

List of persons and bodies who made submissions on Proposed Variation No.2(ii) to the Wicklow County Development Plan 2010-2016: Laragh-Glendalough Settlement and Tourism Plan

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	Faite 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

Aisling Mac Namara

From: Aisling Mac Namara

Sent: 15 July 2011 11:06

To: 'Margaret Carroll'

Subject: RE: World Heritage Brochure

That's great Margaret. Thanks. Will include as formal submission.

Aisling

From: Margaret Carroll [mailto:Margaret.Carroll@environ.ie]

Sent: 15 July 2011 09:58

To: Aisling Mac Namara

Subject: RE: World Heritage Brochure

Dear Aisling

Yes as I expect the issues that will arise for any proposed nomination of a property for inscription to the World Heritage List will be similar to those encountered in Brú na Bóinne and the Céide Fields and will be worth considering in the context of future development in the Laragh-Glendalough area.

Kind regards

Margaret

Margaret Carroll

From: Aisling Mac Namara [mailto:AMacNamara@wicklowcoco.ie]

Sent: 14 July 2011 12:12

To: Margaret Carroll

Subject: RE: World Heritage Brochure

Margaret,

Thank you for your emails. Would you like me to include as a formal submission (excluding confidential Feasibility report)?

Thanks

Aisling

From: Margaret Carroll [mailto:Margaret.Carroll@environ.ie]

Sent: 13 July 2011 16:50

To: Aisling Mac Namara

Cc: Brian Lucas

Subject: World Heritage Brochure

Dear Aisling

Further to my email earlier today regarding the Laragh-Glendalough Settlement and Tourism Plan I attach a copy of the World Heritage - Ireland brochure for your information. Further information on Ireland's two World Heritage properties and properties on Ireland's Tentative List of properties for potential nomination to the World Heritage List can be found on the World Heritage Ireland website www.worldheritageireland.ie

Kind regards

Margaret

Margaret Carroll

Assistant Principal

15/07/2011

Built Heritage and Architectural Policy Section
Department of Arts, Heritage and the Gaeltacht
Newtown Road
Wexford
Tel: (053) 911 7391
E-mail: margaret.carroll@environ.ie

This message is intended only for the use of the person(s) ("the intended recipient(s)") to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible.

The views expressed in this communication may not necessarily be the views held by Wicklow Local Authorities.

Any attachments have been checked by a virus scanner and appear to be clean.

Please ensure that you also scan all messages, as Wicklow Local Authorities do not accept any liability for contamination or damage to your systems.

Is d'úsáid an duine/na ndaoine chuig a bhfuil si seolta agus sin amháin atá an teachtaireacht seo. D'fhéadfadh go bhfuil faisnéis faoi phribhléid nó faoi rún de réir bhrí an dlí is infheidhme inti. Má fuair tú an ríomhphost seo de bharr earráide, téigh i dteagmháil leis an seoltóir chomh luath agus is féidir, le do thoil.

Ní gá gurb ionann na dearcaí a léirítear sa ríomhphost seo agus dearcaí Comhairle Contae Chill Mhantáin.

Tá aon iatáin seiceáilte ag scanóir víris agus dealraíonn sé go bhfuil siad glan.

Bí cinnte go ndéanfaidh tusa scanáil ar gach teachtaireacht chomh maith, le do thoil, mar ní ghlacann an Chomhairle dliteanas ar bith i leith éilliú ná dámáiste do do chuid córas.

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and

15/07/2011

intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been swept by anti-virus software for the presence of computer viruses.

Aisling Mac Namara

From: Margaret Carroll [Margaret.Carroll@environ.ie]

Sent: 13 July 2011 16:50

To: Aisling Mac Namara

Cc: Brian Lucas

Subject: World Heritage Brochure

Attachments: WH Brochure Amended.pdf; ATT1865953.txt

Dear Aisling

Further to my email earlier today regarding the Laragh-Glendalough Settlement and Tourism Plan I attach a copy of the World Heritage - Ireland brochure for your information. Further information on Ireland's two World Heritage properties and properties on Ireland's Tentative List of properties for potential nomination to the World Heritage List can be found on the World Heritage Ireland website www.worldheritageireland.ie

