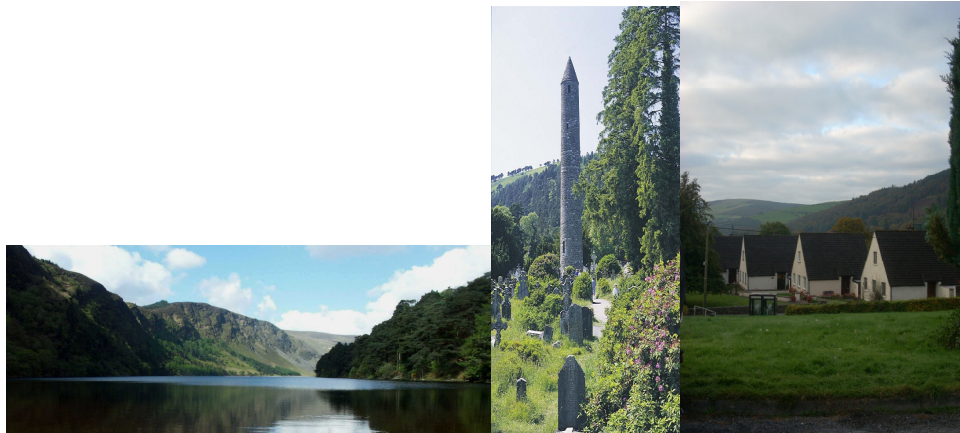


**PROPOSED VARIATION NO. 2(ii)
TO THE WICKLOW COUNTY
DEVELOPMENT PLAN 2010-2016**

**LARAGH-GLENDALOUGH SETTLEMENT
AND TOURISM PLAN**



July 2011

**Forward Planning Section
Wicklow County Council
County Buildings
Wicklow**



Disclaimer

The Strategic Environmental Assessment Screening Report and the Appropriate Assessment Screening Report were issued to the Environmental Authorities on the 11th May 2011 for comment. Since the publication of these documents, minor amendments have been made to the Laragh-Glendalough Settlement and Tourism Plan. It is considered that these are minor amendments and not fundamental to the overall plan. As such, the determination of the planning authority, as set out in the SEA Screening Determination and AA Screening Determination are still applicable.

CONTEXT

Purpose and Status of Plan

The purpose of the Laragh-Glendalough Settlement and Tourism Plan is to put in place a structure that will guide the future sustainable development of Laragh and Glendalough. The plan, in conjunction with the County Development Plan (CDP) 2010-2016 will inform and manage the future development of the area.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Laragh and Glendalough, and to enhance and facilitate the balancing of tourism, economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the objectives set out in the County Development Plan, that are relevant to the development of Laragh-Glendalough, it is an objective of this plan to identify the special characteristics of Laragh-Glendalough and accordingly craft objectives to meet the area's specific needs. As this plan will be part of and form a subset of the County Development Plan, it is not proposed to include a repetition of the objectives or strategies as set out in the County Development Plan. Unless standards or objectives for a particular development are included in this plan, the provisions of the County Development Plan shall apply. The Plan will however seek to formulate appropriate Laragh-Glendalough specific development objectives and guidance, compatible with those of the County Development Plan, to assist the Development Management process in managing sustainable progress for the town.

Settlement Profile

Taken together, Laragh and Glendalough form a picturesque rural area located approximately 15 kilometres inland from the N11. The settlement comprises two main elements – (i) the village of Laragh, and (ii) Glendalough, which comprises a historic monastic settlement and the wider Glendalough Valley with the Upper and Lower Lakes. The Upper Lake acts as the main gateway to the Wicklow Mountains National Park, which is managed primarily for the conservation of natural habitats and species, but also for the promotion of recreational and educational activities. Glendalough also has a strong historic association with lead mining, the evidence of which remains, most notably at the now deserted 'miner's village' at the top of the Upper Lake.

The area performs two main functions - firstly, the Glendalough monastic site and Wicklow Mountains National Park act as a prime tourist attraction, attracting both international and local visitors; and secondly, the village of Laragh provides a service function, providing for the day-to-day needs of the local population and some of the service needs of visitors.

The retail and social services that Laragh provides includes a number of convenience shops, a primary school, post office, Brockagh Community Centre, Catholic and Church of Ireland Churches and GAA pitches. Tourist infrastructure in the area includes a variety of service and accommodation options including The Glendalough Hotel and craft shops, Lynham's Hotel, The Wicklow Heather Restaurant and accommodation, Celtic Crafts shop, the Woolen Mills Factory Outlet, and a number of B&Bs, guest houses and youth hostels. While there is no dedicated tourist office, visitor information is provided about the Monastic City at the Office of Public Works (OPW) run 'Glendalough Visitor Centre', and about the National Park at the Upper Lake Information Office.

Notwithstanding the fact that Glendalough is one of Ireland's prime tourist attractions, it is considered that the economic benefit that should be resulting from the nearly 1 million visitors that come to the area every year, is not being fully realised. This is considered to be due to a number of factors, including the spatial disconnect between the village of Laragh and the attractions of the

Lakes and Monastic City at Glendalough, the short duration of visitors' stay, the lack of co-ordination amongst information providers / stakeholders, signage problems, and problems in tourist infrastructure including a lack of public transport, the physical limitations of the road serving the Upper Lake, and the lack of an adequate traffic management system to deal with periods of peak demand. Dealing with these issues, whilst ensuring that the integrity and value of the area's natural, built and archaeological heritage is maintained, is key to realising the future success and viability of the Laragh and Glendalough tourist product. A fundamental aim of this plan is therefore to promote Laragh as a tourist hub, where visitors gather to stay the night, to dine, shop, and to organise visits to the main attractions of Glendalough and to take part in the other tourist activities that the area has to offer. Of equal importance is the promotion of a number of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner, whilst also ensuring that the quality of attractions is improved.

Importantly, it will not be an objective of the Tourism Strategy to increase visitor numbers. Rather, the strategy will be to manage the experience of existing visitor numbers in a different way so that the quality of the area's heritage assets is protected, the quality of the visitor experience is enhanced and the economic benefits to the local population are maximised.

The strategy of the Settlement Plan is to ensure that Laragh village has the capacity to provide for the future housing, employment and social needs that result from projected levels of growth.

Growth Parameters

Under the Wicklow County Settlement Hierarchy, Laragh-Glendalough is designated a Level 7 'Large Village'. The Rural Settlement Hierarchy includes targets for the future housing growth of Laragh-Glendalough. The targets indicate that the number of residential units in Laragh-Glendalough can increase to a maximum number of 180 units by 2016. Although the Settlement Hierarchy only includes a target up to 2016, this Settlement Plan will provide for growth up to 2022. Based on the calculations and assumptions set out in the Appendix attached hereto, the number of residential units in the settlement can increase to a maximum number of 205 units by 2022. This plan will include policies that will manage housing supply in order to ensure that the population of the settlement does not go beyond its growth targets for 2016 and 2022.

Waste Water Treatment

Laragh is served by the Laragh Wastewater Treatment Plant, which is located at Brockagh. The plant provides preliminary, primary and secondary treatment. Treated effluent is of good quality and discharges to the Avonmore River. The plant is currently the subject of a Waste Water Discharge Licence that was granted in December 2009. This Waste Water Treatment Plant does not have sufficient capacity to provide for current peak demand levels or levels of projected growth.

Developments in the vicinity of Glendalough are mainly served by private waste water treatment plants.

Water

Water supply to the Laragh Water Supply Scheme is sourced from the following two sources: (i) a groundwater source at Raheen, Roundwood which is fed by gravity to the Annamoe Reservoir and then on to Laragh Reservoir, which is located north of Laragh on the Lough Dan road, and (ii) a surface water source at Glenmacnass which is fed to the Laragh Reservoir by gravity from the Glenmacnass Treatment Works.

The Laragh distribution system extends to Glendalough in the west.

