

County Wicklow Public Participation Network

Representative Reporting Template

PPN Rep Name	Tessa Stewart
Committee Name	Planning and Rural Development SPC
Date of Meeting	14 May 2026

Other Reps who feed into this report (if applicable)
Paul Armstrong

Other Attendees at Meeting	<p>Cllr Patsy Glennon, Chair, Cllr Sylvester Bourke, John ? Architectural Officer, Cllrs Malachy Duddy and Peter Stapleton (online) Edel Birmingham, Sorcha Walshe, Stephen Clarke, Marc Devereaux, Ciara Ruane Apologies Richella Wood, (Town Regeneration Officer,) Jim Wood Helena Dennehy (Dir of Services)</p>
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Agenda Item	Notes	Outcome /Decision	Action required.
Matters Arising	The new Ecologist will report to Hannah Kelly, the Biodiversity Officer.		
Rural Policy	<p>A presentation was given covering the history of the rural housing policy in Wicklow since 1970, outlining the reason behind categories of settlements and single house exemptions, until they became higher level guidelines with some exceptions, based on housing, economic and social needs. Applications can be passed on a case by case basis if necessary. There is a single house pre-planning guide on their website, and agents are very well able to prepare suitable applications. Wicklow has had higher standards than Wexford in regard to water effluent and ground water protection. Councillor S noted all the guidelines seem to trump the need for locals to have housing. E. Birmingham said that if they open housing to locals, by EU law it has to be opened to Dubliners and others too, which would make prices rise for rural areas, although she agrees there can be some cases of 'good doctors and sad cases'. Refusals maybe related to traffic, effluent, planning design and location. Councillors called</p>	<p>Next steps. 1. Await new Rural Housing Guidelines. The National Planning Framework takes a holistic view, which includes landscape, groundwater, extraction etc, and keeping villages and towns alive.</p>	<p>Prepare report on these guidelines for SPC. Review them and consider any needed variation for the CDP.</p>

	for this to be put on our agenda, to be dealt with in the discussions after the review.		
Forward Planning	Bray Local Planning Framework still waiting for Transport Review. Luas will not be coming out to Bray in the near future. Arklow Local Planning Framework will continue over the summer. There will be a new Draft Regional Plan before the end of the year. Councillors Patsy Glennon, Gerry O'Neill are involved in this. Sorcha W. says they will call for development of the Dublin-Rosslare rail link.		
Next meeting.	H Dennehy asked Stephen C. to set up a Working Group on review of Development payments Guidelines. They are doing a cost analysis of projects.		

Questions & Feedback needed from PPN member groups	
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Date of Next Meeting	17 th September.
Signature of PPN Rep	Tessa Stewart