Kind regards

Margaret

Margaret Carroll

Assistant Principal

Built Heritage and Architectural Policy Section

Department of Arts, Heritage and the Gaeltacht

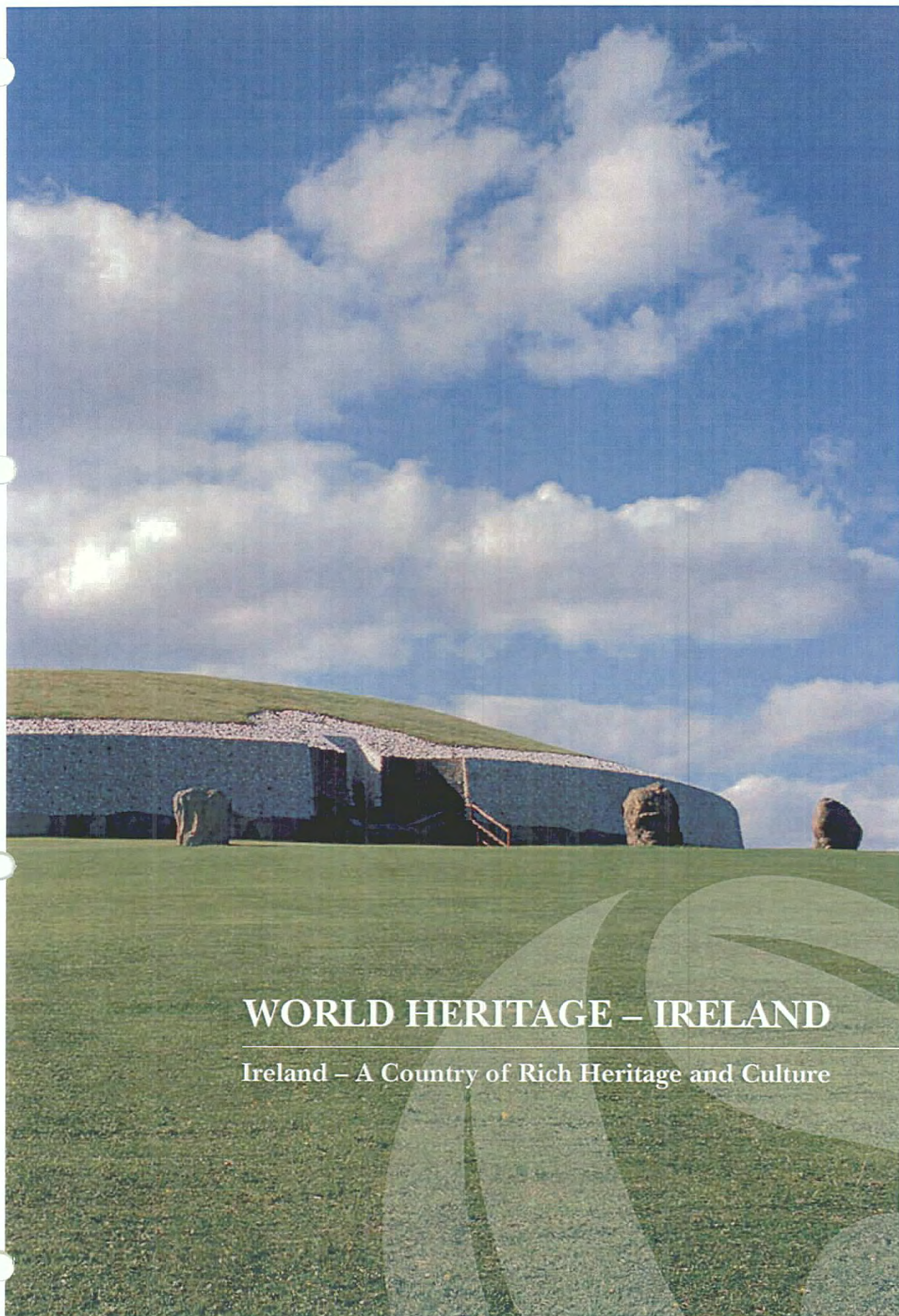
Newtown Road

Wexford

Tel: (053) 911 7391

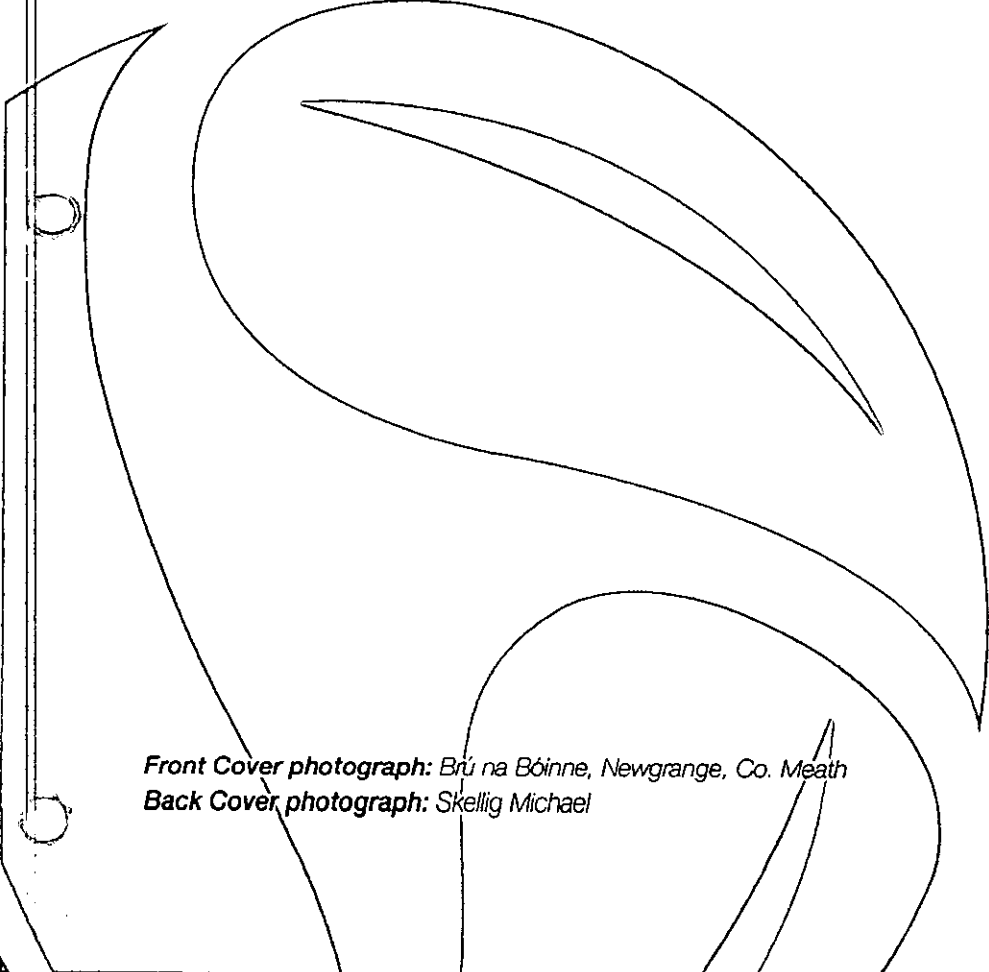
E-mail: margaret.carroll@environ.ie

15/07/2011



WORLD HERITAGE – IRELAND

Ireland – A Country of Rich Heritage and Culture



Front Cover photograph: *Brú na Bóinne, Newgrange, Co. Meath*
Back Cover photograph: *Skellig Michael*



Comhshaol, Oidhreacht agus Rialtas Áitiúil
 Environment, Heritage and Local Government



CONTENTS

Heritage – What is it?	4
World Heritage and Ireland	4
How a property is nominated for World Heritage List status	5
Ireland's World Heritage sites	6
Brú na Bóinne - The Archaeological Ensemble of the Bend of the Boyne	6
Skellig Michael	8
World Heritage Tentative List	9
Gallery of Tentative List Properties	12
Further information	14

HERITAGE – WHAT IS IT?

