

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

**LARAGH-GLENDALOUGH SETTLEMENT
AND TOURISM PLAN**



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

25 August 2011

Forward Planning Section
Wicklow County Council
County Buildings
Wicklow



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PART 1

1.0 Introduction

This Manager's Report is submitted under Section 13(4) of the Planning & Development Act 2000 (as amended); it is part of the formal statutory process of the making of a variation to the County Development Plan.

Section 13 (4) of the Planning Act requires that this report contains the following:

- (i) A list of the persons or bodies that made submissions;
- (ii) A summary of the following:
 - a. Issues raised by the Minister
 - b. Issues raised by other bodies or persons
 - c. In the case of a planning authority within the GDA, issues raised and recommendations of the NTA
 - d. Issues raised and recommendations made by the regional authority
- (iii) The response of the Manager to the issues raised and the recommendation of the Manager in relation to the manner in which the issues should be addressed, 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.

It should be noted that the Minister, the NTA and the Greater Dublin Area Regional Authority did not make submissions on the proposed variation.

This report is now formally submitted to the Council for consideration. This report will be on the agenda of the County Council meeting on the 03 October 2011.

1.1 Draft Consultation Process

The proposed variation was placed on display during the period of 4th July 2011 to 2nd August 2011. 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 17 written submissions were received. The written submissions are held on file and are available for Council and public inspection. The list of persons or bodies who made submissions on the proposed variation is set out in Part 3 of this Report.

1.2 Considering the Submissions

Each submission made has been summarised and the response and recommendations of the County Manager are given in Part 4 of this report.

This report is submitted to the Council Members for consideration.

1.3 Next Steps – Variation Timetable

The members of the planning authority are required to consider the proposed variation and this Manager's Report.

If the planning authority, after considering a submission, observation or recommendation from the Minister or Greater Dublin Area Regional Authority, decides not to comply with a recommendation made by either, it shall so inform the Minister or regional authority as soon as practicable by written notice and shall include the reasons for the decision.

The consideration of the variation and the Manager's Report shall be completed not later than 6 weeks after the submission of the Manager's Report to the members of the planning authority.

Having considered the proposed variation and Manager'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 proposed 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 as respects a proposed material alteration. Within 2 weeks of such a determination, the Manager 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 Manager.
- After consideration of the proposed material alteration to the variation, any submissions made and any SEA / AA carried out, the members may then:
 - (i) make the variation with or without the proposed material alteration,
 - (ii) refuse to make the variation,
 - (iii) make the variation subject to a further modification*.

*A further modification to the variation may be made 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

Variation timetable

Indicative Timeframe	Progress of variation process
4 th July 2011 – 2 nd August 2011	Proposed Variation on display - submissions invited
3 rd August 2011 – 29 th August 2011	Preparation of Manager's Report on submissions received
29 th August 2011 – 10 th October 2011	Manager's Report issued to Council Members for consideration. Variation made, with or without modification, or not made. If modification is material, the process continues as set out above.

PART 2 Summary of Manager's recommended modifications

Modification 1

Amend LG20 as follows:

From:

~~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)~~

To:

Facilitate developments that contribute to the achievement of a UNESCO World Heritage site status for the Glendalough monastic site, which forms part of the Early Medieval Monastic Sites series, in consultation with the Department of Arts, Heritage and the Gaeltacht.

Modification 2

Amend reference to DoEHLG throughout the plan, as follows:

From

~~Department of the Environment, Heritage and Local Government (DoEHLG)~~

To

Department of Arts, Heritage and the Gaeltacht/ Department of Environment, Community and Local Government, as appropriate.

Modification 3

Within 'Settlement Profile', include the following:

There are a wide number of stakeholders involved in the management, development and promotion of the Laragh-Glendalough area, including members of the public and local business interests, the National Parks and Wildlife Service (NPWS), the Office of Public Works (OPW), Coillte, Department of Arts, Heritage and the Gaeltacht, Failte Ireland and Wicklow County Tourism. Along with Wicklow County Council and other relevant interest groups, all stakeholders have different remits of responsibility and have different objectives regarding the management and development of the area. There is a need for the establishment of a single co-ordinating forum for stakeholders that are involved in the management, development and promotion of the area. The establishment of such a forum would be likely to result in far reaching benefits including a resolution of traffic management and parking issues, better protection of heritage, better co-ordination of marketing strategies and dissemination of visitor information, an improvement of the visitor experience and increased benefits for the local population. Importantly, it is considered that the establishment of such a forum is essential for the successful achievement of UNESCO World Heritage Status for the Glendalough monastic site, which forms part of the Early Medieval Monastic Sites series, in consultation with the Department of Arts, Heritage and the Gaeltacht.

Modification 4

Within 'Settlement Profile', include the following:

The successful protection and enhancement of the Laragh-Glendalough area will ensure the development of sustainable tourism options associated with a range of themes, including for example outdoor recreational activities, exploration of monastic, archaeological and historical heritage and traditional skills and crafts. Importantly, the theme of 'spiritual heritage' is making a growing economic and social contribution, as growing numbers of visitors are attracted by the peace and tranquillity of the area, for prayer, retreat and religious activities. In order to ensure the successful development of these unique tourist products and themes, it is essential that the distinct heritage on which they depend, is strictly safeguarded for the enjoyment of existing and future generations.

Modification 5

Amend 'Settlement and Tourism Vision' as follows:

"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 natural beauty of the area and the exceptional quality and setting of its unique 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 and services for the needs of visitors. While the heritage and amenity of Glendalough will be safeguarded through restrictions on future development at Glendalough, Laragh will be developed as the service centre for the area and will become an accessible 'gateway' to the attractions at Glendalough and the surrounding area. 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."

Modification 6

(i) Omit 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.~~

(ii) Omit 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.~~

(iii) Amend LG16 as follows:

"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 'park and ride' facility should have links to the Green Road, and any proposal should incorporate screening proposals, to consist of species of native provenance, to minimize visual impact and enhance local biodiversity.
- The development of sustainable and high quality transportation links which improve connectivity throughout the area, and in particular, between Laragh village, the heritage sites at Glendalough, and the area in the general vicinity of Derrybawn, including new walkways, cycleways, and other appropriate transportation options.
- The development of pedestrian and cycle links on the Green Road."
- Provide equality access for all, including people with disabilities, to the monastic site, Green road and general attractions in Glendalough.