The yield from the Raheen borehole is not satisfactory, especially in times of dry weather in the summer when demand is at its highest.

At present, water supply is able to meet demand but in times of dry weather and high demand, such as the tourist season, the supply is insufficient.

Roads and Transportation

Laragh-Glendalough is located near to the centre of the county and is an extremely accessible location, with transportation links from all points of the county crossing through the settlement. The settlement is connected by a number of key transportation routes included the R756 from Hollywood in the west and the R755 that has links to Ashford, Roundwood and Rathdrum to the east and south. In addition, Laragh acts as the gateway to the attractions at Glendalough, which is located at the end of the R757 and also has access to the scenic R115 Military Road across the Sally Gap.

Laragh village and the Glendalough area suffer from traffic congestion during periods of peak demand, which has the effect of reducing the amenity and safety of the area.

LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM STRATEGY

Settlement and Tourism Vision

In 2022 the area of Laragh and Glendalough will be a prime high quality and long-stay tourist destination. The area will be renowned for the exceptional quality and setting of its natural, archaeological and built heritage. Laragh will be a strong, vibrant and attractive rural village, that provides a good range of the essential day to day service and community needs of the local village population and its hinterland, and also provides a full range of infrastructure for the needs of visitors. The village will have a good range of housing options that provide for both local and urban generated demand, and the area as a whole will provide employment opportunities for at least forty percent of the local labour force, in a range of employment options, with a strong focus on the provision of employment in the tourist industry.

Settlement and Tourism Objectives

Unless standards or objectives for a particular development are included in this plan, the provisions of the County Development Plan shall apply. All development proposals shall comply with the qualitative and quantitative development standards set out in the county development plan.

The objectives included herein shall apply to all lands that are located within the 'Development Boundary', as shown on the map, unless otherwise stated. The 'Settlement Boundary' is the boundary of Laragh village, as shown on the map. The following objectives should be considered in conjunction with the objectives set out in the zoning tables.

It is an objective of the Council to:

Housing

- LG1 Facilitate an increase in the number of residential units within the settlement boundary up to a maximum of 180 units by 2016 and a maximum of 205 units by 2022. No permission shall be granted that would increase the number of units within the settlement boundary above 180 units by 2016 and above 205 units by 2022. The Council will control the development of residential units in accordance with these growth targets and the occupancy objectives as set out in the settlement strategy.
- LG2 Within the Settlement Boundary, allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the

Primary Development Zone, and which are served by appropriate water services infrastructure, and which, if possible are in proximity to community and public services

- LG3 Within the settlement boundary promote densities in the order of 10 dwelling units per hectare (save as indicated under LG31). A higher or lower density may be considered appropriate, having regard to the context of the site and the prevailing density in the vicinity of the site.
- LG4 In existing residential areas, it shall be an objective of the Council to protect existing residential amenity and to provide for infill residential development at a density and design that reflects the established character of the area in which it is located.

Tourism

- LG5 Promote the development of the Glendalough tourist experience in a more sustainable manner that involves managing the movement and experience of visitors in a way so that the integrity of the rich natural and archaeological heritage of Glendalough is protected to the highest degree, while opportunities for yielding economic benefit from the attractions are maximized.
- LG6 Increase the length and quality of the stay of visitors to the area through promoting the development of new and improved tourist infrastructure (including for example tourist information, tourist accommodation, tourist shops ('tourist retail'), cafes, restaurants, public houses, tourist attractions and public infrastructure), facilities and attractions.
- LG7 Promote Laragh village as a tourism hub that is the first stop for visitors to Glendalough and the wider area, and that is the point from which visits to Glendalough and other attractions in the vicinity are organized. In order to ensure that Laragh village becomes the focus for the provision of the service needs of visitors, the planning authority will allow for the development of tourist-related developments on appropriate lands and which are of a high quality and an appropriate scale and design, in accordance with the following (save as otherwise indicated):
- (i) Within the Settlement Boundary, tourist-related developments will generally be permitted.
 - (ii) Within the Tourism Corridor Zone, the planning authority will generally limit the amount and type of tourist related developments in this area to a total amount, scale and design that is commensurate with the overarching objective to protect the integrity of the natural, built and archaeological environment of the area and the protection of listed prospect no.23.
 - (iii) Within the Tourist Attractions Zone, the planning authority will generally not permit the development of new tourist related developments, except in the following cases: (i) where a development involves the redevelopment or reuse of an existing building, (ii) where a development involves an extension to an existing tourist related development, or (iii) where a development is a strictly necessary addition that improves the visitor experience or that contributes to the better management of traffic and infrastructure in this area. The development of new tourist related developments will only be permitted where it is demonstrated that the integrity of the heritage sites and prospects are not diminished.
- LG8 Particularly promote tourist developments that are associated with the following tourism products or themes: (i) monastic, archaeological and historical heritage, (ii) outdoor recreational activities, (iii) retreats and spirituality, (iv) mining heritage, (v) the Military Road, (vi) traditional skills and crafts, and (vii) natural heritage and education.

- LG9 Facilitate the appropriate development of the following sites for mixed use tourist developments, whilst ensuring the protection of the character and setting of natural and built heritage, as relevant to the site:
- The Old Mill Building for a mixed use tourist development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement.
 - Woolen Mills at Derrybawn (including the provision of parking facilities and the promotion of the use of the Green Road as a pedestrian and cycle link to Glendalough),
 - Derrybawn House, in accordance with 'Section 9.3.3 Integrated Tourism/Leisure/Recreational Complexes' of the CDP.
 - Laragh Castle/ former Military Barracks
- LG10 Allow for the development of a campsite at a suitable location.

Employment

- LG11 Increase the quality and range of employment opportunities by facilitating developments that involve local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will allow for the development of 'people' intensive employment generating developments that provide for the needs of visitors and the retail and social service needs of the local population. The Council will allow for the development of a limited amount of small scale 'product' intensive industries, and will particularly support developments based on the use of a rural resource and which involve the production of a tourist product. The planning authority will particularly promote the development of 'people' intensive industries in the Primary Development Zone and will particularly promote the development of 'product intensive industries in the Secondary Development Zone (save as otherwise indicated within the plan).

Retail

- LG12 Within the Primary Development Zone of the Settlement Boundary, provide for an appropriate expansion in the variety of retail facilities so that the village includes a range of retail outlets that provide for the day to day convenience needs of the local population.

Community and Recreation

- LG13 Within the Settlement Boundary, facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, including facilities for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services and recycling facilities. It is a particular objective of the planning authority to allow for the development of child care services and youth-related developments, including an equipped play space at an appropriate location, and to allow for the appropriate extension or redevelopment of the Brockagh Centre and St. Kevin's National School.
- LG14 Preserve and improve public and private open space and recreation provision.

Transportation and Infrastructure

- LG15 Promote the development of safe and accessible pedestrian and traffic routes, with particular emphasis on improving pedestrian links around the village centre and between the village centre and adjoining residential areas, through the development of additional footpaths and crossing points, as appropriate and in consultation with the Roads Section.

- LG16 Promote the better management of tourist movements in the area so that visitors are encouraged to stop in Laragh village and travel to the attractions at Glendalough in a range of sustainable transportation options. The planning authority will facilitate developments that reduce the amount of car dependent travel movements to the Tourist Attractions Zone. The planning authority will particularly promote the following:
- The development of a 'park and ride' facility for tourists that is located at an appropriate location within the Settlement Boundary or on lands in close proximity to the Settlement Boundary.
 - The development of pedestrian and cycle links on the Green Road.
- LG17 Ensure that a reliable and effective water services, drainage, energy, waste management and communications infrastructure is put in place to service the existing and future development needs of the settlement, in a manner that protects the quality of the environment, and to allow for the improvement of public services and public utility installations. It is a particular objective of the planning authority to ensure that the Waste Water Treatment Plant and water supply infrastructure is upgraded to meet the requirements of the future population.
- LG18 Appropriately control advertising and signage in the interests of protecting the visual amenity of the area and ensuring the safety of the public. It is an objective of the Council to gradually remove unnecessary signage in the area and to only allow signage that is absolutely necessary for the enhancement of the tourist experience or for the safety of the public. Where appropriate, any application for new signage should provide for the removal of existing redundant or unsightly signage.