Heritage is described by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) as *“our legacy from the past, what we live with today and what we pass on to future generations”*. Ireland is a country rich in heritage and culture and has long recognised the importance of preserving this for future generations. Our Irish culture and heritage has created the spirit and identity of our people throughout the world and makes us what we are today with our distinctive characteristics.

WORLD HERITAGE AND IRELAND

Ireland signed the UNESCO World Heritage Convention in 1991. This brings with it both opportunities and obligations; Ireland as the “State Party” commits to nominating examples of exceptional heritage sites to the World Heritage List and to manage and protect these sites sustainably into the future.

A **World Heritage Site** is a property that has been inscribed onto the World Heritage List by the World Heritage Committee of UNESCO. Properties can be either of cultural or natural significance or a combination of the two (mixed).

- **Cultural heritage** refers to monuments, groups of buildings and sites with historical, aesthetic, archaeological, scientific, ethnological or anthropological value.
- **Natural heritage** refers to outstanding physical, biological and geological formations, habitats of threatened species of animals and plants and areas with scientific, conservation or aesthetic value.

In order to be inscribed on the World Heritage List, the heritage property must be demonstrated to be of ‘Outstanding Universal Value’. **“Outstanding Universal Value”** is defined *“as cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity”*. The concept of Outstanding Universal Value is assessed against criteria devised by the World Heritage Committee. In essence a nominated World Heritage Site must be accepted by the World Heritage Committee as the best example of an outstanding property of that type or theme from an international viewpoint.

At present there are three properties on the island of Ireland on the World Heritage List:

- Giant’s Causeway and Causeway Coast (inscribed in 1986)
- the Archaeological Ensemble of the Bend of the Boyne (inscribed in 1993)
- Skellig Michael (inscribed in 1996).

The inclusion of a property on the World Heritage List can bring great benefits to the local community as well as the country as a whole. It carries with it the possibility of increased cultural tourism and associated economic and social improvement. Together with the recognition of the global significance of a site, its inclusion on the World Heritage List carries with it a commitment on the part of the international community to contribute to its future protection.

HOW A PROPERTY IS NOMINATED TO THE WORLD HERITAGE LIST

Countries that have signed the World Heritage Convention can submit nomination proposals for properties within their jurisdiction to be included on the World Heritage List. The World Heritage Committee will only consider nominations in respect of properties which are on the State Party's **Tentative List**, which is an inventory of those properties which a country intends to consider for nomination to the World Heritage List.

A property will only be inscribed on the World Heritage List if it:

- meets one or more of ten criteria (six cultural and four natural);
- has integrity and (in the case of cultural properties) authenticity;
- and is effectively protected and managed (normally through legal measures and a management plan).

In order to ensure a successful bid to the UNESCO World Heritage Committee, it is also imperative to have the support of the local community and other interested stakeholders.

The inscription process takes about a year and a half from the submission of the complete nomination document and management plan to consideration by the World Heritage Committee. Within this time, the Advisory Bodies to the Committee – ICOMOS (International Council on Monuments and Sites) and IUCN (the International Union for Conservation of Nature) – will assess the nominated property to see if it meets the requirements for inscription on the World Heritage List and make their report to the Committee.