Modification 7

Amend Paragraph 5 of 'Settlement Profile' as follows:

~~Importantly, it will not be an objective of the Tourism Strategy to increase visitor numbers. Rather, the strategy will be to~~ Thus the Tourism Strategy will aim 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.

Modification 8

Amend LG12 as follows:

“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 **and visitor** populations.”

Modification 9

Include the following objective within LG16:

- **Provide equality access for all, including people with disabilities, to the monastic site, Green road and general attractions in Glendalough.**

(Reference should also be made to Modification 6 above)

Modification 10

Amend LG30 as follows:

“These lands shall be promoted **for** the development of a range of small scale retail outlets that provide for the needs of the local population.”

Modification 11

Include the following objective within the ‘Transportation and Infrastructure’ section of the plan:

Promote the development of pedestrian links between Laragh village and the Wicklow Way Trail, where possible.

Modification 12

Amend LG17 as follows:

“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. **In addition, it is a particular objective of the planning authority to ensure that broadband internet infrastructure is provided, at appropriate locations and in accordance with the relevant standards and objectives, to improve internet access in the area.**”

Modification 13

Include the following objective within the plan:

Notwithstanding any other objectives in the plan, ‘tourist retail’ uses will only be permitted at the following locations:

- (i) **‘Tourist retail’ uses will be permitted within the Primary Development Zone or on suitable lands within the Secondary Development Zone.**
- (ii) **‘Tourist retail’ uses will generally not be permitted at all other locations, however consideration will be given to the improvement/expansion of existing retail facilities or small scale retail facilities ancillary to tourist related developments.**

(Reference should also be made to the definition and policy relating to ‘tourist retail’ uses as set out in Chapter 10, 10.4.9 of CDP.)

PART 3 List of persons and bodies who made submissions

No.	Name	Agent/ Representative
	Prescribed Bodies	
1	Department of Arts, Heritage and the Gaeltacht	Margaret Carroll
2	Department of Communications, Energy and Natural Resources	Stephanie Redmond
3	Department of Education and Skills	Lorraine Brennan
4	Dublin Airport Authority	Yvonne Dalton
5	Environmental Protection Agency	Cian O'Mahony
6	Failte Ireland	Derek Dolan
7	Health and Safety Authority	Alice Doherty
8	Inland Fisheries Ireland	William Walsh
9	Office of Public Works (OPW)	Peter Lowe
	Members of Wicklow County Council/ Deputy for County Wicklow	
10	Andrew Doyle T.D.	
	Public Submission	
11	Laragh and Glendalough Community Group	Dave Shepherd
12	Glendalough Hermitage Centre	Bernie Healy
13	Glendalough-Laragh Tourism Board and Glendalough District Development Association	Judy Doyle (GLTB) and Sean O'Leary (GDDA)
14	ISME (The Independent Business Organisation)	Mark Fielding
15	Keep Ireland Open	Roger Garland
16	Mountaineering Ireland	Helen Lawless
17	Joseph O'Neill	Frank O'Gallachoir

PART 4 Considering the submissions

For all submissions, the Manager will provide an opinion on the issues raised and a recommendation in relation to the issue. Where the Manager is recommending modifications to the proposed variation, these changes will be set out under each issue, with new text shown in **red** and deleted text in ~~blue strikethrough~~.

No. 1
Department of Arts, Heritage and the Gaeltacht
Clarification regarding LG20 – the Glendalough monastic site is part of the Early Medieval Monastic Sites series on Ireland’s Tentative List of potential properties for nomination to the World Heritage List and the Heritage portfolio has now moved over from DoEHLG to the Department of Arts, Heritage and the Gaeltacht. In relation to planning and development in the vicinity of a World Heritage property, the planning authority may wish to consider the contents of Meath County Council report for An Bord Pleanala oral hearing on the N2 Slane by-pass, and to Feasibility Study for Ceide Fields (confidential). Copy of ‘World Heritage Ireland’ brochure submitted for the information of the planning authority.
Manager’s response
LG20 should be amended accordingly. Reference to DoEHLG should be amended to Department of Arts, Heritage and the Gaeltacht and Department of Environment, Community and Local Government, as appropriate throughout the document. The relevance of the documentation referred to by the Department has been considered and no amendment to the plan is considered necessary in light of this additional information.
Manager’s recommendation
Amend LG20 as follows: From: 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) To: Facilitate developments that contribute to the achievement of a UNESCO World Heritage site status for the Glendalough monastic site, which forms part of the Early Medieval Monastic Sites series, in consultation with the Department of Arts, Heritage and the Gaeltacht. Amend reference to DoEHLG throughout the plan, as follows: From Department of the Environment, Heritage and Local Government (DoEHLG) To Department of Arts, Heritage and the Gaeltacht/ Department of Environment, Community and Local Government, as appropriate.
No. 2
Department of Communications, Energy and Natural Resources
No specific submission made regarding the variation.
Manager’s response
n/a
Manager’s recommendation
No change
No. 3
Department of Education and Skills
The Department has expressed no objection to the proposed variation. There are no changes in projected population figures for the area and therefore no changes likely to future school provision for the area.
Manager’s response
Noted

Manager's recommendation
No change

No. 4
Dublin Airport Authority
No specific submission made regarding the variation.
Manager's response
n/a
Manager's recommendation
No change

No. 5
Environmental Protection Agency
The EPA has noted the SEA determination of the planning authority. The agency has referred the planning authority to the Agency's previous submission of 27 th May 2011 which should be taken into consideration and which is attached for reference purposes. The Council is required to ensure that it complies with the requirements of national and EU environmental legislation and in particular, regard shall be paid to new SEA Regulations ¹ which should be integrated into the variation and SEA process.
Manager's response
The submission of the EPA has been noted. All issues raised in the submission of 27 th May 2011 have already been considered in the 'Strategic Environmental Assessment (SEA) Screening Determination' for the plan. In response to the issues raised in the submission of 27 th May 2011, the plan was amended accordingly. Reference should be made to the 'Strategic Environmental (SEA) Screening Determination' for full details.
Manager's recommendation
No change

No. 6
Faillte Ireland
Faillte Ireland concurs fully with the overall objectives and policies contained in the proposed variation. The proposed variation contains a very succinct and accurate analysis of the performance of tourism in the areas at present. It is clear, for example, that the current visitor experience falls short of its potential, particularly for a site such as Glendalough and for the visitor numbers that are currently being achieved. It is also clear that the full economic, social and environmental benefits that the area is capable of delivering are not being achieved. Fáilte Ireland is of the view that the proposals set out in the proposed variation will facilitate the realisation of these benefits.
Manager's response
Noted
Manager's recommendation
No change

