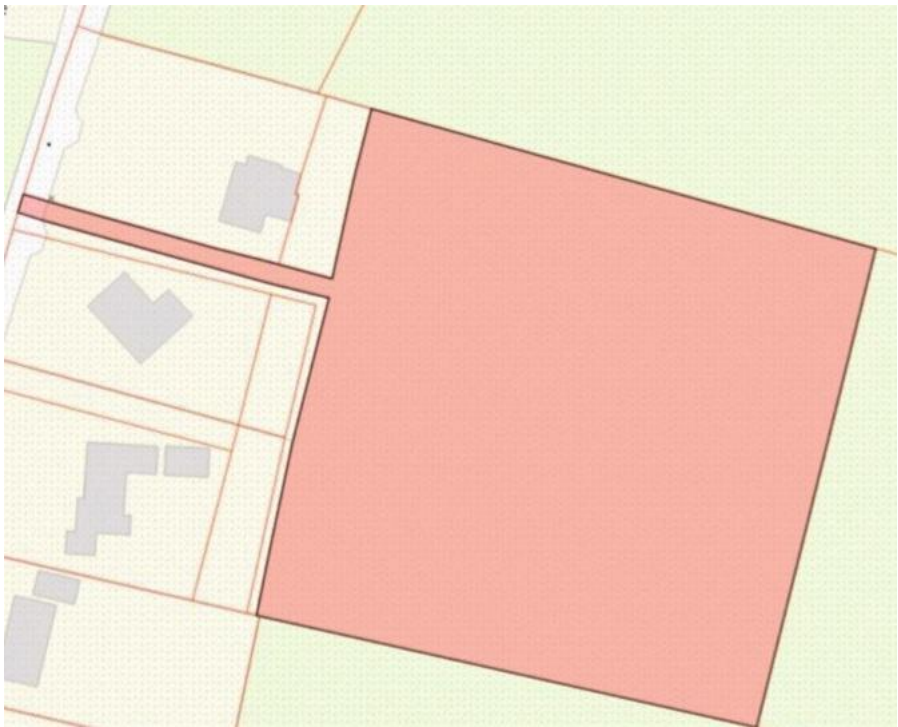
Therefore, within the framework of the Government's future housing growth targets identified in the NPF Implementation: Housing Growth Requirements Guidelines, the proposed amendments relate to suitably located 'Strategic Reserve' lands which are:

- sequentially appropriate for future residential development and adjoining existing residential developments;
- serviced to accommodate additional growth in line with Carlow's designation as a Key Town; and,
- in support of the requirements of the NPF Implementation: Housing Growth Requirements Guidelines already referred to.

Any future planning application(s) for residential development on the lands would be assessed having regard to proper planning considerations including potential for impacts on adjoining properties and will be accompanied by associated relevant statutory notices and the public consultation processes. This would include detailed assessment of compliance with proper planning and environmental considerations as relating to (inter alia) proposed layout, design, access/traffic arrangements, the amenity and use of neighbouring lands etc.

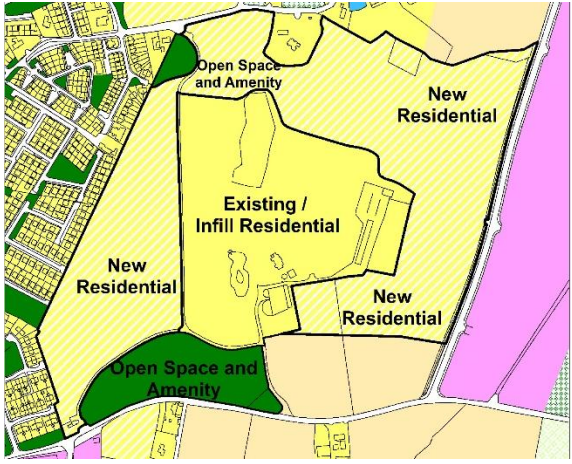
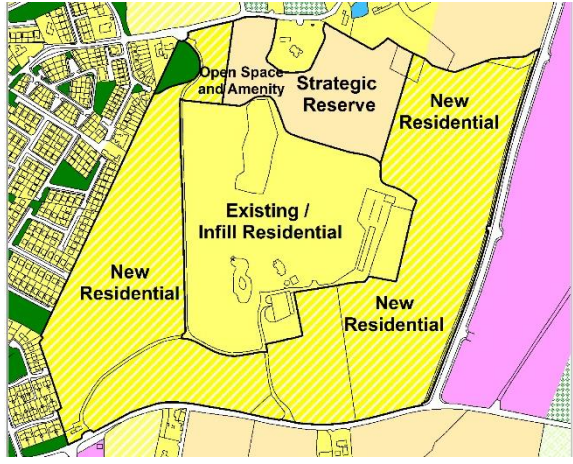
Chief Executive's Recommendation

No change.

No.	Name	Issues Raised
CLW-C181-18	Quinn Family	<p>The submission relates to land (c. 1.15ha) at Chapelstown, Carlow, which is currently zoned 'Strategic Reserve'. The submission is seeking the rezoning of the land from 'Strategic Reserve' to 'New Residential'. Reference is made to (inter alia) the following in this regard:</p> <ul style="list-style-type: none"> ▪ Land represents logical and sequential extension to existing settlement boundary. ▪ Land serviced by Uisce Éireann. ▪ Location supports compact growth objectives of the NPF. ▪ Land adjoins existing residential zoned land. ▪ Rezoning would support the delivery of housing. 
Opinion of the Chief Executive		
<p>The land falls within the Study Area and overlaps Route Corridor Options identified in the Phase 1 and Phase 2 stages for the Carlow Southern Relief Road (CSSR) Project, a long-term strategic transport project designed to support the future growth and sustainability of Carlow Town and the wider region, the delivery of which has been identified as a strategic project in the National Development Plan 2021-2030. Carlow County Council, in partnership with Laois County Council and Department of Transport (DoT), are progressing the Carlow Southern Relief Road (CSRR) project. Per the map extract included below part of the 'Open Space and Amenity' zoning is within the Study Area for the CSSR Project.</p> <p>Taking account of the foregoing, including the strategic requirement to safeguard the Study Area and Route Corridor Options for the CSSR Project, it is considered that the rezoning of the land as requested from 'Strategic Reserve' to 'New Residential' would not be appropriate.</p>		
Chief Executive's Recommendation		
No change.		