▼ Hill of Tara-Rath na Rí



Poulnabrone Dolmen ▼



Muireadach's Cross, Monasterboice ▼



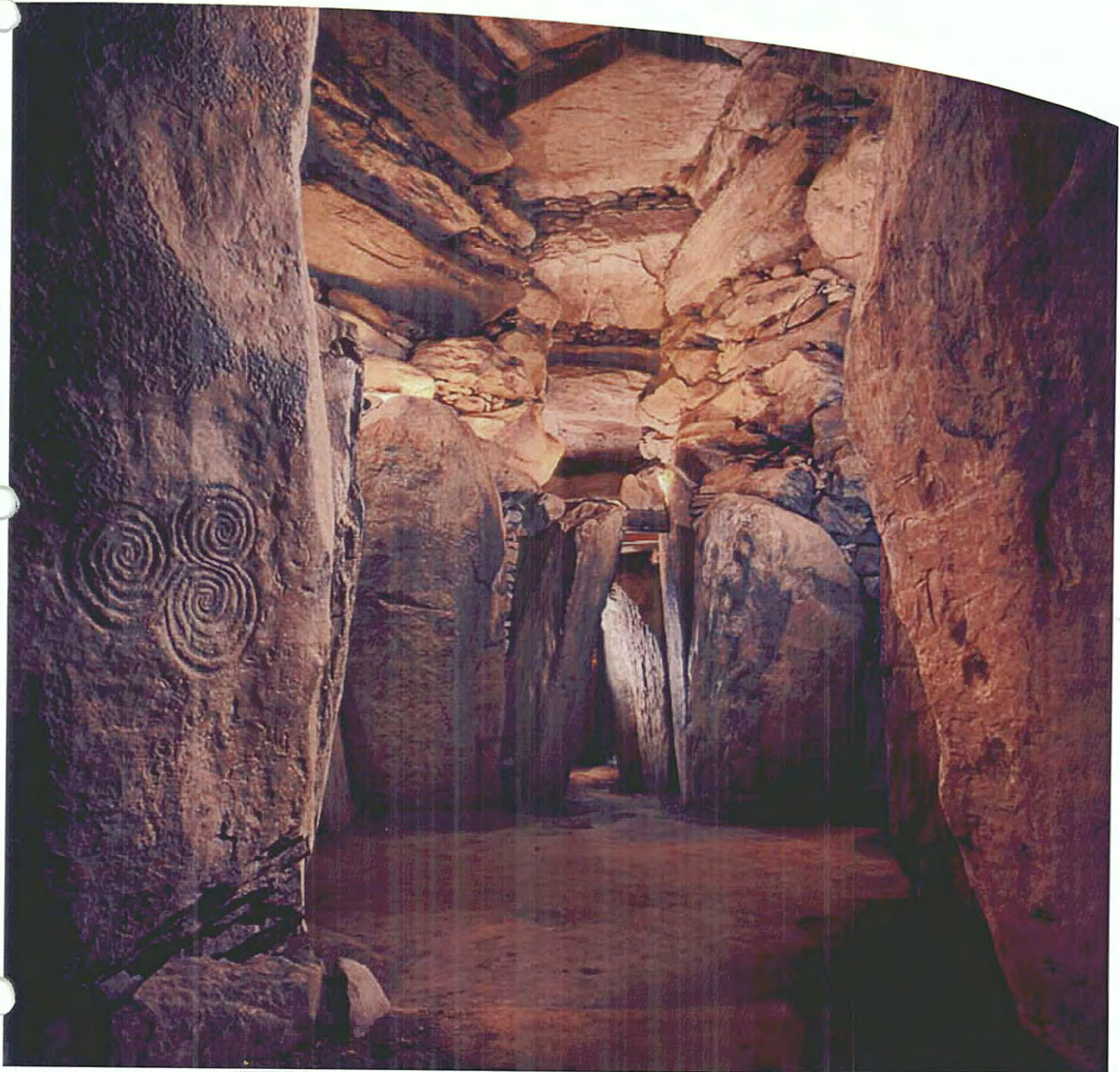
IRELAND'S WORLD HERITAGE SITES

Brú na Bóinne

(The Archaeological Ensemble of the Bend of the Boyne)

Brú na Bóinne is located between the towns of Slane and Drogheda where the River Boyne meanders into a dramatic loop. It is home to one of the world's most important archaeological landscapes, dominated by the spectacular prehistoric passage tombs of Newgrange, Knowth and Dowth. In recognition of the global importance of these monuments and the many other archaeological features in the area, UNESCO designated this property a World Heritage Site in 1993.

▼ Newgrange Chamber





Knowth ▲

Knowth

The passage tomb complex at Knowth is at the western end of Brú na Bóinne. The great mound of this most spectacular site is outlined by one hundred and twenty seven massive kerbstones. Arranged around this are at least eighteen smaller or satellite tombs, at least two of which were built before the great mound. The site has the largest collection of megalithic art in Western Europe. It continued to be important in the Bronze Age and the Iron Age and occupation continued into Medieval times.

Newgrange

The best known Irish passage tomb is surrounded by a kerb of ninety seven stones, the most impressive of which is the highly decorated Entrance Stone, a masterpiece of megalithic art. The mound covers a single tomb consisting of a long passage and a cross-shaped chamber. There are the remains of two smaller tombs immediately to the west of the main tomb and at least one to the east.