No. 7
Health and Safety Authority
No specific submission made regarding the variation.
Manager's response
n/a
Manager's recommendation
No change

¹ European Communities (Environmental Assessment of Certain Plans and Programmes (Amendment) Regulations 2011, (S.I. No. 200 of 2011), amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), and Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, (S.I. No. 201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

No. 8
Inland Fisheries Ireland
Laragh WWTP discharges to the Avonmore River, an important salmonid water which supports several species listed in Annex II of the Directive. The system is part of the Eastern River Basin District Management System. Inland Fisheries Ireland have the following concern: Given the importance and sensitivity of the Avonmore River downstream of Laragh WWTP, it is imperative that Laragh WWTP has adequate capacity to treat the peak loadings which might be expected during peak tourism months.
Manager's response
The planning authority is satisfied that the objectives included in the 'Laragh-Glendalough Settlement and Tourism Plan' and the 'Wicklow County Development Plan (CDP) 2010-2016' ensure that no development will be permitted that would be detrimental to the quality of the Avonmore River. In particular, objective WW2* of the CDP ensures that development will not be permitted where there is inadequate capacity within a WWTP. In addition, objective WS2* of the CDP ensures the protection of water resources in accordance with EU Water Framework Directive and River Basin Management Plans. The 'Laragh-Glendalough Settlement and Tourism Plan' also includes an objective that allows the Council to phase development where this is considered necessary for ensuring the delivery of infrastructural services in tandem with development, including water services. The Council will continue the maintenance and upgrade of water services infrastructure in accordance with the Council's 'Water Services investment Programme 2010-2016', and LG17 includes an objective for the upgrading of the Laragh WWTP to meet the needs of the future population. Having regard to the above, it is considered that the issues raised by Inland Fisheries Ireland are adequately dealt with in the proposed plan.
Manager's recommendation
No change.

*Refer to Appendix A for description of CDP 2010-2016 Objectives

No. 9
Office of Public Works (OPW)
Welcomes Flood Risk Assessment. Welcomes LG25 and policies FL1-FL9 of the Wicklow CDP
Manager's response
Noted
Manager's recommendation
No change

No. 10
Andrew Doyle T.D.
Copy of letter from Mr. Andrew Doyle T.D. to Minister Phil Hogan submitted for the information of the planning authority. The letter outlines the various state agencies and other organisations including ecclesiastical authorities, and their involvement in the various aspects of the management of different activities in the vicinity of Glendalough. Reference is also made to the Laragh-Glendalough Settlement and Tourism Plan. In his letter, Deputy Doyle raises concerns in relation to the need for a co-ordinated approach to the management of the area and to the necessity for ongoing consultation with the local community groups and other stakeholders in the decision making process and the implementation of the plan for the area.
Manager's response
The planning authority received a letter from the Department of Arts, Heritage and the Gaeltacht on 20 th July 2011 requesting consideration of the matters raised in Deputy Doyle's letter to Minister Phil Hogan. On 25 th July 2011 the planning authority submitted its comments and observations. The planning authority agreed with the assertion of Deputy Doyle that there is a need for the establishment of a single co-ordinating body for stakeholders that are involved in the management, development and promotion of the area. It was noted that the establishment of such a forum is likely to result in benefits including the resolution of current problems in the area, increased benefits for the local population, better protection of heritage and an improvement of the visitor experience, and that the forum is essential for the successful achievement of UNESCO World Heritage site status for the Glendalough monastic site (which forms part of the Early Medieval Monastic Sites series). Importantly, it was noted that the 'Laragh-Glendalough Settlement and Tourism Plan' is a statutory

land use plan in terms set out by the Planning and Development Act 2000 (as amended) and that the legislation does not provide for the creation of a forum for the management of the area. Notwithstanding this, and considering the importance of the matter for the future development of the area, it is considered that the introduction should be amended to include reference to the need for the establishment of a co-ordinating forum.

Manager's recommendation

Within 'Settlement Profile', include the following:

There are a wide number of stakeholders involved in the management, development and promotion of the Laragh-Glendalough area, including members of the public and local business interests, the National Parks and Wildlife Service (NPWS), the Office of Public Works (OPW), Coillte, Department of Arts, Heritage and the Gaeltacht, Failte Ireland and Wicklow County Tourism. Along with Wicklow County Council and other relevant interest groups, all stakeholders have different remits of responsibility and have different objectives regarding the management and development of the area. There is a need for the establishment of a single co-ordinating forum for stakeholders that are involved in the management, development and promotion of the area. The establishment of such a forum would be likely to result in far reaching benefits including a resolution of traffic management and parking issues, better protection of heritage, better co-ordination of marketing strategies and dissemination of visitor information, an improvement of the visitor experience and increased benefits for the local population. Importantly, it is considered that the establishment of such a forum is essential for the successful achievement of UNESCO World Heritage Status for the Glendalough monastic site, which forms part of the Early Medieval Monastic Sites series, in consultation with the Department of Arts, Heritage and the Gaeltacht.

No. 11

Laragh and Glendalough Community Group (LGCG)

Vision and Objective

The vision of the plan does not reflect the wishes of LGCG. The 'vision' of the plan should be replaced as follows:

"In generations to come, the area of Laragh and Glendalough will continue to be renowned for its unique natural, spiritual and archaeological heritage. The underlying peace and tranquillity of Glendalough, its rich religious and spiritual heritage, the natural beauty and its accessibility will make the area an attractive area for tourists and local residents. The future material development of Glendalough will be minimalistic but its practical needs will be met by Laragh that will develop to be a prime high quality destination that will encourage tourists to stay so that they enjoy the Glendalough experience. Laragh and its surroundings will be renowned for its tasteful attractive setting as a rural village acting as a gateway to Glendalough. Village life will be strong and vibrant and provide a full range of infrastructure to meet the needs of residents and visitors alike. Housing development will have a good range of options that provide for local families, urban and business demand that will not detract from the beauty of the location. As the main support centre to Glendalough, it will have a range of employment options with a strong focus on spiritual and religious centres, outdoor pursuits, accommodation, restaurants and local shops that support Laragh as an important commercial centre for the Glendalough valley."

The principal objective of LGCG has received no acknowledgement:

In order to ensure the success of the area, the current planning process and future planning initiatives should be overseen by a single representative stakeholder group for the area with responsibility to carry out a functions relating to the management, promotion and future development of the area.