No.	Name	Issues Raised
CLW-C181-22	Nesselside Builders UC	<p>The submission welcomes the Proposed Variation, in particular the proposed replacement of the Carlow Town Land Use Zoning Map and associated changes to the zoning of the lands at Pollacton</p> <p>The submission outlines details regarding the location and context of the lands and zoning history, and requests stated minor changes to the Proposed Variation relating to:</p> <p>Alteration to Proposed Amendment no. 2(c) – ‘Open Space and Amenity’ Zoning</p> <p>Regarding Proposed Amendment 2(c) (i.e. the provision of Public Open Space within the lands) it is considered that the location and configuration of the Open Space area would be better identified as part of the detailed Masterplanning process (required under Proposed Policy CW.H1) in order to deliver the lands proposed to be zoned ‘New Residential’ at Pollacton. It is submitted that the subject lands have many interesting landscape features forming the character of the area such as mature trees, wooded areas and historic elements that are designated Protected Structures. Therefore, the submission considers that the Masterplan process provides an opportunity to deliver this Open Space through a plan led process and a detailed assessment of the lands.</p> <p>In order to accommodate this change, Variation No. 4 would need to be updated to:</p> <ul style="list-style-type: none"> ▪ Zone the c. 3.4ha Open Space and Amenity area to the south as ‘New Residential’. ▪ Update Proposed Policy CW.H1 to refer to the identification of Public Open Space within the Pollacton lands as part of the Masterplan. <p>Amendment of CW.H1 Policy Wording to Include Reference to Provision of Public Open Space</p> <p>As noted above, in changing the ‘Open Space and Amenity’ zoning to ‘New Residential’ zoning, the submission proposes that the wording of Policy CW.H1 would be amended as follows (new text in green and deleted text with red strikethrough):</p> <p><i>“CW. H1: Require that a masterplan accompanies any proposed development on land zoned ‘New Residential’ and ‘Existing/Infill Residential’ within the c. 47 ha site located in the townland of Pollerton Big and totalling c. 25.18 hectares. The masterplan shall be subject to detailed consultation with the Planning Authority and shall:</i></p> <ul style="list-style-type: none"> ▪ <i>Include a vision and framework to guide the future layout, design, and phased development of the entirety of</i>

		<p><i>the land during and beyond the period of this Plan, to ensure development does not take place in a piecemeal manner and suitably integrates with the pattern of existing development and land uses in the area.</i></p> <ul style="list-style-type: none"> ▪ <i>Include up to 3.4 hectares of Public Open Space to provide for and enhance open spaces, amenity facilities and recreational uses, that will inform, complement and be an integral part of the future layout, design and phased development of the lands at Pollerton Big, while also taking due account of the historic designed landscape of Pollerton House and Demense.</i> ▪ <i>Be accompanied by a social infrastructure assessment to inform opportunities and requirements for the development of supporting community facilities, open space and amenity, infrastructure and services which will be delivered either prior to, or in tandem with residential development as required."</i> <p>Alteration to Proposed Amendment no. 2(a)- Location of 'New Residential' Zoning</p> <p>The submission requests that the exact location of the lands rezoned from 'Strategic Reserve' to 'New Residential' lands be amended i.e. the area to the southeast of the landholding, at the corner of Hacketstown Road and the Carlow Eastern Relief Road should be zoned 'New Residential' and that an equivalent area of proposed 'New Residential' land at the north of the site remain 'Strategic Reserve'.</p> <p>The submission notes the following in this regard:</p> <ul style="list-style-type: none"> ▪ The requested changes would not alter the outcome of Variation No. 4. ▪ The same broad quantum of residential development (up to c. 1,300) and public open space would be delivered at Pollacton if the proposed changes are accepted. ▪ The Masterplan (identified in Proposed Amendment No. 1(c)) would apply to the entire landholding not just the lands zoned 'New Residential'. ▪ The benefit of the proposed changes would be to ensure that the detailed design, including the location of public open space, would be led through the Masterplan Process, and that the optimum phasing and sequential development of lands would take account of the location of existing services, as encouraged in the Tiered Approach to Zoning utilised in the Variation. <p>The submission is accompanied by an Engineering Desktop Study in support of the foregoing, and in relation to the location of existing public services including watermains, foul, storm and combined sewer services.</p>
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Proposed Variations 2(a), 2(b) & 2(c)	Rezoning Request
	

Opinion of the Chief Executive

Alteration to Proposed Amendment no. 2(a)- Location of 'New Residential' Zoning

The alteration sought to Proposed Amendment no. 2(a) seeks to change the 'Strategic Reserve' zoning in the area to the southeast of the overall landholding to a 'New Residential' zoning and proposes that an equivalent area of proposed 'New Residential' land at the north of the site be changed to 'Strategic Reserve'.

The land use zonings at this location the subject of Proposed Amendment no. 2(a), have been informed by the Study Area and Route Corridor Options identified in the Phase 1 and Phase 2 stages for the Carlow Southern Relief Road (CSSR) Project, a long-term strategic transport project designed to support the future growth and sustainability of Carlow Town and the wider region, the delivery of which has been identified as a strategic project in the National Development Plan 2021-2030. Carlow County Council, in partnership with Laois County Council and Department of Transport (DoT), are progressing the Carlow Southern Relief Road (CSRR) project. Taking account of the foregoing, including the strategic requirement to safeguard the Study Area and Route Corridor Options for the CSSR Project, it is considered that the alteration sought to Proposed Amendment no. 2(a) would not be appropriate.

Alteration to Proposed Amendment no. 2(c) – 'Open Space and Amenity' Zoning

The alteration sought to Proposed Amendment no. 2(c) seeks to change the 'Open Space and Amenity' zoning (c. 3.4ha) at the southern end of the overall landholding adjoining the Pollerton Road to a 'New Residential' zoning, with an associated proposed alteration to the masterplan Policy CW. H1 to include new requirement for the provision of up to 3.4ha of public open space within the overall site, the exact location of which would be subject to the Masterplan.

This area of dedicated zoned public open space has been identified for a number of reasons:

- To ensure strategic designated open space and amenity zoned land is specifically provided for as part of the statutory plan making process.
- To ensure the preservation of built and natural features at this location, including protected structures (RPS Ref.CW442 and CW443), the layout of the historic demesne landscape, the location of historic access routes to the landholding, boundary features, etc.