Dowth

This is the least well known of the three great tombs of Brú na Bóinne. The mound is surrounded by a kerb of one hundred and fifteen stones and has two tombs facing westwards. The south tomb has a short passage and a circular chamber with a recess. The north tomb is cruciform in plan containing a large stone basin.

▼ Boyne Valley, Newgrange



Dowth Chamber ▼





▲ Skellig Michael

Skellig Michael

Skellig Michael, comprising a well preserved monastery and a remote hermitage located on a rock in the Atlantic, is the most spectacularly situated of all the early medieval Irish monastic sites. The island's isolation has helped preserve and protect the monastic remains, allowing the visitor to experience the remarkable achievements of the early monks. Skellig Michael is also an internationally renowned site for breeding seabirds with its steep rock slopes and cliffs providing nesting places for a variety of seabirds. It is this combination of cultural and natural history which imbues the island with a strong sense of beauty and spirituality. When inscribing the site on the World Heritage List in 1996 UNESCO described Skellig Michael as a unique example of early religious settlement which illustrates, as no other site can, the extremes of Christian monasticism. Skellig Michael is 11.6 km from the mainland and is accessible by boat between the months of May and September.

Climatic deterioration together with changes in the structure of the Irish Church signalled the end of the eremitical community on Skellig by the 13th century. The monks appear to have moved to the Augustinian Priory of Ballinskelligs on the mainland at about this time. The Prior of Ballinskelligs was referred to as the Prior of St. Michael's implying that the site still formed an important part of their monastery at that time.

In 1578, following the dissolution of the monasteries, the island passed to the Butler family although the site continued to be a place of pilgrimage into the 18th century. In the early 19th century the island was purchased by the predecessors of the Commissioners of Irish Lights in order to erect two lighthouses. They built the present east landing and a road along the south and west side of the island to facilitate the construction of the two lighthouses. In 1880 the Office of Public Works took the monastic remains into State guardianship and commenced the repair of collapsed structures. Since that time the OPW has continued to repair and conserve the monastic remains. In 1989 the State purchased the island from the Commissioners of Irish Lights, with the exception of the lower (working) lighthouse.

WORLD HERITAGE TENTATIVE LIST

The Department of the Environment, Heritage and Local Government acts on behalf of Ireland as a State Party to the World Heritage Convention. It is responsible for the submission of nomination documentation to UNESCO for inclusion of properties on the World Heritage List and for reporting to UNESCO on the state of conservation of our World Heritage properties.

In October 2008, the Minister for the Environment, Heritage and Local Government set up an Expert Advisory Group to review Ireland's Tentative List of properties for future nomination to the World Heritage List. The review was undertaken during 2008 and 2009, when the Group considered which properties best met the criteria required for inscription on the World Heritage List. Following public consultation, assessment of proposals and consideration of submissions, the new Tentative List was approved by the Minister and submitted to UNESCO in March 2010. It replaces the previous list that was drawn up in 1992.

This new Tentative List appears in alphabetical order but does not reflect the order in which nominations for inscription will be progressed. The nomination of any property, from the new Tentative List, for inscription on the World Heritage List will only take place after consultation with the local community, relevant stakeholders and other interested parties. A property should be on the Tentative List of a State Party for, at least, a year before it can be nominated for inscription on the World Heritage List. (For details of properties on Ireland's Tentative List see Pages 10 & 11.)

Burren National Park ▼





▲ Burren National Park

The Burren

The Burren is located along the west coast of Ireland, encompassing the North of County Clare and the south east of County Galway. From the Gaelic Boireann meaning 'place of stone' – the Burren is defined by the presence of exposed limestone extending over an area of approx. 72,000ha. and is an excellent example of a glaciated karst landscape. The Burren is thought to have the most extensive cave systems in Europe, with over 90km of navigable caves. Ecologically it is very rich, containing over 70% of Ireland's native flora, including unusual combinations of Arctic, Alpine and Mediterranean species. The Burren contains over 2,700 recorded monuments and has been described as 'one vast memorial to bygone cultures'.