Natural, Archaeological and Architectural Heritage

- LG19 Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and protect listed prospects. In particular, protect and enhance those features of the natural landscape and built structures that contribute to its special interest.
- LG20 Facilitate developments that contribute to the achievement of a UNESCO World Heritage site status for the Glendalough monastic site, in consultation with the Department of the Environment, Community and Local Government (DoEHLG).
- LG21 To have regard to the 'Management Plan for Wicklow Mountains National Park' regarding any developments likely to impact upon the conservation objectives of the park, or on issues regarding visitor access.
- LG22 No development will be permitted that adversely affects the integrity of a Natura 2000 site. All development proposals shall comply with the following objectives:
- (i) On lands designated a 'Natura 2000 Site' it is an objective of the Council to preserve and improve the integrity of the Natura 2000 site and to prohibit development that adversely affects the integrity of the Natura 2000 site, in light of the site's conservation objectives. Land designated a 'Natura 2000 Site' comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
 - (ii) Any proposed development with potential to impact upon a Natura 2000 site shall be subject to an Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive 1992 and 'Appropriate Assessment of plans and projects in Ireland-Guidance for Planning Authorities' (DoEHLG, 2009).
 - (iii) Where the planning authority has determined that an Appropriate Assessment is required in respect of a proposed development, it may require the submission of a Natura Impact Statement (NIS) for proposed developments. The NIS shall

assess, on the basis of best scientific knowledge, the effect of a proposed development, on its own, or in combination with other plans or projects, on a Natura 2000 site, in view of the conservation objectives of the site. A NIS shall include all information as prescribed by any relevant legislation, and/or any information that the planning authority considers necessary in order to enable it to assess the effect of a proposed development on the integrity of a site.

- (iv) Avoid encroachment on a Natura 2000 site and implement an appropriate buffer zone on adjacent sites, as required, where feasible or as determined following consultation with NPWS or other relevant body.
- (v) Ensure that recreational use is directed away from sensitive areas within the Natura 2000 site, in accordance with the Wicklow Mountains National Park Management Plan and in consultation with National Parks and Wildlife Service (NPWS).
- (vi) No development will be permitted that is likely to cause light, noise or air pollution, that would adversely effect the integrity of a Natura 2000 site. Proposed developments shall incorporate mitigation and monitoring measures, and construction management plans, as appropriate.

In order to ensure the protection of the integrity of Natura 2000 sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

LG23 Any development that may, due to its size, location or nature, have implications for the 'Glendalough-Monastic Settlement' area of archaeological potential and significance and the 'Glendalough' major site of archaeological importance shall be subject to an archaeological assessment. No development in the vicinity of a feature included in the Record of Monuments and Places (RMP) will be permitted where it seriously detracts from the setting of the feature or which is seriously injurious to its cultural or educational value.

LG24 To allow for the development of a community forest at an appropriate location, using native species and where possible, species of local provenance. Depending on the nature, scale and location of any proposed community forest, the planning authority may require the submission of a Visual Impact Assessment and may consult with NPWS.

Flooding

LG25 To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009).

Developments that are an 'inappropriate' use for a flood zone area, as set out in Table 3.2 of the Guidelines, will not be permitted, except where a proposal complies with criteria (i) and (ii) below:

- (i) The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
 - o The development is located within the Primary Development Zone and is essential for the achievement of the zoning objective or for the achievement of a specific objective for these lands.
 - o The development comprises previously developed and/or under-utilised lands/sites,
 - o There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

- (ii) The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.

Miscellaneous

- LG26 Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites.
- LG27 Ensure that the density, design, scale and use of developments shall reflect the scale and context of the area.

Development Objectives

The following tables indicate the objectives for each of the different areas, as identified on the map.

Primary Development Zone – Village Centre	
Zoning Objective:	
To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, social service and activity needs of the local population and its hinterland; and to promote this settlement centre as a tourism hub which is the prime gathering place for visitors to stay the night, to dine, shop and to organise visits to Glendalough and the other attractions of the area. These lands should have some residential use and should have an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area.	
Objectives:	
LG28	To support existing uses and facilitate the development of new uses that add to the vitality and vibrancy of this area.
LG29	Development in this area shall have a maximum plot ratio of 1.0
LG30	These lands shall be promoted the development of a range of small scale retail outlets that provide for the needs of the local population.
LG31	To allow residential development at a suitable density, and to assess proposals on the basis of qualitative standards such as layout, design, amenity and impacts on adjacent properties, transportation infrastructure and environmental quality.
LG32	Mixed use applications which comprise a housing element will be accepted, although loss of active commercial or retail floorspace to residential use will be not be permitted.
LG33	To promote the use of upper floors for 'Living over the Shop' and office accommodation.
LG34	All shopfronts should complement the traditional character of the village in terms of design, scale and materials used. There shall be strict adherence to the use of traditional materials only.

Secondary Development Zone – Mixed Use Area	
Zoning Objective: To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement, and to promote this area as a location for the gathering of visitors to the area.	
Objectives:	
LG35	Allow for the limited extension or ‘spill-over’ of the use types allowed in the Primary Development Zone onto the Secondary Development Zone lands which immediately adjoin the boundary of the Primary Development Zone. New development of this type should be compatible with or reinforce the function of the Primary Development Zone and shall be visually and physically linked with the Primary Development Zone. No development will be permitted that prejudices the viability and function of the Primary Development Zone.
LG36	Retail developments (excluding 'tourism retail'), will generally not be permitted at any location within the Secondary Development Zone (save that allowed under LG35).
LG37	Preserve the use of Laragh GAA grounds (identified LG37 on the plan map) for recreational and open space use.

Laragh Glendalough Tourism Corridor Zone	
Zoning Objective: To provide facilities and infrastructure that contribute to the improvement of the visitor experience to Glendalough and to promote the movement of visitors from the area in the vicinity of Laragh towards the attractions at Glendalough through a range of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner.	
Objectives:	
LG38	All lands located within this area are considered to be within the ‘rural area’, and all planning applications shall be assessed on the basis of the objectives of the CDP that pertain to the ‘rural area’.
LG39	To improve connectivity between Laragh village, the heritage sites at Glendalough and Derrybawn, through the improvement of sustainable and high quality transportation links, including new walkways, cycleways, ‘park and ride’ facilities, jaunting cars (where appropriate) etc.
LG40	To allow for the development of a car park at a suitable location, with links to Green Road. Any proposal should incorporate screening proposals, to consist of species of native provenance, to minimize visual impact and enhance the local biodiversity.

The Tourist Attractions Zone – ‘Glendalough’	
Zoning Objective: To enhance the visitor experience at Monastic City and Wicklow Mountains National Park, whilst also ensuring that the integrity of the heritage of the area is maintained and improved.	
Objectives:	
LG41	All lands located within this area are considered to be within the ‘rural area’, and all planning applications shall be assessed on the basis of the objectives of the CDP that pertain to the ‘rural area’.
LG42	To allow for the development of an appropriately sited and designed tourist information facility to provide a comprehensive tourist information service. Such a facility would be most appropriately located at a site that is shared with an existing visitor information centre, such as the OPW Visitor Centre.
LG43	To generally improve the visual amenity of the area through the following: (i) to promote the gradual de-cluttering of areas that are in the immediate vicinity of heritage sites at Glendalough, including the

gradual removal of unnecessary or excessive public utility buildings and infrastructure, stalls, signage, insensitively located parking areas, etc., (ii) promote the screening of visually unattractive developments, (iii) introduction of landscaping at certain locations using appropriate species of native provenance, for example in car park areas.