- To protect, provide for and enhance open space, amenity and recreational facilities within Carlow Environs, which are accessible beyond the immediate environs of the proposed 'New Residential' zoned lands.
- To provide an important visual break in the urban built environment at this location within Carlow Environs, will support the retention and maintenance of existing built and natural heritage features, and will support the provision of an area of strategic green space / green infrastructure.
- The provision of this public open space in conjunction with open space requirements as detailed in the development management standards (section 16.8.7) as contained in the Carlow County Development Plan 2022-2028 will seek to ensure a high-quality residential environment with the dedicated allocation of lands to accommodate open space and amenity uses.

Chief Executive's Recommendation

No change.

No.	Name	Issues Raised
CLW-C181-25	National Transport Authority	<p>The NTA is supportive in principle of the subject proposed variation, as it seeks to provide for increased housing requirements in support of the National Planning Framework (NPF) requirements. The submission noted that the sites identified to be rezoned in Carlow town, from Strategic Reserve to New Residential, broadly accord with the principle of Compact Growth as they are either infill sites in the town or peripheral sites adjacent to existing residential land uses.</p> <p>Proposed Amendment no. 1(c) The subject Variation proposes to insert a new Section 15.1.2 related to Housing in Carlow town, including two new policies that require the preparation of masterplans for two land banks; c.25 ha. at Pollerton Big, and c.14 ha. at Carlow/Chapelstown. The NTA recommends that Policy CW.H1 should be amended to require the preparation of a transport assessment to inform the preparation of the masterplan for the lands at Pollerton Big, and its scope should be broadened to include lands at Pollerton Little (site 2[d]). The NTA also recommends that Policies CW.H1 and CW.H2 should be revised to include a requirement to engage with the NTA to address how public transport and active travel would serve the two development areas.</p> <p>Proposed Amendment nos. 2 (a) to (h) Proposed Amendments 2(a) and 2(d), which relate to two sites at Pollerton Big and Pollerton Little, propose to rezone the two land parcels from Strategic Reserve to New Residential. The submission notes that it is not clear how it is proposed to serve the sites by sustainable modes of transport. The Carlow-Graiguecullen Local Transport Plan (LTP), produced in 2024, did not include these sites among the Housing and Regeneration lands that were assessed as part of the ABTA process, and the LTP does not include any measures related to public transport or active travel in this general area. The NTA recommends:</p>

		<ul style="list-style-type: none"> ▪ that a transport assessment would provide the optimal means to assess the sustainable transport requirements for this land bank; and, ▪ the scope of this assessment should include the lands at Pollerton Little (Site d(d)). <p>Proposed Amendment 2(h) proposes to rezone lands at Carlow/Chaplestown from Strategic Reserve to New Residential. While these lands are again contiguous with existing residential areas, it is not clear how the site would be served by sustainable modes of transport or would be connected to the existing road network as the site is surrounded by existing development or by a riparian corridor to the south.</p> <p>The NTA recommends that the transport assessment proposed under Policy CW.H2, and the transport assessment recommended for inclusion under Policy CW.H1, should consider how the subject sites would be served by public transport and active travel, and how the CW.H2 lands would be connected to the external road network, in consultation with the NTA.</p>
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Opinion of the Chief Executive

The content of the submission from the NTA is noted and proposed amendments to accord with the recommendations are outlined in the recommendations of the Chief Executive hereunder.

Chief Executive's Recommendation

Proposed Amendment no. 1(c)

In addition to the Chief Executive's Recommendation for submission CLW-C181-22, further amend the text of Policy CW. H1 the subject of Proposed Amendment no. 1(c) to include additional text in **green**:

It is the policy of the Council to:

CW. H1: Require that a masterplan accompanies any proposed development on land zoned 'New Residential' located in the townland of Pollerton Big and totalling c. 25.18 hectares. The masterplan shall be subject to detailed consultation with the Planning Authority and shall:

- Include a vision and framework to guide the future layout, design, and phased development of the entirety of the land during and beyond the period of this Plan, to ensure development does not take place in a piecemeal manner and suitably integrates with the pattern of existing development and land uses in the area.
- Be accompanied by a social infrastructure assessment to inform opportunities and requirements for the development of supporting community facilities, open space and amenity, infrastructure and services which will be delivered either prior to, or in tandem with residential development as required.
- Be accompanied by a transport assessment, the preparation of which shall be informed by consultation with the National Transport Authority to address public transport and active travel requirements to serve the land at Pollerton Big, and in a co-ordinated and integrated manner with adjoining 'New Residential' land at Pollerton Little.

Proposed Amendment nos. 2 (a) to (h)

Amend the text of Policy CW. H2 the subject of Proposed Amendment no. 1(c) to include additional text in **green**:

CW. H2: Require that a masterplan accompanies any proposed development on land zoned 'New Residential' located in the townlands of Carlow and Chapelstown and totalling c. 14.05hectares. The masterplan shall be subject to detailed consultation with the Planning Authority and shall:

- Include a vision and framework to guide the future layout, design, and phased development of the entirety of the land during and beyond the period of this Plan, to ensure development does not take place in a piecemeal manner and suitably integrates with the pattern of existing development and land uses in the area.
- Be accompanied by a social infrastructure assessment to inform opportunities and requirements for the development of supporting community facilities, open space and amenity, infrastructure and services which will be delivered either prior to, or in tandem with residential development as required.
- Detail how transport infrastructure, including improved permeability, accessibility and additional vehicular access, will be delivered to serve the land and existing surrounding residential areas, either prior to, or in tandem with residential development as required. Optimum solutions shall be informed by required engineering and environmental studies and by engagement with key stakeholders including Transport Infrastructure Ireland (TII).
- **Be accompanied by a transport assessment, the preparation of which shall be informed by consultation with the National Transport Authority to address public transport and active travel requirements to serve the land, and to address how the land would be connected to the external road network.**
- Incorporate a development free buffer including sufficient open space provision, to account for any flood risk land to the south associated with the Burren River.

No.	Name	Issues Raised
CLW-C181-27	Art Mooney	Under the title of "The River Regenerated" the Proposed Variation No. 4 of the Carlow County Development Plan 2022-2028, the submission relates to the River Barrow and Barrow Way and refers (inter alia) to the planning history relating to Waterways Ireland blueway project, and the policy in the CDP to promote the river as a greenway/blueway.
Opinion of the Chief Executive		
The submission does not raise any specific observations regarding the content of the documents forming part of Proposed Variation No. 4, including the rezoning of lands in support of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities.		
Chief Executive's Recommendation		
No change.		