▲ Céide Fields

Céide Fields and North West Mayo Boglands

The Céide Fields and North West Mayo Boglands comprises a Neolithic landscape consisting of megalithic burial monuments, dwelling houses and enclosures within an integrated system of stone walls defining fields, which are spread over north Mayo. Many of the features are preserved intact beneath blanket peat. The significance of the site lies in the fact that it is the most extensive Stone Age monument in the world and the oldest enclosed landscape in Europe.



▲ Clonmacnoise

The Monastic City of Clonmacnoise and its Cultural Landscape

The Monastic City of Clonmacnoise is located on the river Shannon in County Offaly and bounded by Counties Roscommon and Westmeath. It is an outstanding example of a relict early medieval Insular monastic city unobscured by modern building development. It is set within a superlative semi-natural landscape that deepens its spiritual qualities, adding greatly to its authenticity and integrity.



▲ Dublin Castle

The Historic City of Dublin

In the Georgian period (1714 - 1830), Dublin became the second city of the British Empire after London, with major development and expansion providing the institutional buildings and infrastructure, and setting out the city plan substantially as it survives today. Georgian Dublin represents a significant moment in the history of the Age of Enlightenment. The establishment of the Wide Streets Commissioners and the founding of many charitable and public institutions, in buildings of high architectural quality, were high points of that period in Europe. The city has made an extraordinary contribution to world literature - important both as formative influence and as a setting. The city plan and much of the fabric which provides the setting for texts of international significance, such as O'Casey's dramatic trilogy and Joyce's *Ulysses*, survive.



▲ Glendalough

Early Medieval Monastic Sites - (Clonmacnoise, Durrow, Glendalough, Inis Cealtra, Kells and Monasterboice)

The sites are a representative sample of Early Medieval Monastic sites in Ireland, which embody the Celtic Church's rich cultural and historical past, playing a crucial role in Europe's educational and artistic development. The six properties are exemplars of centres of Celtic learning, teaching and enlightenment. The cultural tradition was unique and for a time the Irish monks were the only educators in Europe where these centuries are called the Dark Ages. For Ireland it was the Golden Age, as her missionaries kept the flame of knowledge and learning alive.



▲ Mound of the Hostages, Tara

The Royal Sites of Ireland - (Cashel, Dún Ailinne, Hill of Uisneach, Rathcroghan Complex and Tara Complex)

The Royal Sites were all places of royal inauguration, ceremony and assembly, representing each of the five provinces of Ancient Ireland. Navan Fort is portrayed as the royal site for the kings of Ulster, Dún Ailinne for the kings of Leinster, Cashel for the kings of Munster and Rathcroghan for the kings of Connaught. Tara was the seat of the kings of Meath and the seat of the Irish high kings. In addition the Hill of Uisneach is traditionally the epicenter (navel) of Ireland, where the five provinces met. The sites are strongly linked to myth and legend and are associated with the transformation of Ireland from paganism to Christianity and Saint Patrick.



▲ Dun Aonghasa

Western Stone Forts

The Western Stone Forts, comprising the seven forts on the Aran Islands, County Galway Cahercommaun, the Burren County Clare, Caherconree and Benagh, Dingle Peninsula and Staigue, Iveragh Peninsula, County Kerry, represent the penultimate use of a distinctive settlement form - the drystone, generally circular, enclosure, a class of monument that was widely used by the maritime communities of the north Atlantic seaboard of Western Europe, throughout much of later prehistory. Western Stone Forts represent the apogee of the ringfort class of monument, an enclosed farmstead occupied by an extended kin group. The distribution, character and hierarchy of forms of ringforts provide a mirror of the organisation, economy and polity of Irish society at a particular period (AD 700-1000). Western Stone Forts constitute an impressive corpus of vernacular architecture and represent a creative human response to the story environment of western Ireland.