GUIDING PRINCIPLES

The following principles should be adopted as a guide to all planning and development initiatives. Overarching guiding principles include the protection of heritage (including spiritual, natural, historical, cultural and mining), and the importance of achieving a balance between the conservation and preservation of heritage, and the retention of heritage as a 'living' form. Key to achieving these principles requires the 'buying in' of, and co-ordination between, all stakeholders.

The 'guiding principles' include the matters outlined as follows:

Sustainable development

- Plan should include requirement to ensure any new building development is built to sustainable standards to minimise carbon footprints and future load on infrastructure.

- Ensuring the delivery of water services infrastructure is a priority of the plan.
- Until development works can take place, land within the secondary zone should be released for allotments and/or community gardens.
- New car parks to be designed with screening and run-off control and soakage, with underground water storage.
- Roadside tracks may be more appropriate than concreted footpaths.
- Discourage road traffic (other than local traffic) past the Glendalough Hotel.
- No support for the extension of car parks at Glendalough due to detrimental affect on amenity of the area.
- Lack of support for development of extra tourist accommodation at Glendalough.
- Growth figures appear excessive.
- High bonds and levies may result in undesirable development.
- Avoid overhead power cables.
- Encourage eco-friendly energy sources.
- Minimise light pollution.

Maintenance of the important link to Christianity within and beyond Ireland

The plan does not sufficiently recognise the importance of the 'spiritual' essence of Glendalough. There is insufficient support given to the development of 'spiritual tourism'.

Poor maintenance standards at heritage sites and difficulties in accessing St. Kevin's cemetery and monastic site have compromised the development of 'spiritual tourism'.

Maximising the use and protection of physical assets for future generations

- Welcome launch of forthcoming traffic study, and make following comments:
- No support for further development and extension of car parks at Upper and Visitor (Interpretive) Centre sites.
- Size of Upper Lake Car park should be reduced or closed, and a general reduction in the number of car parking zones in the Valley.
- Support for servicing of Upper Lake by shuttle buses from Laragh or Visitor Centre site.
- Lack of support for connection car park to Green Road, but would support the development of improved car parking in Laragh with pedestrian/disabled access.

Avoidance of over-commercialisation

Restrictions on development in the Tourist Corridor and Tourist Attraction Zone are no stronger than the current CDP. This should be addressed. The wording of LG7 (ii) and (iii) should be tightened to remove ambiguity and false interpretation and possible planning 'creep'.

Continuation of a living heritage

Greater emphasis should be given to the following principle: *"Continuation of a living heritage through growth and the ability to continue to tell a story in a changing social, religious, technical and economic world."*

Development is responsibly controlled and regulated

Legislative controls and standards are required to be complied with.

The area is treated in a holistic sense rather than in parts or zones

Support for the concept that Laragh be developed as a gateway to Glendalough.

Development of land within Secondary Development Zone, north of Laragh would be detrimental to amenity of the area and zoning should be reviewed.

Community forests to be zoned.

Planning initiatives are 'future paced'.

Important that community take 'ownership' of plan and topographical model of the area could aid better understanding.

Co-ordination between state and local bodies

Strong support for the need for the establishment of a co-ordination body for greater cooperation and communication between respective local and government departments.

Appendix 1

Appendix 1 includes supporting comments and highlighted comments on various statements made in the Summary Report attached to the Settlement and Tourism Plan:

- There is a need to avoid the creation of three busy hubs dominated by car parks in Laragh, Visitors Centre and Upper Lake.
- GLCG require input into the traffic study and any subsequent recommendations.
- Support for screened car parks serviced with shuttle buses and with support for walking groups. Development and extension of car parks around Glendalough is not supported.
- No support for the extension of car parking facilities at the existing visitor centre car park.
- Support for a key element of the vision of the plan being to retain the valley as an area of outstanding natural beauty, and preserving the peace, tranquillity and underlying spirituality of the area.
- Support for objective to provide campsite – discussion required on the most appropriate site and screening.
- Glendalough web site is currently in place.
- Support for removal of unnecessary signage, buildings, stalls etc.
- Support traffic study and integration with planning process.
- Spiritual heritage is overlooked – it is the primary essence of Glendalough as an attraction.
- Caution against developing in flood zones and land north of Laragh
- New housing to be constructed and serviced to best practice sustainability standards.
- Sites to be zoned for community forest.
- Load on infrastructure to be minimised by best practice construction standards. Electricity supply needs should not be overlooked and underground cables the norm.
- Signage should be carefully designed, avoid over signage, ensure safety, encourage uniformity in signage.
- Note that Secondary Development Zone enters the Flood Zone in area south of Laragh
- Important that all stakeholders 'buy into' plan and that it represents 'joined up' thinking.
- Lack of comments on behalf of certain stakeholders noted.

Appendix 2

Appendix 2 includes the submission of various extracts from the Glendalough Hermitage Centre flier in support of the Vision statement for Laragh-Glendalough. The extracts are included in support of the introduction of a key objective for the preservation of spiritual heritage as well as the underlying peace and tranquillity of this unique destination.

Manager's response

Co-operation between Stakeholders

This matter has been considered in a previous submission. Reference should be made to Submission No.10 from Andrew Doyle T.D., and in particular to the response and recommendation of the Manager.

Spiritual Heritage

While it is noted that Glendalough is an important destination for visitors attracted to the area for peace, prayer and spirituality, and that there is support for the promotion of 'spiritual heritage', it must be noted that the plan, as per the terms of the Planning and Development Act 2000 (as amended), is restricted to a consideration of the physical manifestation of land uses that are associated with 'spirituality'. Land uses associated with 'spiritual heritage' include tourist related developments, and the area's distinct natural and built heritage, including the OPW monastic city and Wicklow Mountains National Park. The plan includes objectives for all of these land uses, and includes an objective for the promotion of tourist related developments associated with the product or theme of 'retreats and spirituality' (LG8). It is not considered necessary to include any additional objectives relating specifically to 'spiritual heritage', however, in recognition of the growing contribution that the 'spirituality' tourist theme makes to the development of tourism in the area, the introduction of the plan should be amended to included reference as such. Refer to recommendation no.1 below.

Vision

The proposed vision prepared by LGCG has been considered. The following should be noted:
The plan is prepared to accommodate growth in accordance with the projected growth target up to

2022, as set out in the CDP 2010-2016. As such, the assumptions and calculations that form the basis of the plan only apply to the period up until 2022. Accordingly, the vision for the plan is framed within this time period.