Part 3: Submissions on Appendices

Appendix 1: Strategic Environmental Assessment Screening and Appendix III: Strategic Flood Risk Assessment Addendum Report

No.	Name	Issues Raised
CLW-C181-2	Environmental Protection Agency (EPA)	<p>The submission advises as follows:</p> <ul style="list-style-type: none"> ▪ In their role as an SEA environmental authority under the SEA Regulations, the EPA focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans. ▪ As a priority, the EPA focus their efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, the EPA provide a 'self-service approach' via the attached guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. <p>SEA Determination</p> <ul style="list-style-type: none"> ▪ Refers to the SEA Regulations regarding the '<i>Criteria for determining whether a Plan is likely to have significant effects on the environment</i>'. Reference also made to Guidance on the SEA process, including an SEA pack and checklist, that is available on the EPA website at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-andguidance/ <p>EPA SEA Screening Guidance</p> <ul style="list-style-type: none"> ▪ Reference made to provisions of Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021). <p>SEA: Guidelines for Planning Authorities</p> <ul style="list-style-type: none"> ▪ Reference made to provision of Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021). <p>Sustainable Development</p> <p>In proposing and in implementing the plan or programme, it should be ensured that the plan or programme is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the plan or programme. This includes requirement to align with national commitments on climate change adaptation and mitigation, and the OPW's The Planning System and Flood Risk Management Guidelines for Planning Authorities.</p> <p>Ireland's State of the Environment Report 2024</p> <p>The submission noted that in October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report and advises</p>

		<p>that the report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations.</p> <p>Available Guidance, Resources and Tools Refers to resources and guidance notes available on the EPA website, the EPA SEA WebGIS Tool, and to water quality and catchment data available on www.catchments.ie</p> <p>Future amendments to the plan or programme Details that where changes to the plan or programme are made prior to finalisation, or where modifications to the plan or programme are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A (S.I. No. 436 of 2004, as amended) or Schedule 1 (S.I. No. 435 of 2004, as amended) of the SEA Regulations, as appropriate.</p> <p>Appropriate Assessment & EPA AA GeoTool It should be ensured that the plan or programme complies with the requirements of the Habitats Directive where relevant. Where an Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the plan or programme. Also notes that the EPA AA GeoTool allows users to a select a location, specify a search area and gather available information for each European Site within the area.</p> <p>Environmental Authorities Notes that under the SEA Regulations and prior to making the SEA determination, relevant environmental authorities should be consulted with.</p> <p>SEA Determination States that as soon as practicable after making the determination as to whether SEA is required or not, a copy of your decision, including, if appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection in the Council's offices and on the Council's website. A copy of the determination should also be sent to the relevant environmental authorities consulted.</p>
Opinion of the Chief Executive		<p>The submission from the EPA is noted. The earlier submission from the EPA dated 29th October 2025 continues to be taken into account by the Screening for SEA process being undertaken alongside the Proposed Variation. That earlier submission is responded to, point by point, in the Screening for SEA report that accompanied the Proposed Variation on public display.</p>
Chief Executive's Recommendation		<p>No change.</p>

No.	Name	Issues Raised
CLW-C181-4	Uisce Eireann	Strategic Environment Assessment There are references to the Water Services Strategic Plan 2015. This plan has been replaced by the Water Services Strategic Plan 2050.
Opinion of the Chief Executive		
All references to "Water Services Strategic Plan 2015" in the SEA Environmental Report will be replaced with references to the "Water Services Strategic Plan 2050".		
Chief Executive's Recommendation		
Replace all references to "Water Services Strategic Plan 2015" in the SEA Environmental Report with references to the "Water Services Strategic Plan 2050".		

No.	Name	Issues Raised
CLW-C181-7	Office of Public Works	The OPW welcomes the acknowledgement of the Guidelines and the preparation of a Strategic Flood Risk assessment (SFRA). The OPW make the following comments/amendments- Amendments 2(a) and 2(e) Section 2.1.1 of the SFRA Addendum Report regarding amendments 2(a) and 2(e) states "there are no historic floods reported in this area". A review of past flood events on www.floodinfo.ie indicates a recurring flood event at Pollerton Big, where the road is reportedly periodically impassable, with a lack of capacity of surface water drainage system reported. Amendment 2(h) Section 2.1.3 of the SFRA Addendum Report regarding amendment 2(h) references a minor overlap between lands to be zoned highly vulnerable New Residential and Flood Zones A and B. It is acknowledged that these lands cannot satisfy the criteria of the Plan Making Justification Test. With reference to Policy CW.H2, it is proposed that flood risk will be managed through the application of the sequential approach at the 'development plan stage'. It is assumed that this should read that flood risk will be managed through application of the sequential approach at the development management stage.
Opinion of the Chief Executive		
The content of the submission from the OPW is noted and proposed amendments to accord with the recommendations are outlined in the recommendations of the Chief Executive hereunder.		
Chief Executive's Recommendation		
Amendments 2(a) and 2(e) The SFRA Addendum will be updated to reflect the recurring flood event at Pollerton Big, as identified on www.floodinfo.ie . The text in Section 2.1.1 will be amended to acknowledge the reported periodic overtopping of the road and the identified surface water drainage capacity issues.		

Amendment 2(h)

The wording in Section 2.1.3 will be corrected to clarify that the application of the Sequential Approach will occur at the development management stage, rather than at the development plan stage. This amendment will ensure consistency with Policy CW.H2 and the Planning System and Flood Risk Management Guidelines (2009), noting that the minor overlap of highly vulnerable New Residential lands with Flood Zones A and B cannot satisfy the Plan Making Justification Test and will require site-specific assessment at planning application stage.