Land uses not referred to in the above table will be considered on the merits of the individual planning application, the general objectives and policies for the area and considerations relating to the proper planning and sustainable development of the area. All areas should be considered as mixed development areas with primary uses, but not necessarily excluding all other types of development. Development proposals should be compatible with the zoning objective, however consideration may be given to proposals that, in the opinion of the Council are necessary for the vitality and proper development of the settlement, which benefit the local community and which are in the interest of the proper planning and development of the area.

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. Although it is recognised that it may be unduly restrictive to insist that development takes place in a rigidly phased manner, the Council may, in certain cases phase development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water services and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

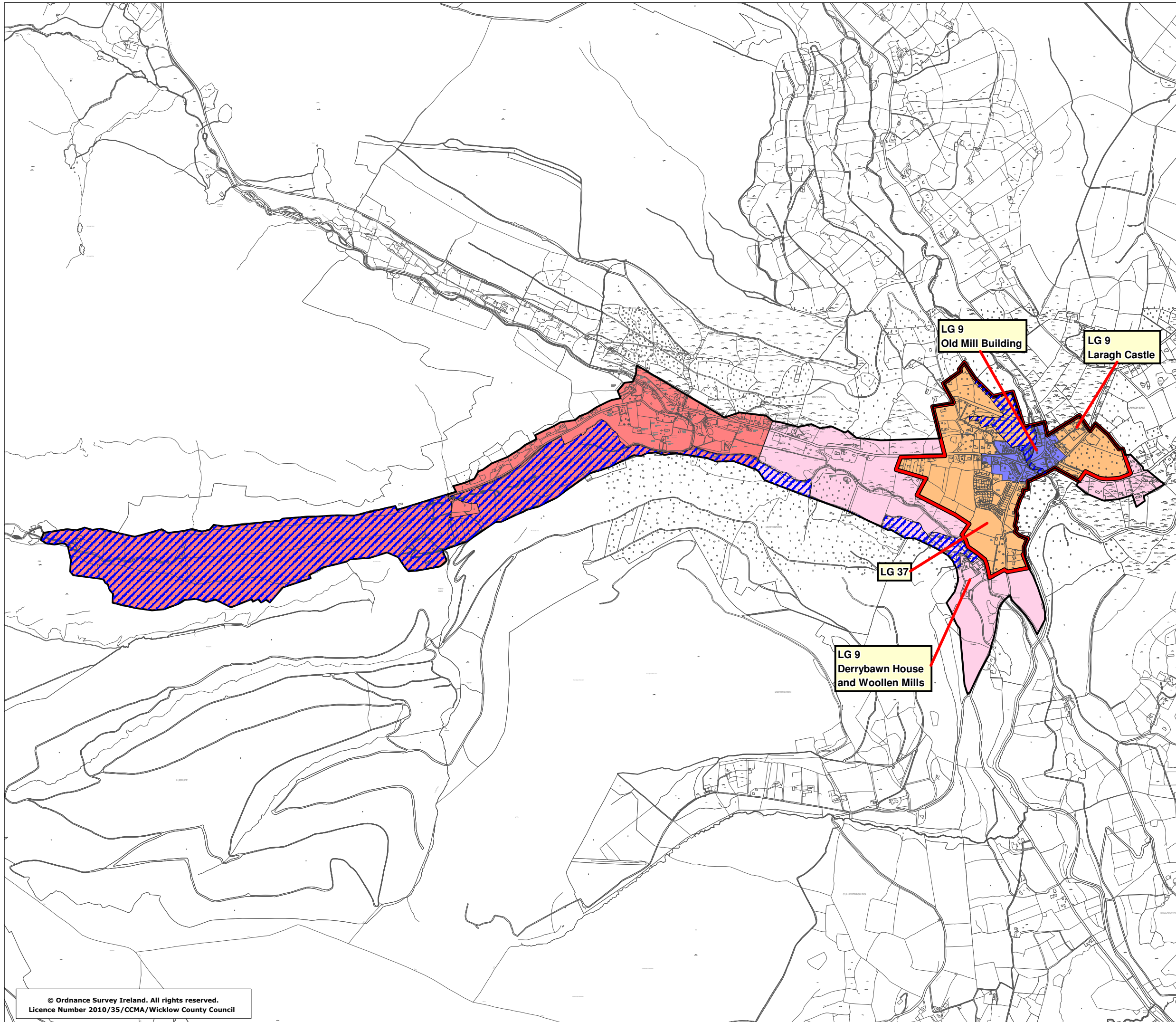
Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.



WICKLOW
COUNTY
COUNCIL



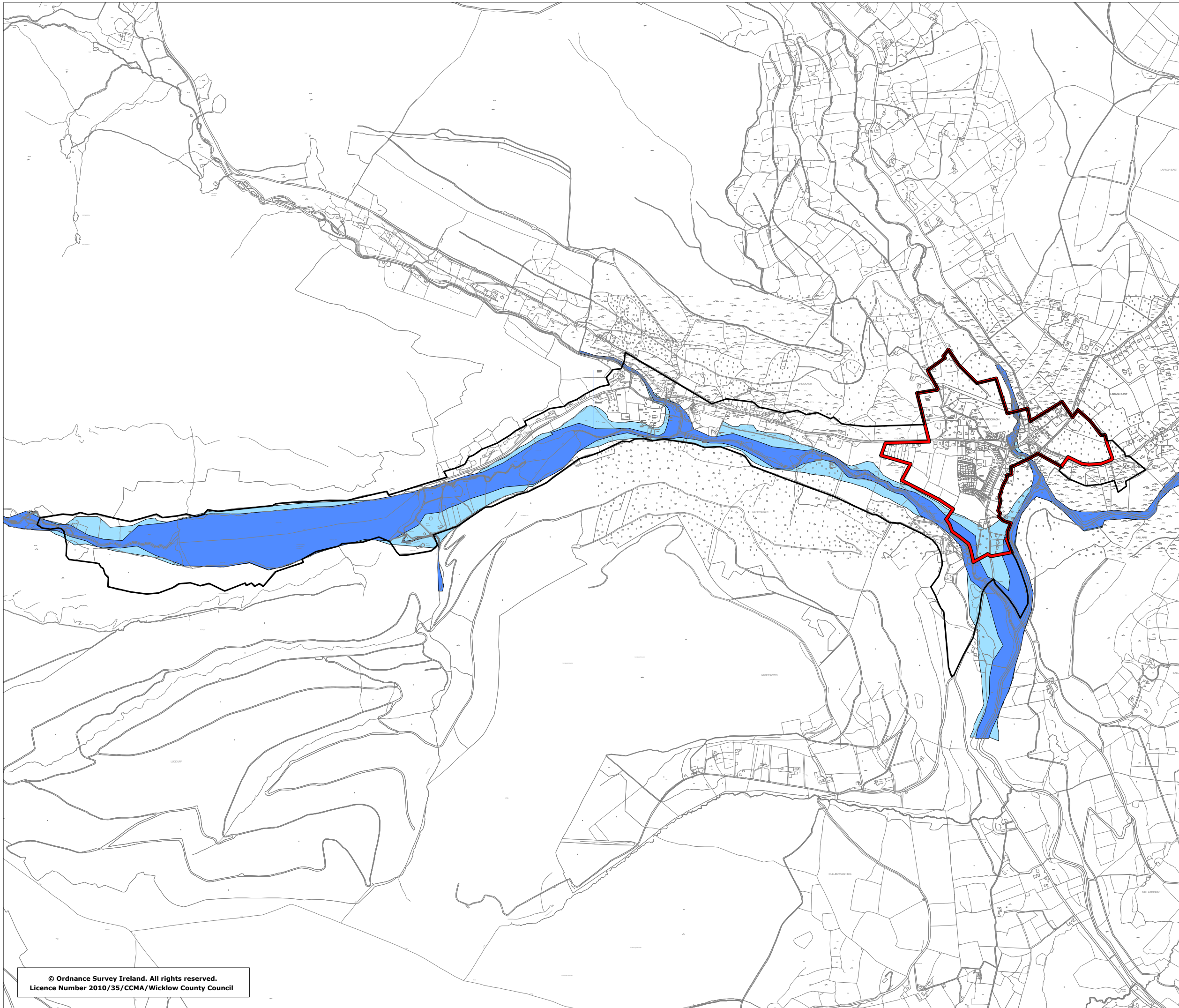
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**PROPOSED LARAGH-GLENDALOUGH
SETTLEMENT AND TOURISM PLAN**
**PROPOSED VARIATION TO WICKLOW
COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Natura 2000 Site
-  Primary Development Zone
-  Secondary Development Zone
-  Laragh-Glendalough Tourism Corridor Zone
-  The Tourist Attractions Zone - 'Glendalough'
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary




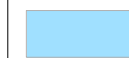


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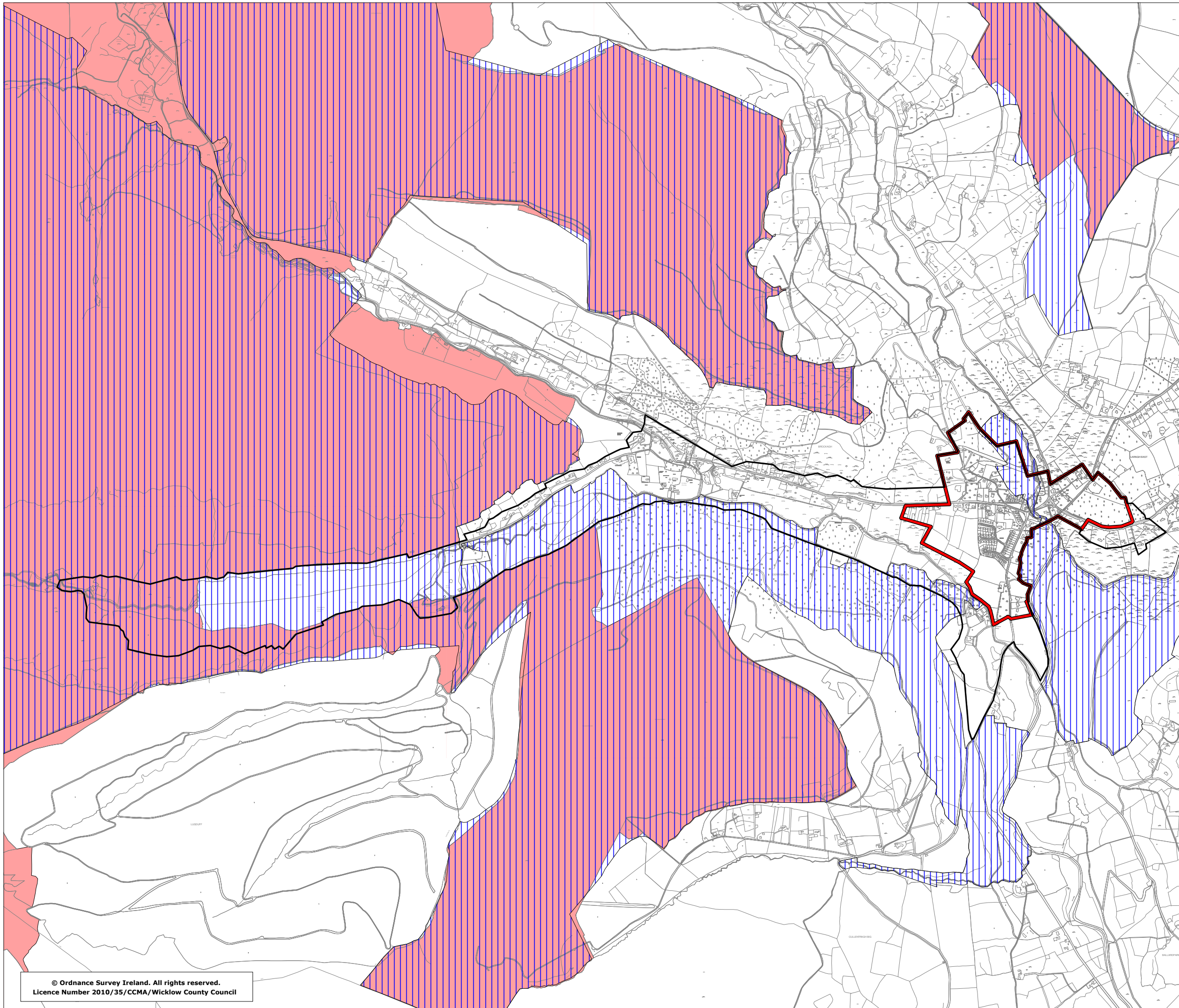


10/05/2011

INDICATIVE FLOOD ZONE MAP
PROPOSED LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM PLAN
PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

LEGEND

-  Flood Zone A
-  Flood Zone B
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary



WICKLOW
COUNTY
COUNCIL



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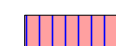


MAP 1

**LARAGH-GLENDALOUGH HERITAGE
AND ENVIRONMENTAL FEATURES**

**PROPOSED LARAGH-GLENDALOUGH
SETTLEMENT AND TOURISM PLAN**

**PROPOSED VARIATION TO WICKLOW
COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Wicklow Mountains Special Area of Conservation
-  Wicklow Mountains Special Protection Area
-  Special Area of Conservation and Special Protection Area
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary



WICKLOW
COUNTY
COUNCIL



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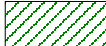
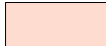



MAP 2

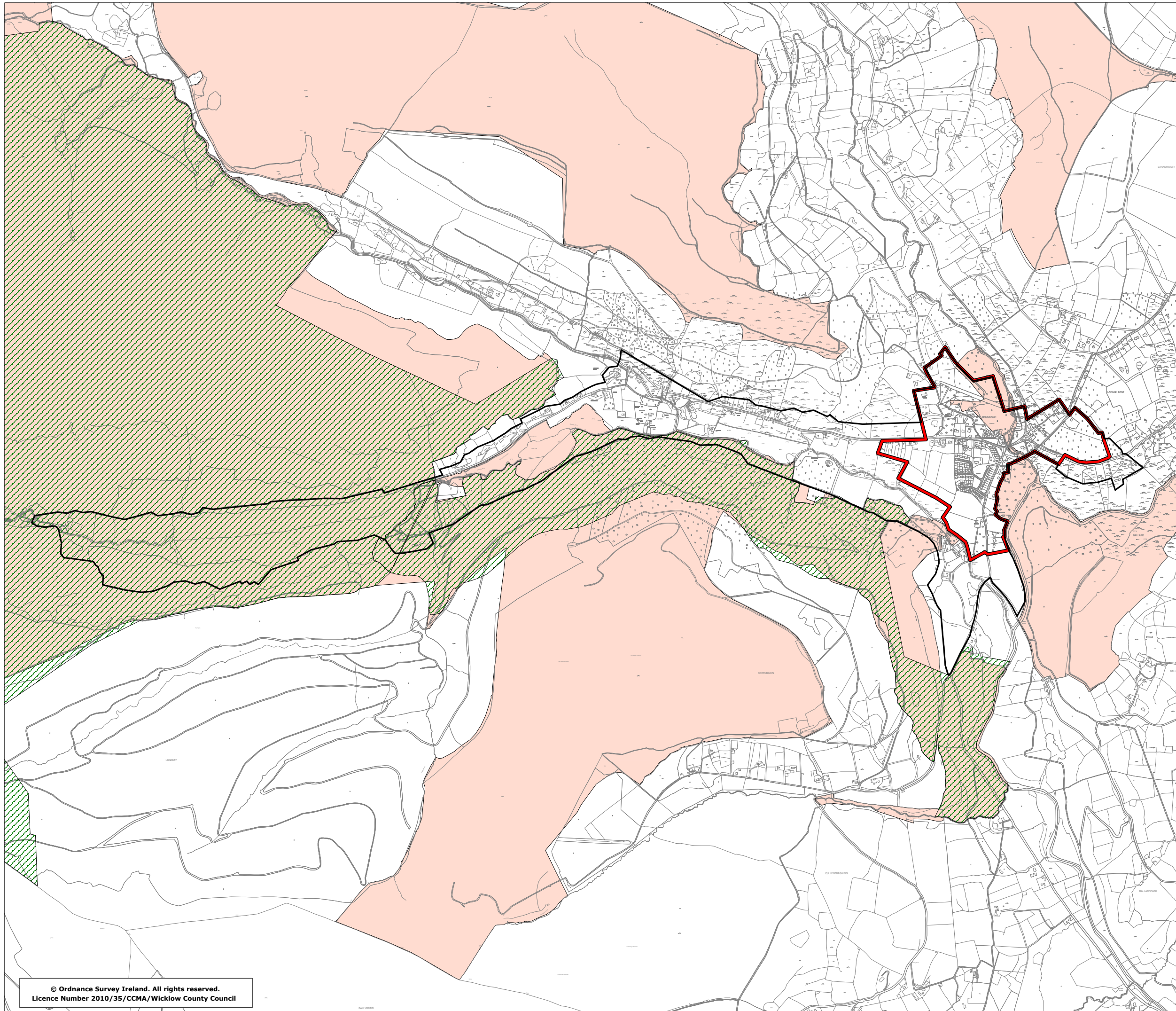
**LARAGH-GLENDALOUGH HERITAGE
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**PROPOSED LARAGH-GLENDALOUGH
SETTLEMENT AND TOURISM PLAN**

