

Wexford County Council

Minutes of the Special Planning Meeting of Wexford County Council on Monday 21st September 2026 in the Council Chamber at 09.30 am (with some remote attendance)

Attendance:

In the Chair, Cllr Lisa McDonald, Cathaoirleach

Councillors:

Barron	Vicky (Online)		Murphy	Barbara-Anne
Boland	Nicky (Online)		Murphy	Marty
Breen	Pip (Online)		O'Brien	Aoife Rose (online)
Browne	Aidan		O'Rourke	John (Online)
Byrne	Patricia		Staples	Robbie (Online)
Carthy	Ger		Sullivan	Joe
Codd	Jim		Walsh	Oliver (online)
Fleming	John			
Kehoe	Pat (online)			
Kenny	Donal			
McDonald	Darragh (online)			
McDonald	Lisa			

Officials:

Ms Eimear Kennedy, A/County Secretary

Ms. Carolyne Godkin, Director of Services

Mr. Eamonn Hore, Director of Services

Ms. Liz Hore, Director of Services

Ms. Deirdre Kirwan, Senior Planner

Ms. Deirdre Kearns, Senior Executive Planner

Ms. Lynda Lacey, Director of Finance.

Mr. Alan Quirke, Director of Services

Mr. Eddie Taaffe, Chief Executive

Apologies:

Mr Michael Drea, Cllr Brídín Murphy, Cllr Pat Barden, Cllr Anthony Donohoe, Cllr Craig Doyle, Cllr John Dwyer, Cllr Mary Farrell, Cllr Tom Forde, Cllr Paddy Kavanagh, Cllr Leonard Kelly, Cllr Garry Laffan, Cllr Jackser Owens, Cllr Raymond Shannon, Cllr Michael Sheehan, Cllr Catherine Bidy Walsh.

Cathaoirleach Cllr Lisa McDonald opened the meeting, and sympathies were expressed for County Secretary, Michael Drea and his family on the passing of his mother Kitty, with a minute's silence to follow. Cllr. Jim Codd also expressed his sympathies to the family of Mr Sean (Jack) Cahill who was fatally injured in a motorbike incident in Wellingtonbridge on Sunday afternoon.

Variation No. 2 to the Wexford County Development Plan 2022-2028 (Rosslare Harbour, Bunclody and Kilrane)

Ms. Deirdre Kirwan, Senior Planner advised the members that under section 58(12) of the Planning and Development Act 2024 (as amended) they must consider the proposed variation and Chief Executive's report within 6 weeks from the date of submission of the Chief Executive's report to the members. The members may decide to make the variation, make the variation with proposed material alterations, or reject the variation. If the members choose to make the variation with proposed material alterations, there will be a further period of public consultation.

Ms. Kirwan then presented the Chief Executive's Report on submissions received on proposed Variation No. 2 of the Wexford County Development Plan 2022 to 2028, Bunclody and Rosslare Harbour & Kilrane, and invited questions from the Members.

Ms. Kirwan outlined:

- The proposed variation No. 2 of the Wexford County Development Plan 2022-2028 and what the proposed variation comprises.
- The purpose of the meeting, which is to consider the proposed material alterations (PMA's), the Chief Executive's report on submissions, all associated environmental assessments, and decide whether to make proposed Variation no. 2 of the CDP with proposed material alterations
- The statutory process to date was outlined, with an initial public consultation from the 17th of June 2026 – 16th July 2026 and from 22nd July 2026 to 20th August 2026.
- Public consultation events were held in Bunclody on 25th June and in Rosslare Harbour on 30th June.
- Member briefings held 8th and 10th Sept on Chief Executive's report.
- 53 no. submissions were received, and the Chief Executive issued his report to the members on 7th September. 32 no. PMAs were identified

Ms Kirwan first detailed the PMAs relating to the Bunclody area and then moved on to the PMA relating to Rosslare Harbour and Kilrane.