No.	Name	Issues Raised
CLW-C181-9	Office of the Planning Regulator (OPR)	<p>The OPR has evaluated and assessed the proposed variation further to its functions under Section 546 of the Planning and Development Act 2024. Recommendations and observations are made further to section 58(9) and 546 of this Act as follows:</p> <p>Overview</p> <p>The Office is satisfied that proposed Variation is consistent with the core strategy, the settlement hierarchy, the objectives of the NPF, the RSES for the Southern Regional Assembly and the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) and the Housing Growth Guidelines.</p> <p>The Office notes the low rate of housing completions in Carlow since the adoption of the CDP in 2022 which has, in part, been attributed to wastewater constraints throughout the county. The Office welcomes the improvements that have been made in the District Towns of Muine Bheag and Tullow regarding wastewater provision. The Office also welcomes the envisaged improvements in the wastewater system in the medium term to allow for additional capacity in the larger serviced villages of Ballinabrannagh, Clonegall, and Tinryland c. 2028.</p> <p>Observation 1 – Flood Risk Management</p> <p>While section 2.1.1 of the Strategic Flood Risk Assessment Addendum Report states that there are no historic floods reported in the Pollerton Big area, a review of past flood events on the Office of Public Works Flood Info database indicates a recurring flood event at Pollerton Big, where a road is reportedly periodically impassable.</p> <p>Taking account of a submission received from the Office of Public Works (OPW), the Planning Authority is strongly advised to update all relevant maps to show a flood event at Pollerton Big to reflect data on past flood events as indicated on the OPW's FloodInfo.ie database.</p>

Opinion of the Chief Executive

The content of the submission from the OPR is noted and proposed amendments to accord with the recommendations are outlined in the recommendations of the Chief Executive hereunder.

Chief Executive's Recommendation


All relevant SFRA and zoning maps will be updated to include the recorded flood event at Pollerton Big, in line with the OPW www.floodinfo.ie database. This update will ensure that the mapping of historic flood risk is accurate and fully reflects available OPW data.


Part 4: Summary of Submissions not coming within the scope of the recommendations included in Section 7.0 of the Chief Executive’s Report prepared pursuant to the NPF Implementation: Housing Growth Requirements Guidelines (CE NPF Report).

As outlined in Section 1.3 of this report, the consideration of the 13 no. submissions referred to will be addressed in a separate process pursuant to the provisions of Part 3 of the Planning and Development Act 2024. This will necessitate the procurement of consultants for the preparation of the relevant environmental assessments as appropriate, including:

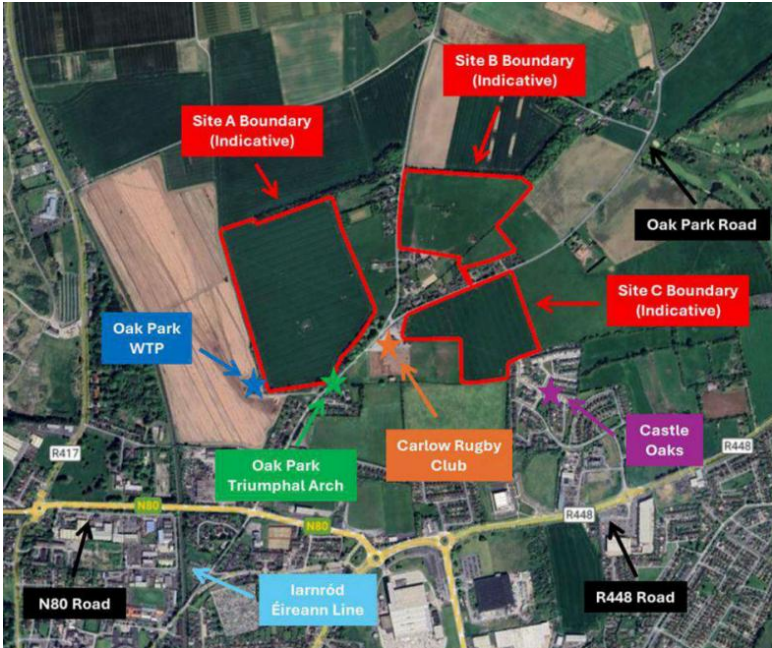
- Strategic Environmental Assessment in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) (as amended);
- Appropriate Assessment (AA) pursuant to the Habitats Directive (92/43/EEC) and the Planning and Development Act, 2024; and,
- Strategic Flood Risk Assessment in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).

For the purposes of this report, a short summary of the submissions has been provided:

No.	Name	Issues Raised
<p>CLW-C181-6</p>	<p>David & Jonathan Brennan</p>	<p>This submission relates to land (c. 2.776 ha) at Mortarstown Upper, Carlow Town, which are currently zoned ‘Educational/Community’. The land adjoins Mortarstown WWTP to the north, Maple Court housing estate to the south, Tyndall College and Carlow Institute of Further Education to the west, and Green Road to the east. The submission is seeking the rezoning of the land from ‘Educational/Community’ to ‘New Residential’.</p> 


No.	Name	Issues Raised
CLW-C181-11	The Land Development Agency	<p>1. The Land Development Agency The LDA is committed to compact and sustainable development, in supporting the implementation of the National Planning Framework (NPF). The primary function is to progress the development and regeneration of well-located sites to increase the supply of affordable housing in the State.</p> <p>2. The LDA and Carlow County Projects 2.1 Carlow Policy Objectives The LDA supports the objectives in the proposed Development Plan Variation to plan for compact, infrastructure-led development throughout the county.</p> <p>2.2 Report on Relevant Public Land The LDA's 2025 Report on Relevant Public Land (RRPL) has identified the 0.9 ha ESB depot site (see site outlined in red on map below) in Carlow Town as having the potential for the development of affordable and social homes. This land is currently zoned for 'Business and Innovation'.</p> <p>The LDA estimates that this public land, if progressed for development, could deliver approximately 60-80 new homes in total. This pipeline could make an important contribution when considering population growth figures for Carlow.</p>  <p>The LDA, in line with Section 15 of the LDA Act 2021 works with Local Authorities to support shared objectives as relevant and can provide services to support the Local Authority to aid in the performance of its functions.</p> <p>3. Core Strategy and Strategic Reserve Lands In relation to Section B of the Variation, the LDA welcomes the proposal to rezone the identified lands from Strategic Residential Reserve (SRR) to New Residential which the LDA notes are in areas already surrounded</p>


		<p>by residential development and will facilitate these lands being brought forward for residential development.</p> <p>The LDA also welcomes the Core strategy setting out that 30% of all new homes are targeted in settlements within existing built-up footprints.</p>
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No.	Name	Issues Raised
CLW-C181-12	Nolan Homes	<p>This submission relates to 3 no. land parcels identified as Sites A, B and C (c. 18 ha in total) at Oakpark (or Painestown) and Strawhall, which are currently zoned Demesne Landscape and Open Space and Amenity. The submission is seeking the rezoning of the lands from 'Demesne Landscape' and 'Open Space and Amenity' to 'New Residential'.</p>  <p>The submission includes the following documentation in support of the proposed rezoning-</p> <ul style="list-style-type: none"> ▪ Planning Report; ▪ Archaeological and Built Heritage Appraisal; and, ▪ A Transportation and a Civils Report.