It is considered that there is no significant difference between the vision of the proposed plan and the proposed vision prepared by LGCG. Both visions provide for the promotion of Laragh as a tourism 'hub', the protection of heritage in Glendalough and the sustainable growth and development of the settlement. Notwithstanding this, it is considered that the vision of the plan can be improved and expanded upon, to give greater emphasis to ensuring that Laragh becomes a tourism hub that acts as the gateway to Glendalough - refer to recommendation no. 2 below.

Alternatively, the proposed Vision of the LGCG could be adopted, subject to minor amendments.

Car parking and Transportation

The Roads Section is currently in the process of preparing a traffic management plan for the area of the Laragh and Glendalough. The traffic plan will have regard to the overarching objectives of the Laragh-Glendalough Settlement and Tourism Plan. The introduction of specific objectives relating to the closure of the Upper Lake car parks or to limitations for the extension of car parks is premature pending the outcome of the traffic plan.

A number of objectives throughout the plan relate to traffic management and carparking, including LG9, LG16, LG39, LG40 and LG43. It is recognised that there is some repetition throughout these objectives and that this may lead to confusion regarding their interpretation. The plan should be amended so that it is clarified that it is the objective of the planning authority to allow for the development of a 'park and ride' facility, at an appropriate location, in accordance with LG16. Most notably, LG39 and LG40 should be omitted as this objective is repeated in LG16 – refer to Recommendation no. 3.

Lands north of Laragh

It should be noted that the northern boundary of Laragh settlement is carried forward from the current boundary as set out in the Wicklow CDP 2010-2016. Any proposed developments on these lands will be considered on a case by case basis and will be required to comply with the objectives and standards of the Laragh-Glendalough Settlement and Tourism Plan and the Wicklow CDP 2010-2016. It is likely that any proposed development will be required to address, amongst other things, ensuring safe access, protection of visual amenity and impact on the Wicklow Mountains SAC.

No further amendment to the plan is recommended.

Stricter controls within Tourism Zones

The concerns of LGCG relating to the need for strict control of developments in the Tourist Attractions Zone and Tourism Corridor Zone are noted. It is considered that the objectives included within the plan, and in particular objective LG7, will put in place more stringent restrictions on development than is currently the case, as per the CDP 2010-2016. LG7 is framed to allow certain developments take place that will enhance the visitor experience, whilst ensuring the protection of heritage and ensuring that Laragh village becomes the focus as the service centre for the area.

No further amendment to the plan is recommended.

Community Forest

LG24 allows for the development of a community forest at an appropriate location. It is not considered necessary to zone particular sites for a forest. Applications for permission will be considered on a case by case basis. No further amendment to the plan is recommended.

Flood zone

Developments in the flood zone will be assessed in accordance with LG25. No further amendment to the plan is recommended.

Signage

Objective LG18 and LG43 aims to improve the visual amenity of the area through the removal of unnecessary signage. No further amendment to the plan is recommended.

Overhead cables, Infrastructure and Energy

The 'Laragh-Glendalough Settlement and Tourism Plan' is to form part of the 'Wicklow County Development Plan (CDP) 2010-2016', and as such the objectives of the CDP shall apply to the plan

area. Chapter 14 of the CDP includes objectives for the promotion of sustainable energy and Chapters 11 and 12 include objectives for the development of infrastructure. In addition, objective LG17 of the plan ensures the reliable and effective delivery of infrastructure in the plan area. It is a standard condition of all planning permissions that transmission lines and cables are ducted underground.

No further amendment to the plan is recommended.

Manager's recommendation

1.

Within 'Settlement Profile', include the following:

The successful protection and enhancement of the Laragh-Glendalough area will ensure the development of sustainable tourism options associated with a range of themes, including for example outdoor recreational activities, exploration of monastic, archaeological and historical heritage and traditional skills and crafts. Importantly, the theme of 'spiritual heritage' is making a growing economic and social contribution, as growing numbers of visitors are attracted by the peace and tranquillity of the area, for prayer, retreat and religious activities. In order to ensure the successful development of these unique tourist products and themes, it is essential that the distinct heritage on which they depend, is strictly safeguarded for the enjoyment of existing and future generations.

2.

Amend 'Settlement and Tourism Vision' as follows:

"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 natural beauty of the area and the exceptional quality and setting of its unique 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 and services for the needs of visitors. While the heritage and amenity of Glendalough will be safeguarded through restrictions on future development at Glendalough, Laragh will be developed as the service centre for the area and will become an accessible 'gateway' to the attractions at Glendalough and the surrounding area. 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."

3

(i) Omit 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.~~

(ii) Omit 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.~~

(iii) Amend LG16 as follows:

" 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 'park and ride' facility should have links to the Green Road, and any proposal should incorporate screening proposals, to consist of species of native provenance, to minimize visual

impact and enhance local biodiversity.

- The development of sustainable and high quality transportation links which improve connectivity throughout the area, and in particular, between Laragh village, the heritage sites at Glendalough, and the area in the general vicinity of Derrybawn, including new walkways, cycleways, and other appropriate transportation options.

- The development of pedestrian and cycle links on the Green Road.”

No. 12

Glendalough Hermitage Centre

The following submission is made on behalf of the Glendalough Hermitage Centre and An Tearmann (Spiritual Centre):

- Vision should be amended to reflect the essence of Glendalough as a spiritual, peaceful and tranquil area.
- Spiritual tourism is overlooked in the plan. This is an important growth area, making an important economic contribution.
- Monastic site and natural surroundings of the lake must be preserved at all costs.
- Welcome the proposed ‘tidying up’ of the area.
- The further development of car parks at the Visitor Centre and Upper Car Park is out of character with the vision for the area. No support for development of car park near Trinity Church and connections with the Green Road.
- Commercial developments should be avoided in the Glendalough area and the Tourism Corridor.
- Support for the development of Laragh as a gateway to Glendalough, and upkeep of Monastic City, cemetery and monuments.
- Concerns expressed regarding general lack of maintenance in area.

Appendix 1 includes a flier with information that supports points raised above.