She advised the Elected Members that they may resolve to

- Accept the CE report, recommendations and PMAs as presented and/or;
- Propose Additional Material Alterations **including reasons** for these proposals;

All additional PMA's will be subject to necessary environmental considerations / screening before public display.

She then responded to a wide range of queries from the Elected Members regarding the following:

- Cllr Barbara Anne Murphy asked if there would be an opportunity for landowners who weren't in favour of residential zoning under this proposed variation to propose their lands for residential zoning use in the future as part of the County Development Plan review.
- Cllr. Barbara Anne Murphy asked for clarity as to why lands zoned in a previous plan, in proximity to an SAC, wasn't being proposed for zoning as part of this Variation.
- Cllr. Barbara Anne Murphy also queried the reasons why lands at HWH Bunclody GAA club weren't supported for residential zoning.
- Cllr Ger Carthy said he would like to see a coordinated approach from Developers to facilitate the needs of locals and/or stakeholders in the delivery of services such as community facilities within this plan in the Rosslare /Kilrane area. He would like to see either the expansion of current community facilities or delivery of new one with Landowners and developers working together to deliver for the community.
- Cllr Frank Staples asked for some clarity around PMA 34, which was provided.
- Cllr Jim Codd noted that he would like to see smaller towns included in these plans in the future and expressed concern at the loss of businesses in villages like Duncormick and Kilmore.
- Cllr John Fleming queried the amount of acres zoned in Rosslare/Kilrane before and after the proposed variation.

Proposed Material Alteration

- Cllr Ger Carthy proposed a further Material Alteration to be included in the Variation, requiring developers and landowners in Rosslare Harbour and Kilrane to work together to provide for the expansion of an existing community facility or the delivery of a new facility. His reason for this objective is to ensure the needs of both the existing and new population in the area is catered for in terms of community facilities.
- Mr Eddie Taaffe stated Cllr Carthy's wording for clarity. This was then ***Proposed by Cllr Carthy and seconded by Cllr F Staples.***

Cathaoirleach, Cllr Lisa McDonald then read out the resolution:

Having considered the Chief Executives report and recommendations and:

- Proposed Variation No.2 to the Wexford County Development Plan 2022-2028 (as varied),
 - the Chief Executive's Report on submissions for the Proposed Variation received on the proposed material alterations which was circulated to the Members on the 7th of September 2026.
 - SEA Screening Report for the Proposed Variation;
 - SEA Screening Report for the Proposed Material Alterations;
 - Appropriate Assessment (AA) Natura Impact Report for the Proposed Variation;
 - Appropriate Assessment (AA) Screening Report for the Proposed Material Alterations;
 - the addendum to the Strategic Flood Risk Assessment (SFRA) for the Proposed Variation;
 - The updated SFRA for the Proposed Material Alterations;
 - Written submissions relating to SEA, AA and SFRA made during the process, and
 - Ongoing advice on SEA, AA and SFRA from the Council's agents, and
- in accordance with Section 58 (12) & (13) of the Planning and Development Act 2024 (as amended) and having regard to the proper planning and sustainable development of the area, this Council hereby resolves to make a modified version of the Proposed Variation as the amendments approved at this meeting constitute Material Alterations. As the modifications constitute material alterations, the Variation and PMA's will proceed to public consultation in accordance with s. 58 (13) of the Planning and Development Act 2024 (as amended).

This was proposed by Cllr Barbara Anne Murphy and seconded by Cllr Ger Carthy.

Cllr Carthy thanked the Forward Planning team for their work on this proposed second Variation to the County Development Plan, he was supported by Cllr Frank Staples and Cllr Jim Codd.

THIS CONCLUDED THE BUSINESS OF THE MEETING.

Daingithe ar an

lá de Deireadh Fómhair, 2026.

Cllr. Lisa McDonald,
Cathaoirleach

Michael Drea,
County Secretary