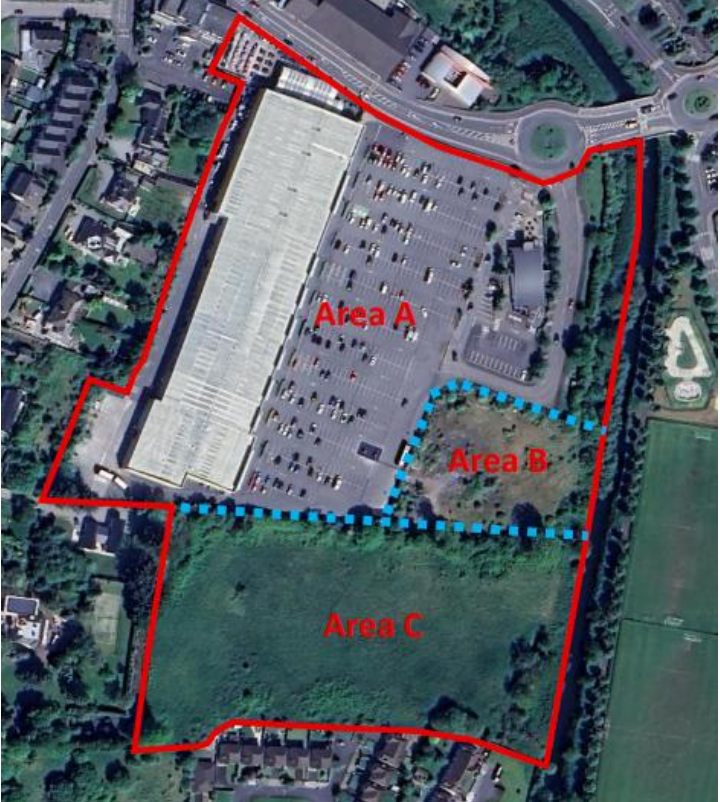
No.	Name	Issues Raised
CLW-C181-14	Woodlawn Developments	<p>This submission relates to land (c. 10.20 ha) at Grange, Slaneyquarter, Tullow. Part of the subject site overlaps with the Rural Node settlement boundary of Grange. The submission is seeking the zoning of the land to 'New Residential'</p>





No.	Name	Issues Raised
<p>CLW-C181-15</p>	<p>Ann Hughes</p>	<p>The submission supports incorporating the Land Use Zoning Map for Tinnahinch as contained in the Graiguenamanagh-Tinnahinch Joint Local Area Plan, 2021-2027 (GTJLAP) into the CDP. It also requests the rezoning of an area of land (1.2ha) between the existing graveyard in Tinnahinch and the Ring housing estate from 'Agriculture' and 'Community/Education' zoning in the GTJLAP to 'New Residential' zoning.</p> 


No.	Name	Issues Raised
CLW-C181-16	Woodlawn Developments	<p>This submission relates to land (c. 0.47 ha) at the Montgomery Street, Carlow, which are currently zoned 'Open Space and Amenity'. The submission seeks the rezoning of the lands from 'Open Space and Amenity' to 'New Residential'.</p>  <p>The map shows a street layout with 'MONTGOMERY STREET' and 'HAZEL COURT' labeled. A yellow-shaded area is outlined in red, with an arrow pointing to it from the text 'Land required to be zoned for residential use'.</p>


No.	Name	Issues Raised
CLW-C181-17	Ormonde Constructions	<p>This submission relates to land (c.2.2ha) at Mill Stream, Ballinacarrig Road, Carlow, which is currently zoned 'Enterprise and Employment'. The submission is seeking the rezoning of the land from 'Enterprise and Employment' to 'New Residential'.</p>  <p>The aerial map shows a site of c.2.2Ha outlined in red. It is situated near the R. Burren and Ballinacarrig Road (L-1028). Other roads shown include Beech Rd, L-4058 Road (marked 'Taking in Charge'), and L-1028 Road (marked 'Taking in Charge'). A 'Road to be completed' is also indicated. Surrounding areas include Beech Rd, Burrin Manor, and Roseberry Hill.</p>

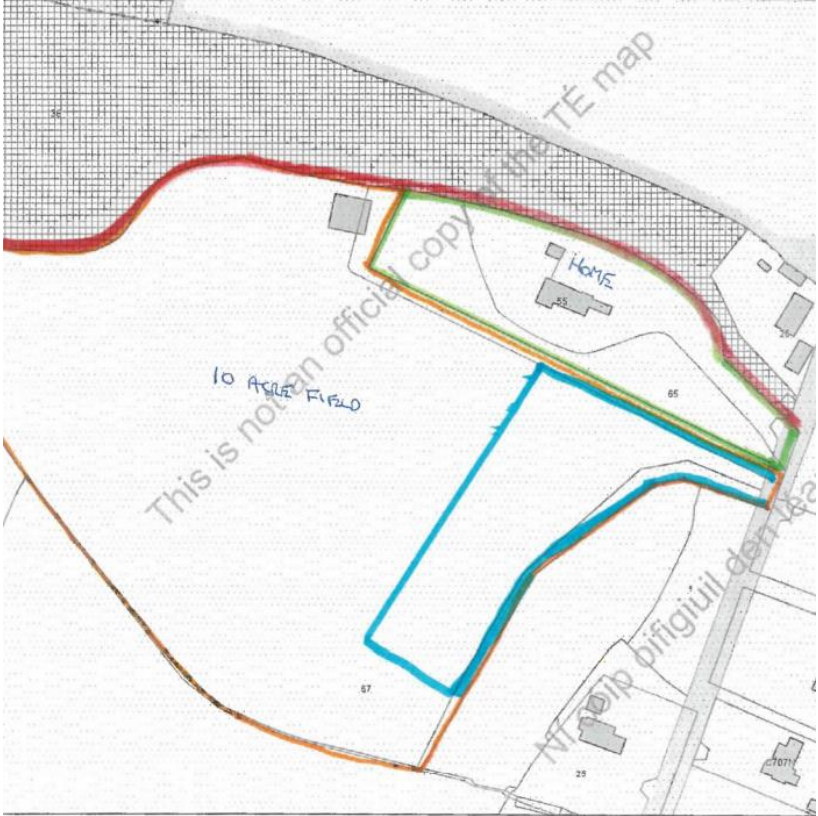
No.	Name	Issues Raised
CLW-C181-19	Melcorpo Commercial Properties Unlimited Company (MCP)	<p>The submission relates to a c.6.9ha landholding located beside Carlow Retail Park and adjoining lands at Hanover Road, Carlow to the west and the Burren River to the east. The land is zoned 'Retail Warehousing' and 'Open Space and Amenity' along the Burren River. The submission is seeking the rezoning of part of the land (c. 2.1ha) identified as 'Area C' from 'Retail Warehousing' to 'Existing/Infill Residential'.</p> 