Manager’s response

- Many of the issues raised in this submission are also raised in the submission prepared by the Laragh and Glendalough Community Group (LGCG). As such, reference should be made to Submission no.11 and in particular, to the response and recommendation of the Manager.
- Vision: This matter has been considered under submission no.11 from the Laragh and Glendalough Community Group (LGCG). Regard should be paid to this submission and in particular to the response and recommendation no.2 of the Manager (see ‘Vision’).
- Spiritual tourism – This matter has been considered under submission no.11 from the Laragh and Glendalough Community Group (LGCG). Regard should be paid to this submission and in particular the response and recommendation no.1 of the Manager (see ‘Spiritual Heritage’).
- There are numerous objectives throughout the plan that aim to ensure the preservation of the monastic site and natural surroundings.
- It should be clarified that the plan does not include an objective for the development of a car park near Trinity Church. Objective LG16 aims to promote the development of a ‘park and ride’ facility at an appropriate location within the Settlement boundary or on lands in close proximity to the Settlement Boundary. The Settlement Boundary applies to the area of Laragh village and is outlined in red on the maps. The matter of car parking and transportation is also considered under submission no.11 from the Laragh and Glendalough Community Group (LGCG). Regard should be paid to this submission and in particular the response and recommendation no. 3 (see ‘Car parking and Transportation’) of the Manager.
- Commercial developments – This matter has been considered under submission no.11 from the Laragh and Glendalough Community Group (LGCG). Regard should be paid to this submission and in particular the response and recommendation of the Manager (see ‘Stricter Controls within Tourism Zones’).
- It is acknowledged in the plan that the visual amenity of Glendalough requires improvement. The OPW is responsible for the management of Monastic City.

Manager’s recommendation

Many of the issues raised in this submission are also raised in the submission prepared by the

Laragh and Glendalough Community Group (LGCG). As such, reference should be made to Submission no.11 and in particular, to the response and recommendation of the Manager, and in particular to the recommendations under the following headings: Spiritual Heritage, Vision, Car Parking and Transportation.

No. 13

Glendalough-Laragh Tourism Board and Glendalough District Development Association

Glendalough-Laragh Tourism Board and Glendalough District Development Association suggest the following 7 amendments to the plan (suggested amendments indicated in bold):

- Strongly oppose the following paragraph: *“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 reference ‘not to increase visitor numbers’ should be omitted in its entirety as it is contradictory and out of kilter with the over arching objective of the plan that is encouraging ‘longer stay’ and tourism growth.”
- LG8 (re the development of tourist developments associated with tourist products or themes). Include the following: **This can only be achieved by the development of a council or committee that will unify the approach of future development and management of Laragh and Glendalough in a sustainable manager.**
- LG9 (re facilitating development of sites for mixed use tourist developments). Include the following: **support the development of the approved Blarney Woolen Mills site and related facilities.**
- LG12 – Amend as follows: ‘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 **and visitor** populations.
- LG16 (re promoting better management of tourist movements in the area. Amend as follows: ‘- The development of pedestrian and cycle links **in the Laragh and Glendalough area**’ - **Provide equality access for people with mobility and sensory disability to the monastic site, Green road and general attractions in Glendalough.**
- LG30 (re Primary Development Zone) – Amend as follows: These lands shall be promoted **for** the development of a range of small scale retail outlets that provide for the needs of the local population.
- LG43 – Amend as follows: To generally improve the visual amenity of the area through the following: (i) to promote the gradual decluttering of areas that are in the immediate vicinity of heritage sites at Glendalough, **(ii) to gradually replace existing stalls with permanent appropriate environment friendly structures in keeping with the heritage setting, thereby leading to: (iii) the** gradual removal of unnecessary or excessive public utility buildings and infrastructure, stalls, signage, insensitively located parking areas, **(omit etc.), (iv) promote** the screening of visually unattractive developments, **(v) introduction** of landscaping at certain locations using appropriate species of native

Manager’s response

- In preparing the Tourism Strategy of the plan, the planning authority consulted with the main national stakeholders in the area, including OPW, NPWS, Coillte, Department of Arts, Heritage and the Gaeltacht, Failte Ireland and Wicklow County Tourism. There is general consensus on behalf of these stakeholders that the Glendalough tourist product is ‘at capacity’. In order to ensure the future success of the Glendalough tourist product, attention needs to be paid to resolving current problems relating primarily to the capacity of traffic and water services infrastructure and to the improvement in the general amenity of the area.

Upon resolution of all issues that are compromising the success of the area, visitor numbers could then be increased.

Notwithstanding this important component of the tourism strategy, it is acknowledged that the plan allows for the development of suitable tourist related developments and that this in itself is promoting the development and growth of tourism in the area. However, objectives within the plan are framed to ensure that developments are only permitted where they are suitably located and where there is adequate infrastructure to service the needs of the development. In addition, there are numerous objectives that aim to improve the general amenity of the Glendalough area, to protect the heritage of the area and to promote the development of better traffic management.

It is agreed that the statement 'it will not be an objective of the Tourism Strategy to increase visitor numbers' could be interpreted as being contradictory to all other objectives in the plan that allow for the sustainable growth in tourism. In order to avoid confusion, reference as such should be removed. The remaining part of the objective should be retained as this summarises the underlying aim of the tourism strategy, whilst ensuring that there are no apparent contradictions throughout the plan. – refer to recommendation no.1.

- Co-operation between stakeholders: This matter has been considered in a previous submission. Reference should be made to Submission No.10 from Andrew Doyle T.D., and in particular to the response and recommendation of the Manager.
- The site pertaining to the Blarney Woolen Mills permission is currently a green field site. WCC granted planning permission for the Blarney Woolen Mills mixed use tourist development under PRR03/9792 and PRR 10/2727. The granting of these permissions indicates Wicklow County Council's support for the proposed tourist development at this site. It is not within the remit of a land use plan to specifically promote individual businesses or to include objectives to support particular planning permissions, which may, or may not develop in the future. No further amendment to the plan is recommended.
- It is agreed that retail facilities in the primary development zone provide for the needs of locals and visitors alike. Accordingly, LG12 should be amended as recommended – refer to recommendation no.2.
- It is agreed that access for people with disabilities is problematic in some parts of Glendalough, most notably within and around Monastic City and along the Green Road. LG16 should be amended to include objective for improvement of access – refer to recommendation no.3. (Reference should also be made to Submission no.11, Manager's Recommendation no. 3)
- LG30 should be amended to include the word **for** – refer to recommendation no.4
- Objective LG43 aims to improve the visual amenity of Glendalough through measures that aim to 'de-clutter' the area through the removal of unnecessary infrastructure and buildings. It would be counter – effective to firstly include an objective for the removal of stalls, whilst a second objective allows for the replacement of stalls with alternative structures. This would not be in accordance with the overall objective to improve the amenity of the area. No further amendment to the plan is recommended.