**PROPOSED VARIATION TO WICKLOW
COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Glendalough Nature Reserve
-  Wicklow Mountains Proposed Natural Heritage Area
-  Natural Heritage Area and Nature Reserve
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary





WICKLOW COUNTY COUNCIL



29/04/2011








MAP 3

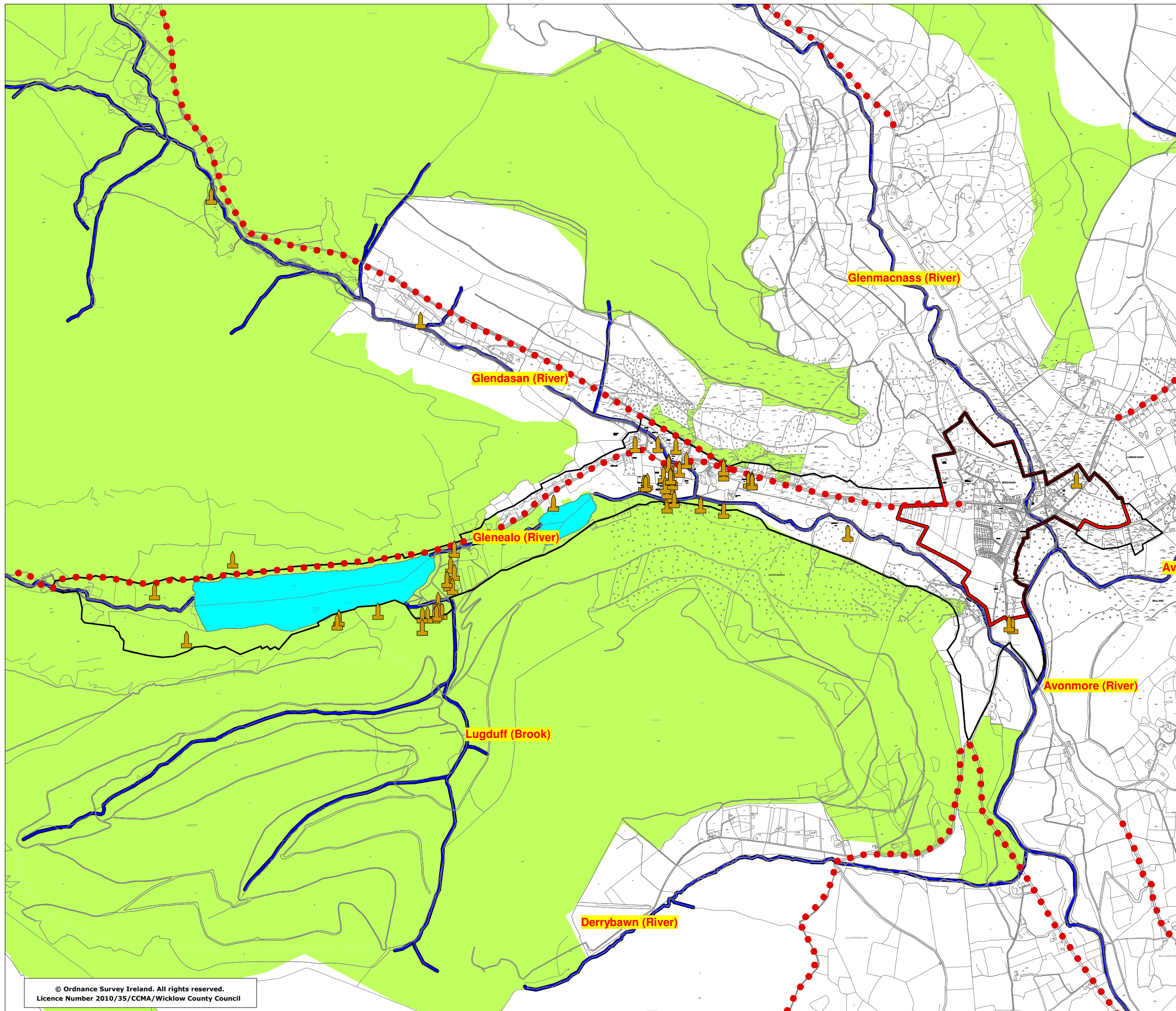
LARAGH-GLENDALOUGH HERITAGE AND ENVIRONMENTAL FEATURES

PROPOSED LARAGH-GLENDALOUGH SETTLEMENT AND TOURISM PLAN

PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016

LEGEND

-  National Monuments
-  Prospects
-  Rivers
-  Lakes
-  Wicklow Mountains National Park
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary





WICKLOW
COUNTY
COUNCIL



29/04/2011










MAP 4

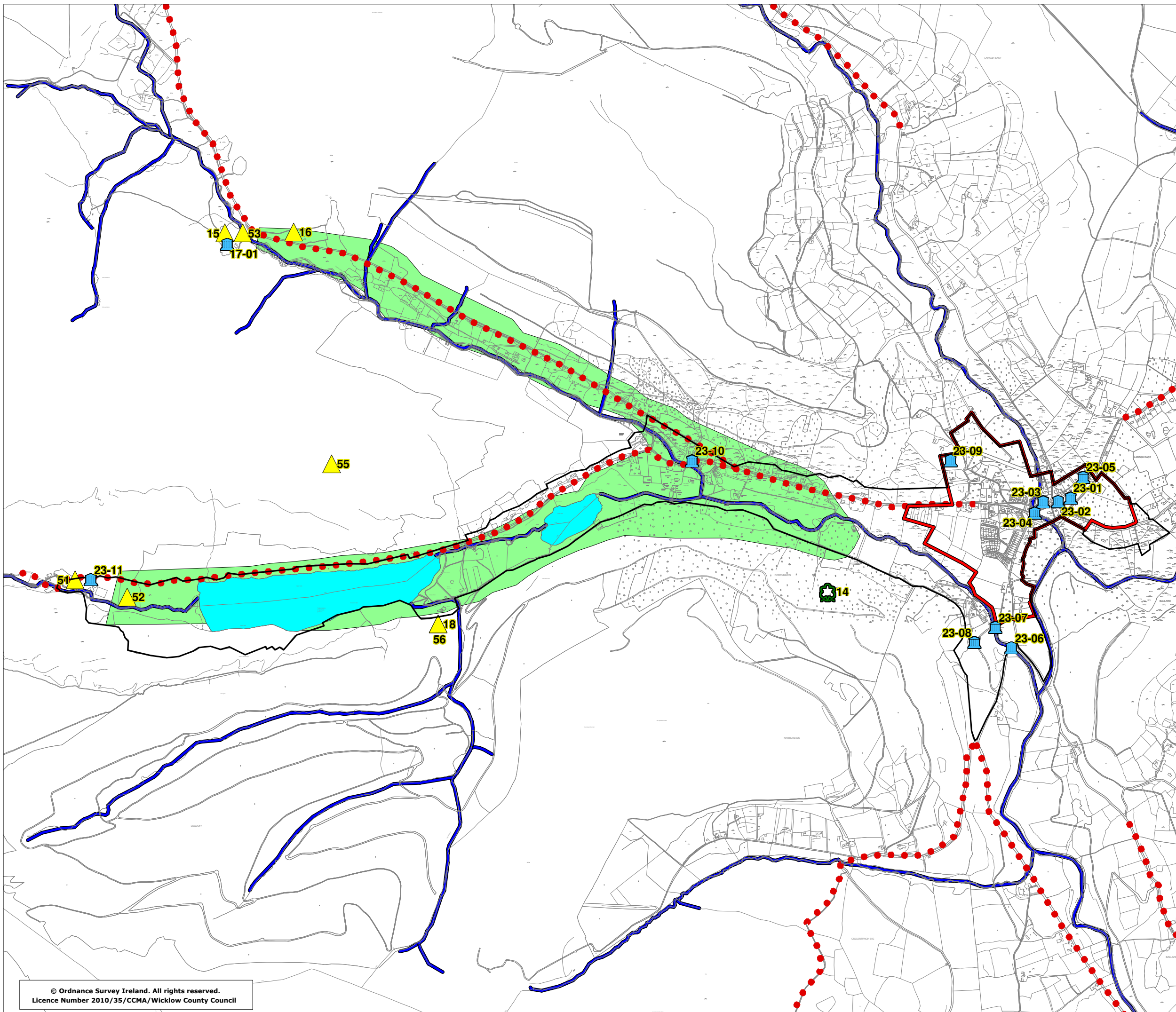
**LARAGH-GLENDALOUGH HERITAGE
AND ENVIRONMENTAL FEATURES**

**PROPOSED LARAGH-GLENDALOUGH
SETTLEMENT AND TOURISM PLAN**

**PROPOSED VARIATION TO WICKLOW
COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Areas of Geological Interest
-  Trees Considered for Preservation
-  Protected Structures
-  Prospects
-  Rivers
-  Lakes
-  Area of Archaeological Potential and Significance
-  Laragh-Glendalough Development Boundary
-  Laragh-Glendalough Settlement Boundary



APPENDIX A: BACKGROUND ANALYSIS

This appendix forms part of the Laragh-Glendalough Tourism and Settlement Plan. It includes the background analysis for the designation of lands and the formulation of objectives within the plan boundary.

The settlement of Laragh-Glendalough is designated a Level 7 'large village' under the Wicklow County Settlement Hierarchy. The plan will aim to facilitate the development of the settlement so that it performs the housing, economic, and service functions of a 'large village', as set out in the Settlement Hierarchy, Economic Strategy and Retail Hierarchy of the County Development Plan.

POPULATION AND HOUSING

The Rural Settlement Hierarchy, as set out in Chapter 6 of the CDP includes targets for the future housing growth of the settlement of Laragh-Glendalough. Based on the figures set out in this Settlement Hierarchy, an analysis can be undertaken of housing and population targets up to 2022 for the settlement area.

The Settlement Hierarchy includes targets for the future growth of the area within the settlement boundary of Laragh-Glendalough. The amount of houses within this boundary is to reach a maximum number of 180 units by 2016. Although the Hierarchy does not include a target beyond 2016, the current plan will provide for growth up to 2022. Table 4.3B of the Settlement Strategy indicates that the population of 'large villages' is to grow by 500 people between 2016-2022. This equates to approximately an additional housing amount of 195 units from 2016-2022. These 195 houses have been allocated in accordance with the current ratio of allocations for the period 2006-2016. As a result, Laragh-Glendalough is to accommodate approximately a further 25 units for the period up to 2022.

The number of households in the settlement in 2010 can be calculated from the An Post GeoDirectory which shows all addresses receiving post, and includes a breakdown for buildings with multiple units. Information from the An Post Geodirectory indicates that there were 133 units in the settlement in 2010. It should be noted that in considering the difference between the 2006 and 2010 figures as shown in the below table, that the census boundaries for settlements differ to the settlement boundaries in the Wicklow County Development Plan.

The growth targets for the area within the settlement boundary for Laragh-Glendalough is summarised in the following table:

Housing targets (Source: Wicklow County Development Plan and An Post Geodirectory)

Year	2006	2010	2016	2022
Number of Housing units	130	133	180	205

Household Size

The average household size has been steadily falling in Co. Wicklow, from 3.23 in 1996 to 2.89 in 2006, a fall of 0.033 per annum over the 10 year period. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of 2.56 persons per household and 2.3 persons per household in 2022. The average household size in 2010 can be assumed to be 2.76. Based on these assumptions regarding household size, the following table sets out population targets for the plan period:

Population targets

Year	2006	2010	2016	2022
Population	376	367	461	472

Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or pieds à terre.

This essentially means that not all new houses in the town will result in the formation of a new "household" as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. In accordance with the recommended 'excess factor' as set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, an excess factor of 6.5% has been used to achieve the Laragh-Glendalough growth targets.

Due to the excess factor, a small proportion of additional houses are required in a settlement above the number of permanently occupied houses; therefore in order to have 180 permanently occupied houses in Laragh-Glendalough in 2016, 192 units should be available. Similarly, in order to have 205 permanently occupied houses in 2022, 218 units should be available.

This plan must make provision therefore for a total of 59 (192-133) additional units up to 2016 and a total of 85 (218-133) units up to 2022.

Headroom

This is the amount of extra land that should be designated for development over and above the minimum amount needed to accommodate population targets. It is also known as 'market factor' and is intended to allow for that element of designated land that may not be released to the market for housing purposes during the plan period. While 'headroom' is usually calculated as a percentage increase on the minimum amount required, in the case of Laragh-Glendalough, 'headroom' will be provided by designating sufficient land for 85 units (i.e. the 2022 target), which will all be considered as suitable for development, subject to a limit of 59 units being developed before 2016.

Amount of new housing land required

The Primary Development Zone comprises the existing settlement centre and lands immediately adjoining it that would be suitable for a variety of village centre type uses. While retail, retail services and commercial uses will be favoured in this area, it is estimated that there are sufficient undeveloped lands within this area and on infill sites in existing residential areas in the Secondary Development Zone to accommodate approximately 10 new residential units.

Sufficient lands must therefore accommodate the remaining 75 units required. Assuming an average density of 10 units to the hectare across the entire settlement, this would require 7.5ha of undeveloped land to be available for housing.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

The employment objectives set out in the Laragh-Glendalough Settlement Plan have been prepared having regard to the Economic Development Hierarchy as set out in Chapter 7 of the County Development Plan.

Considering that the Laragh-Glendalough area is one of the county's prime tourist destinations, it is considered that the area offers the potential to create a substantial amount of jobs in the people intensive tourist and service industries. As such, assuming the right conditions, up to 40% of people in the labour force in the Laragh-Glendalough 'catchment' could potentially work in the settlement. For the most part, job opportunities would be probably in tourism, retail and services

but it is considered that Laragh-Glendalough could develop a small scale manufacturing sector, particular one that could be based on locally sourced rural products for the tourist market.