No.	Name	Issues Raised
<p>CLW-C181-20</p>	<p>Ballykealy House Hotel</p>	<p>This submission relates to land (c.7ha) which currently forms part of the existing overall Ballykealy Hotel site and associated mature demesne grounds, and adjoins a stretch of the N80 on the northern approach to Ballon and is currently not zoned. The submission is seeking the zoning of the land to 'New Residential'.</p>  <p>The map shows a site plan with a red outline highlighting a large area of land. To the north, a road labeled 'N80' runs diagonally. To the west, there are several buildings and a road. To the south, there is a residential area with many small buildings. The red outline follows the boundary of the land being proposed for zoning, which is adjacent to the N80 road and the existing hotel site.</p>

No.	Name	Issues Raised
CLW-C181-21	Austin Maher	<p>This submission relates to land (c.22ha) at the western edge of Rathtoe Village, part of which (at eastern side) is currently zoned for 'Community and Education' uses. The submission is seeking the zoning/rezoning of the land to a 'New Residential' zoning.</p> 

No.	Name	Issues Raised
CLW-C181-23	James Doyle	<p>This submission relates to land (c.0.40ha) adjoining St. Mullin's Road in Tinnahinch, which is currently zoned 'Enterprise & Employment'. The submission is seeking the rezoning of the land from 'Enterprise and Employment' to 'New Residential'.</p> 

No.	Name	Issues Raised
CLW-C181-24	Dunneace Construction	<p>The submission relates to land (c. 3.69ha) adjoining Limegrove, Palatine, Carlow, which are currently unzoned. The submission is seeking the zoning of the land to 'New Residential'.</p> 

No.	Name	Issues Raised
CLW-C181-26	Catherine Fleming	<p>The submission relates to land outlined in blue on the map below (c. 1.2ha) at Oak Park, Carlow, which is currently zoned 'Demesne Landscape' and which is located close to the entrance to Oak Park Forest Park and to county border with Kildare. The submission is seeking the rezoning of the land from 'Demesne Landscape' to 'New Residential' for two houses.</p> 

Appendix 1: List of persons / Bodies who made Submissions

Please note that per the details included in Section 1.3 and Part 4 of this report, the submissions highlighted in blue in the table below do not come within the scope of the recommendations included in Section 7.0 of the Chief Executive's Report prepared pursuant to the NPF Implementation: Housing Growth Requirements Guidelines (CE NPF Report).

SUBMISSION REF. NO.	NAME
CLW-C181-1	Health and Safety Authority
CLW-C181-2	Environmental Protection Agency
CLW-C181-3	Transport Infrastructure Ireland
CLW-C181-4	Uisce Éireann
CLW-C181-5	Housing Infrastructure Services Co
CLW-C181-6	David & Jonathan Brennan
CLW-C181-7	Office of Public Works
CLW-C181-8	Dept. of Education & Youth
CLW-C181-9	Office of the Planning Regulator
CLW-C181-10	ESB
CLW-C181-11	The Land Development Agency
CLW-C181-12	Nolan Homes
CLW-C181-13	Seamus Murphy
CLW-C181-14	Woodlawn Developments (Slaneyquarter)
CLW-C181-15	Ann Hughes
CLW-C181-16	Woodlawn Developments (Montgomery Street)
CLW-C181-17	Ormonde Constructions
CLW-C181-18	Quinn Family
CLW-C181-19	Melcorpo Commercial Properties Unlimited Company (MCP)
CLW-C181-20	Ballykealey House
CLW-C181-21	Austin Maher
CLW-C181-22	Nesselside Builders
CLW-C181-23	James Doyle
CLW-C181-24	Dunneace Construction
CLW-C181-25	National Transport Authority
CLW-C181-26	Catherine Fleming
CLW-C181-27	Art Mooney

Appendix 2: Copy of Public Advert

Proposed Variation No. 4

Notice is hereby given pursuant to Section 13 of the Planning and Development Act, 2000 (as amended) that Carlow County Council, being the Planning Authority for the area, proposes to **VARY** the Carlow County Development Plan, 2022-2028 in respect of the following:

REASONS FOR PROPOSED VARIATION:

The Variation has been prepared:

- To support the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were published to give effect to the National Planning Framework First Revision (2025). The Guidelines place a statutory obligation on the Planning Authority to ensure that the necessary planning framework is in place, including sufficient residential zoned land, to facilitate the achievement of housing growth requirements over the period of the Carlow County Development Plan, 2022-2028.
- To account for the Residential Zoned Land Tax (RZLT) mapping and submission process in 2025.
- To incorporate land use zonings into the Carlow County Development Plan 2022-2028 (as varied).

CONTENT OF PROPOSED VARIATION:

The Variation comprises proposed amendments to Chapter 1 – Introduction and Context, Chapter 2 Core Strategy and Settlement Strategy and Chapter 15 Town and Village Plans / Rural Nodes of the Carlow County Development Plan, 2022-2028, including the following key amendments:

- Replace the Carlow Town Land Use Zoning Map (Map 15.1) with the Carlow Town and Environs Land Use Zoning Map from the Carlow-Graigucullen Joint Urban Local Area Plan, 2024-2030 (as relating to the functional area within Co. Carlow).
- Rezoning of lands from Strategic Reserve to New Residential in Carlow Town, which are sequentially appropriate for development and serviced to accommodate additional growth in line with its designation as a Key Town.
- To update Small Towns and Larger Serviced Villages to address / update capacity constraints including review and restrictions on units deliverable on individual sites where appropriate to ensure more sustainable use of existing zoned lands.
- To rezone Existing / Infill Residential land in Myshall to Agriculture arising from the Residential Zoned Land Tax (RZLT) mapping and submission process in 2025.
- To include the Land Use Zoning Map for Tinnahinch as contained in the Graiguenamanagh – Tinnahinch Joint Local Area Plan, 2021-2027.
- To revise and update text and policy as consequential changes arising from the foregoing.