Manager's recommendation

1

Amend Paragraph 5 of 'Settlement Profile' as follows:

~~Importantly, it will not be an objective of the Tourism Strategy to increase visitor numbers. Rather, the strategy will be to~~ **Thus the Tourism Strategy will aim 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.

2

Amend LG12 as follows:

“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 **and visitor** populations.”

3

Include the following objective within LG16:

- **Provide equality access for all, including people with disabilities, to the monastic site, Green road and general attractions in Glendalough.**

(Reference should also be made to Submission no.11, Manager’s Recommendation no. 3)

4

Amend LG30 as follows:

“These lands shall be promoted **for** the development of a range of small scale retail outlets that provide for the needs of the local population.”

No. 14

ISME (The Independent Business Organisation)

Concerns expressed, on behalf of ISME members, in relation to the casual traders situated in the Lower Car Park at Glendalough. Casual trading in the lower car park limits available parking space for tourists and locals, and destroys the setting of the area, and contributes to litter and a general need for maintenance. The Upper Lake car park would be a more suitable location for casual trading.

Manager’s response

It is agreed that casual trading at Glendalough compromises the amenity of the area and is undesirable. Objective LG43 of the plan includes an objective to improve the visual amenity of the area through general decluttering of the area, the removal of stalls etc., screening of insensitively located parking areas and the screening and landscaping of car park areas. No further amendments are considered necessary.

Manager’s recommendation

No change

No. 15

Keep Ireland Open (Roger Garland)

Keep Ireland Open is in support of the following objectives: LG16, Zoning objective for the Tourism Corridor Zone, LG39 and LG40.

The following objective should be included: “Facilitate public access to National Monuments in State, Local Authority or private care and designate traditional access routes as public rights of way.”

Manager’s response

Support for objectives is noted.

The plan will not alter existing public arrangements for access to public monuments or rights of way. It should be noted that the ‘Laragh-Glendalough Settlement and Tourism Plan’ is to form part of the ‘Wicklow County Development Plan (CDP) 2010-2016’, and as such the objectives of the CDP shall apply to the plan area. The following objectives of the CDP ensure the protection of public access arrangements to national monuments and recreational walking routes: AW2*, AW3*, AW4*, AR4* .

Manager’s recommendation

No change

*Refer to Appendix A for description of CDP 2010-2016 Objectives

No. 16

Mountaineering Ireland

- Welcomes the preparation of the Plan which includes many objectives that could improve the visitor experience and quality of life in the area, whilst protecting heritage. However in order for plan to be achieved, there is a need for the establishment of a co-ordination forum for all stakeholders to be involved in the future development of the area. The establishment of this

forum is likely to require action beyond the development focus of the plan.

- The plan should allow for an increase in visitor numbers, to take account of ‘experiential’ tourism.
- Park and Ride Facility: Welcome ‘park and ride’ facility. There would be difficulty in accommodating a large car park within the settlement boundary. Lands on Annamoe road may be more suitable and would deal with traffic congestion in village. Park and Ride facility needs to be complimented with sustainable transport options, with re-consideration of pricing and signage.
- Pedestrian Links and Wicklow Way: Welcome LG15 and LG16, however reference to Wicklow Way should be included as this is an important element in local visitor infrastructure.
- Protection of Natura 2000 sites: Support LG22. LG22(v) should include reference to consultation with representative body for the relevant recreation user group. As Natura 2000 policies apply to all zones, the Natura 2000 policies should be extended throughout the plan.
- Tourist Information Facility: Welcome LG42
- Appendix A - Broadband: Restricted broadband internet access is referred to in Appendix A. Improvement of local telecommunications infrastructure should be included as an objective in the plan.

Manager’s response

- Co-operation between stakeholders: This matter has been considered in a previous submission. Reference should be made to Submission No.10 from Andrew Doyle T.D., and in particular to the response and recommendation of the Manager.
- Allowing for increase in visitor numbers: This matter has been considered in a previous submission. Reference should be made to Submission no. 13 from ‘Glendalough-Laragh Tourism Board and Glendalough District Development Association’ and in particular to the response and recommendation of the Manager.
- Park and Ride facility: This matter has been considered in a previous submission. Reference should be made to Submission no. 11 from Laragh and Glendalough Community Group (LGCG), and in particular to the response and recommendation of the Manager.
- Pedestrian Links and Wicklow Way: It is agreed that the Wicklow Way is a vitally important tourist attraction in the area, and that links between Laragh village and the Wicklow Way trail should be improved where possible – refer to recommendation no. 1
- Natura 2000 Sites: As stated in the introduction to the ‘Settlement and Tourism Objectives’, the objectives included within LG22 apply to all lands that are located within the ‘Development Boundary’, as shown on the map. As such, it is not considered necessary to repeat the objectives of LG22 within the zoning tables. In order to ensure the protection of Natura 2000 sites LG22(v) states that the National Parks and Wildlife Service (NPWS) should be consulted in directing recreational use away from sensitive areas within the Natura 2000 sites. NPWS are responsible for the management of Natura 2000 sites and as such they are required to be consulted. It is not considered necessary to include any other consultees.
- Appendix A – Broadband: As indicated in Appendix A, there is a need for improved broadband internet access in the area. It is agreed that the plan should be amended to include reference as such – refer to recommendation no.2

Manager’s recommendation

1

Include the following objective within the ‘Transportation and Infrastructure’ section of the plan:

Promote the development of pedestrian links between Laragh village and the Wicklow Way Trail, where possible.

2

Amend LG17 as follows:

“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. In addition, it is a particular objective of the planning authority to ensure that broadband internet infrastructure is provided, at appropriate locations and in accordance with the relevant standards and objectives, to improve internet access in the area.”

No. 17

Joseph O’Neill

Submission from Mr. Joseph O’Neill, Manager of Woolen Mills and the Woolen Mills Hotel at Derrybawn:

The plan should be amended as follows:

- Extend the boundary of the Laragh Secondary Development Zone to include the curtilage of the Woolen Mills Hotel. Mr. O’Neill is concerned that the zoning of his hotel within the Tourism Corridor Zone would restrict the improvement of his tourist hotel in the long term. (see map 1 attached)
- There is a lack of clarity in relation to where tourist-related retail development is permissible or not within the Tourism Corridor Zone or within the Tourist Attractions Zone. The following suggested amendments are proposed:
 - No tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) to be permitted within the Tourist Attractions Zone.
 - No new retail units of any type to be permitted within the Tourism Corridor Zone.
 - New tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will only be permitted within the Village Centre- Primary Development Zone or in suitable spillover areas within the Secondary Development Zone.