By 2022, it is estimated that Laragh-Glendalough and its 'catchment' would be in the order of 1009 persons. Assuming the Labour Force Participation Rates that exist currently continue into the future, this population would generate c. 515 people in the Labour Force, giving a jobs requirement in the town of 206.

It is considered that approximately 75 jobs are provided in existing employment facilities, and that there is opportunity for approximately at least 70 additional jobs in the retail, service and tourist industries up to 2022. It is considered that the remaining approximately 61 jobs could be provided in small scale craft / manufacturing industries. Assuming that the employment density would not exceed 3 employees per 100sqm floor area and site development densities would not exceed a plot ratio of 0.4. In this regard, a total area of 0.5ha would need to be designated for employment development.

While 'headroom' is also required to be added to employment designated land, in the case of Laragh-Glendalough, 'headroom' will be provided by designating sufficient land for 206 potential jobs (i.e. the 2022 target), which will all be considered a suitable for development before 2016.

RETAIL

The retail objectives set out in the Laragh-Glendalough Settlement Plan have been prepared having regard to the Retail Hierarchy as set out in Chapter 10 of the County Development Plan.

Laragh-Glendalough is included as a 'Village' in Level 5 of the 'Retail Hierarchy for County Wicklow'. Retail provision in a 'village' is expected to meet the basic day to day needs of surrounding residents, and normally serve only an immediate catchment. Expected are one or two small convenience stores, newsagents, and potentially other tertiary services such as butcher/ vegetable shops with a public house, hairdressers and other similar basic retail services, with the retail element in total ranging from c. 500-1,500m² of lettable space.

The day to day service needs of the settlement and the needs of visitors is currently provided by the following retail / retail services:

Retail

Glendalough Fayre
McCoys Convenience

Retail Services

Post Office

The following commercial developments also provide for the needs of the area:

Glendalough Hotel (outside settlement boundary)

Lynham's Hotel

Wicklow Heather Restaurant and accommodation provider

2 Youth Hostels (1 outside settlement boundary)

Celtic Crafts

Woolen Mills Factory Outlet (outside settlement boundary)

Glendalough Craft Shop (at Glendalough Hotel) (outside settlement boundary)

Approximately 300² of space, within 3 units, is currently dedicated for the commercial day to day needs of the local population. It is considered that there are insufficient retail and services to meet the needs of the settlement's population. Accordingly, the plan must ensure that an adequate amount of land is identified for 'town centre' uses, in order to allow for an expansion of services.

COMMUNITY

Community facilities within Laragh-Glendalough serve both the community of the settlement and its hinterland. Laragh-Glendalough is well served by community infrastructure and social services, including the following:

- 1 primary school (St. Kevin's National School)
- Brockagh Community Centre
- Catholic Church (St. Kevin's)
- Church of Ireland Church (St. John's)
- GAA pitch
- Glendalough Forest Office
- Bottle bank facilities at Glendalough car park

An analysis of social infrastructure indicates that the following matters require attention in providing a quality supply of social infrastructure:

- Ensure that the Brockagh centre has sufficient capacity to expand
- There is demand for a community playground and facilities for older people
- The area has restricted broadband internet access.
- Childcare services to be provided in accordance with the Childcare Guidelines

This plan must include policies to address social infrastructural deficits and to support the local rural community in terms of access to and provision of education, employment, health care.

EDUCATION

St. Kevin's Primary School Glendalough (Scoil Chaoimhin Naofa) is the only primary school in Laragh-Glendalough. The school has 101 pupils enrolled for the current year.

Based on the assumption that 12% of the population at any given time is of primary school going age, the school serves a total catchment population of approximately 842 people.

	2010	2022	Growth
Population within settlement boundary	367 people	472 people	105
Population within Hinterland	475 people	537 people ¹	62
Total	842	1,009	167

The plan should provide for a total growth in the school catchment of 167 people including people within the hinterland of the settlement. Assuming that 12% of this population will be primary school going age, it is anticipated that the school will grow by approximately 20 pupils up to 2022. This would require one additional classroom. It is considered likely that it would be possible to add this level of accommodation onto the existing primary school and that there is sufficient vacant land in the vicinity of the school to enable it to expand into the future.

ACTIVE OPEN SPACE

It is an objective of the Council to ensure the provision of Active Open Space (AOS) at a rate of 2.4ha of land per 1,000 population. It is considered that AOS in Laragh-Glendalough serves a wider catchment than the town itself, and therefore it is considered appropriate to ensure enough AOS for the catchment of up to 1,009 (assuming the same catchment for the settlement and hinterland as that of the school – see 'Education' above).

¹ Allowing for a 13% increase in the number of 'rural' dwellers, based on an estimate population of 38,002 in 2010 and a population of 43,002 in 2022.

This population would require 2.42ha of AOS. In accordance with the adopted Active Open Space objectives of the Council, AOS should be divided into:

66.6% for outdoor play space (1.61ha)

25% for casual play spaces (0.61ha)

8.3% for equipped play spaces (0.2ha)

Outdoor Sport areas: Laragh GAA occupies a site of approximately 4.24ha.

It is considered that there is sufficient space dedicated to outdoor play space, to provide for the future needs of the population of Laragh-Glendalough and its hinterland up to 2022.

Equipped play spaces: There are currently no public equipped play spaces in Laragh. It is considered that there is insufficient equipped play space to provide for the future needs of the population of Laragh-Glendalough and its hinterland up to 2022. There is a need for an equipped play space within the village.

Casual Play spaces: Although there is no formal park area in Laragh, there are 2 casual open space areas within the village. These have a combined area of approximately 0.3078ha. In addition, Glendalough performs a function of providing a casual play area that serves the population of Laragh.

Casual play space is also provided within the Beechwood estate on c.0.6442ha of public open space area.

It is considered that there is sufficient casual play space to provide for the needs of the settlement up to 2022. Informal 'kick-about' areas or open space will continue to be provided in new housing developments, in accordance with the normal public open space requirements for housing developments.

CHANGES TO SETTLEMENT BOUNDARY

The settlement boundary has been amended in order to better reflect considerations including the spatial organisation of the settlement, the functionality of lands and significant planning permissions. The boundary has been amended at the following locations:

- (i) boundary extension to include the GAA grounds,
- (ii) boundary extension to include tourist accommodation providers to the east of GAA grounds,
- (iii) boundary extension along Laragh-Rathdrum road to include site of Blarney Woolen Mills planning permission (PRR 03/9792, 10/2727),
- (iv) minor revision of eastern boundary to reflect boundary of Wicklow Mountains SAC.

Based on the assumptions and calculations included in the appendix, it is considered that the following amounts of land is required to provide for the future development needs of the settlement up to 2022:

- (i) 7.5ha for residential units
- (ii) 0.5ha for enterprise uses
- (iii) Sufficient land for the development of tourist infrastructure, including tourist accommodation and services
- (iv) Sufficient land for the development of community and recreation developments

Having regard to the above amendments to the settlement boundary, it is estimated that there is approximately 15.4ha of undeveloped available land within this amended boundary that is suitable for development. Land included in the allocation for growth includes the following:

Location	Approximate Area (ha)
Brockagh South	7.3
Laragh East	5.8
Laragh Castle	0.8
East of GAA	1.5
Total	15.4

Bearing in mind the fact that it is a key overall objective of the plan to promote the development of the tourist industry, it is considered that a substantial amount of the 15.4ha will provide for the development of tourist related industries. Taking account of the fact that the majority of lands at Laragh East are the subject of the Blarney Woolen Mills permissions, and the fact that it is an objective of the plan to encourage the development of tourist related facilities at Laragh Castle, the remaining land bank of nearly 9ha is more than necessary to provide for future growth.