DISPLAY OF PROPOSED VARIATION:

A copy of the Proposed Variation, together with:

- a Strategic Environmental Assessment (SEA) Screening Report and Determination, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I No. 436 of 2004) (as amended);
- an Appropriate Assessment (AA) Screening Report and Determination pursuant to the Habitats Directive (92/43/EEC) and the Planning and Development Act, 2000 (as amended); and,
- an Addendum Report to the Strategic Flood Risk Assessment for the Carlow County Development Plan 2022-2028;

will be available for public viewing online at <https://consult.carlow.ie/> and in hard copy at the following locations, during their normal opening hours from **Monday, 5th January, 2026 until 5pm on Tuesday, 3rd February, 2026** inclusive:

- Carlow County Council, Athy Road, Carlow.
- Carlow Library, Tullow Street, Carlow.
- Tullow Library, Inner Relief Road, Tullow.
- Muine Bheag Library, Main Street, Bagenalstown.
- Borris Library, Lower Main Street, Borris.

Copies of the Proposed Variation are available for purchase from the Planning Department Carlow County Council, Athy Road, Carlow (Tel: 059/9170398 or by emailing carlowcdp@carlowcoco.ie)

MAKING A SUBMISSION:

Submissions or observations regarding the Proposed Variation and the associated reports are hereby invited from the public and interested bodies. Children, or groups or associations representing the interests of children, are entitled to make a submission or observation. Written submissions or observations made on or before **5pm on Tuesday, 3rd February, 2026** will be taken into consideration before the making of the **PROPOSED VARIATION**.

Submissions and observations may be made in one of the following ways:

- i. Through the relevant consultation portal <http://consult.carlow.ie>
- ii. By email to carlowcdp@carlowcoco.ie
- iii. In writing marked "Proposed Variation No. 4 - Carlow County Development Plan, 2022-2028" and sent to the following address:

Carlow County Council, Senior Executive Officer, Planning Department, Athy Road, Carlow.

- All submissions should be in one medium only i.e. hard copy **or** via the consultation portal online **or** by email. This will avoid the duplication of submission reference numbers and will streamline the process.
- Include your name and address and, where relevant, details of any organisation, community group or company you represent on a separate page to the content of your submission, in order to assist in complying with the provisions of the Data Protection Act.
- The Planning process is an open and public one. In that context, all submissions/observations will be taken into consideration, are a matter of public record and will be placed on the County Councils website. Please be advised that the name of the person(s)/group(s) who make submissions will be published but personal data will be redacted. The processing of your personal data is lawful under Article 6(1)(e) of the GDPR Regulations.

The Councils Data Protection Policy, is available at: <https://carlow.ie/governance-and-administration/data-protection-policy>

YOU ARE STRONGLY ADVISED TO MAKE YOUR SUBMISSION AS EARLY AS POSSIBLE. LATE SUBMISSIONS WILL NOT BE ACCEPTED. THE LATEST TIME FOR RECEIPT OF SUBMISSIONS (POST/ONLINE/EMAIL) IS 5PM ON TUESDAY, 3RD FEBRUARY, 2026.

Appendix 3: List of Bodies Notified

Organisation
Chief Executive, Laois County Council Director of Services, Laois County Council
Chief Executive, Kilkenny County Council Senior Planner, Kilkenny County Council
Chief Executive, Wicklow County Council Senior Planner, Wicklow County Council
Chief Executive, Wexford County Council Senior Executive Planner, Wexford County Council
Chief Executive, Kildare County Council Forward Planning, Kildare County Council
Department of Housing, Local Government and Heritage (Minister / Forward Planning)
Department of Housing, Local Government and Heritage (Development Applications Unit)
Department of the Environment, Climate and Communications (Corporate Support Unit)
Climate Change and Bio Energy Division, Department of Agriculture, Food and the Marine (Environmental Co-ordination unit)
Department of Agriculture, Food, and the Marine (Minister)
Department of Defence (Minister)
Department of Education (Site Acquisition and Property Management)
Department of Education (Minister)
Department of Rural and Community Development (Minister)
Department of Enterprise, Trade and Employment (Minister)
Department of Transport (Minister)
Southern Regional Assembly (Regional Planning Officer)
Inland Fisheries Ireland (CEO)
Environmental Protection Agency (Senior Scientific Officer)
OPW (Director of Flood Management)
Uisce Eireann / Irish Water (Regional Forward Planning Specialist)
Waterways Ireland (CEO)
Office of the Planning Regulator (Executive Officer)
An Bórd Pleanála (Executive Officer)
An Comhairle Ealaíon
Dept. Tourism, Culture, Arts, Gaeltacht, Sport and Media (Minister)
Fáilte Ireland (Chief Executive)
Heritage Council (Chief Executive Officer)
Dublin Airport Authority (Chief Executive Officer)
Eirgrid (Chief Executive Officer)
ESB (Electric Ireland) / ESB Networks
Health Service Executive
The Health and Safety Authority (Chief Executive Officer)

An Taisce (Planning and Environmental Policy Officer)
Transport Infrastructure Ireland (Senior Land Use Planner)
National Transport Authority
Local Community Development Committee (Development Officer)
Commission for the Regulation of Utilities
Gas Networks Ireland
Irish Rail
Carlow County Development Partnership
Jennifer Murnane O'Connor TD
Catherine Callaghan TD
Peter Cleere TD
John McGuinness TD
Natasha Newsome Drennan TD
Cllr. Fergal Browne
Mr. John Cassin
Ms. Andrea Dalton
Cllr. Jim Deane
Cllr. Paul Doogue
Mr. Michael Doran
Mr. Andy Gladney
Mr. Thomas Kinsella
Cllr. Ken Murnane
Cllr. Charlie Murphy
Cllr. Brian O'Donoghue
Cllr. William Paton
Cllr. John Pender
Cllr. Daniel Pender
Cllr. Fintan Phelan
Cllr. Willie Quinn
Cllr. Adrienne Wallace
Cllr. Ben Ward
Public Participation Network
IDA, Three Park Place
Chief Executive, Enterprise Ireland