Manager’s response

- Objective LG9 specifically allows for the development of a mixed use tourist development at the Woolen Mills site 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). It is considered that Objective LG9 will allow for the future appropriate development of the Woolen Mills Hotel and that an extension of the boundary is not necessary. It is not recommended that the boundary of the Secondary Development Zone be extended to include the curtilage of the Woolen Mills hotel.
- LG7 could potentially allow for new tourist retail developments within all zones. It is a vitally important aim of the plan to develop Laragh village as the service centre of the area. As such, it is important that ‘tourist retail’ uses are only permitted at locations where this aim is not compromised. An objective should be included within the plan to clarify where tourist retail uses are permitted and not permitted. – refer to Manager’s Recommendation no.1.

Manager’s recommendation

1

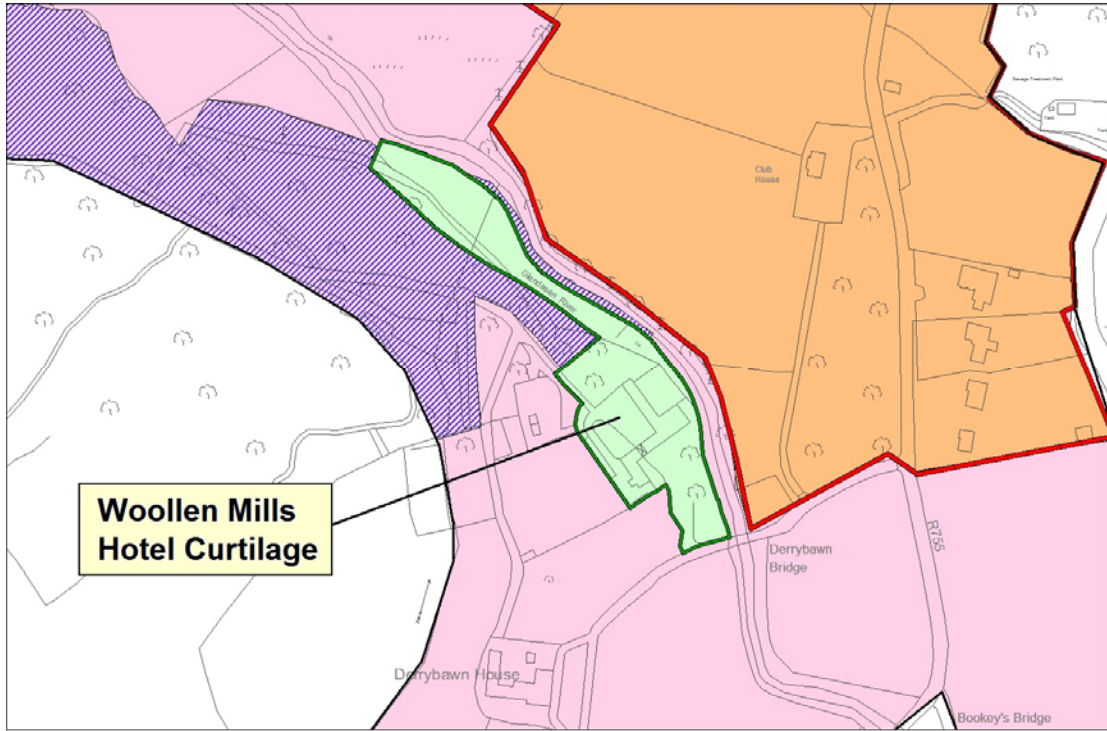
Include the following objective within the plan:

Notwithstanding any other objectives in the plan, ‘tourist retail’ uses will only be permitted at the following locations:

- (iii) ‘Tourist retail’ uses will be permitted within the Primary Development Zone or on suitable lands within the Secondary Development Zone.
- (iv) ‘Tourist retail’ uses will generally not be permitted at all other locations, however consideration will be given to the improvement/expansion of existing retail facilities or small scale retail facilities ancillary to tourist related developments.

(Reference should also be made to the definition and policy relating to ‘tourist retail’ uses as set out in Chapter 10, 10.4.9 of CDP)

**MAP 1: MAP SHOWING CURTILAGE OF WOOLEN MILLS HOTEL
(AS REFERRED TO IN SUBMISSION NO. 17 FROM MR. JOSEPH O'NEILL)**



APPENDIX A: WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016 OBJECTIVES

AW2 of Chapter 17: “The Council shall seek to promote access to amenity areas in the County for the benefit of all, on the basis of cooperation with landowners, recreational users and other relevant stakeholder groups to promote ‘agreed access’ on public and privately owned land in the County on the basis of sustainability, consultation and consensus.”

AW3 of Chapter 17: “To protect and promote The Wicklow Way and St. Kevin’s Way as permissive waymarked routes in the County. The Council shall work in partnership with relevant stakeholders in relation to management of these routes, and will protect them from inappropriate development, which would negatively infringe upon their use.”

AW4 of Chapter 17: “The Council will preserve the open character of commonage land and similar hill land and secure access over paths and tracks through consensus with local landowners, particularly in mountain areas.”

AR4 of Chapter 16: “To facilitate public access to National Monuments in State of Local Authority care, as identified in Schedule 16.2 (Volume 2) of this plan.”

WW2 of Chapter 12: “To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance documents. The Planning Authority will continue to monitor the cumulative effect of grants of planning permission on available waste water treatment capacity under the terms of the relevant Waste Water Discharge Licence. Where there is inadequate capacity within a Waste Water Treatment Plant to accommodate new development or where the Waste Water Treatment Plant does not meet the terms of the relevant Waste Water Discharge License to the Planning Authority will:

- (a) Refuse planning permission for the development, or
- (b) Consider granting permission with conditions limiting the commencement of development until facilities are suitably upgraded, so long as this is planned to occur within a reasonable timeframe (not more than 3 years) in accordance with the Local Authority’s Water Services Investment Programme.”

WS2 of Chapter 12: “To protect existing and potential water resources of the County, in accordance with the EU Water Framework Directive, the River Basin Management Plans, the Groundwater Protection Scheme and source protection plans for public water supplies.”