a



b



c



d



e



f



g



h

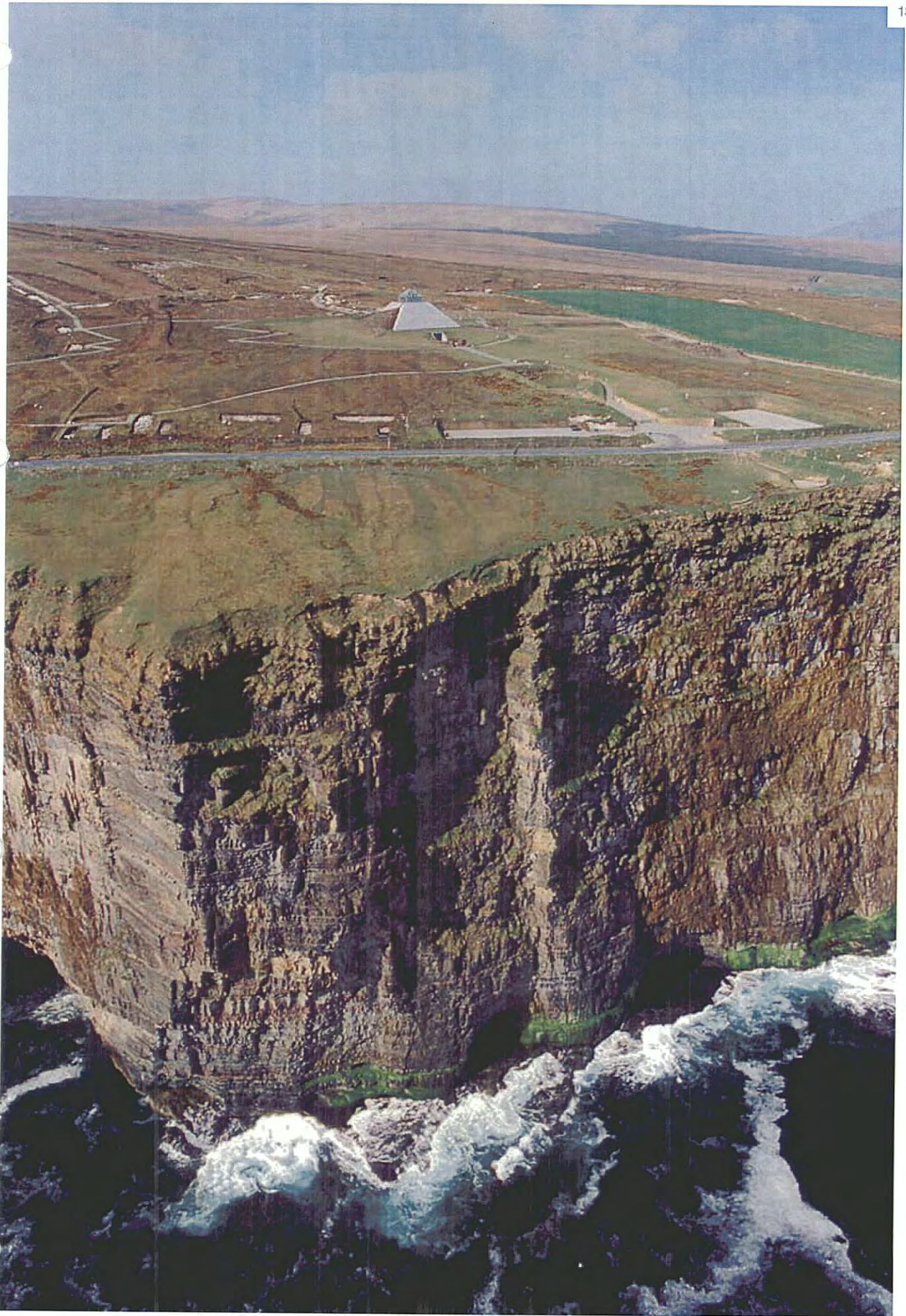


i

KEY TO PHOTOGRAPHS

- a. Inis Cealtra
- b. Rathcroghan
- c. Clonmacnoise
- d. Dún Eoghanachta
- e. Dún Ailinne
- f. Céide Fields
- g. Staigue Fort
- h. Dublin Castle
- i. Glendalough

Opposite page: Céide Fields



FURTHER INFORMATION

Visit the following websites for further information on World Heritage and Irish Heritage Sites:

whc.unesco.org

www.worldheritageireland.ie

www.heritageireland.ie

www.archaeology.ie

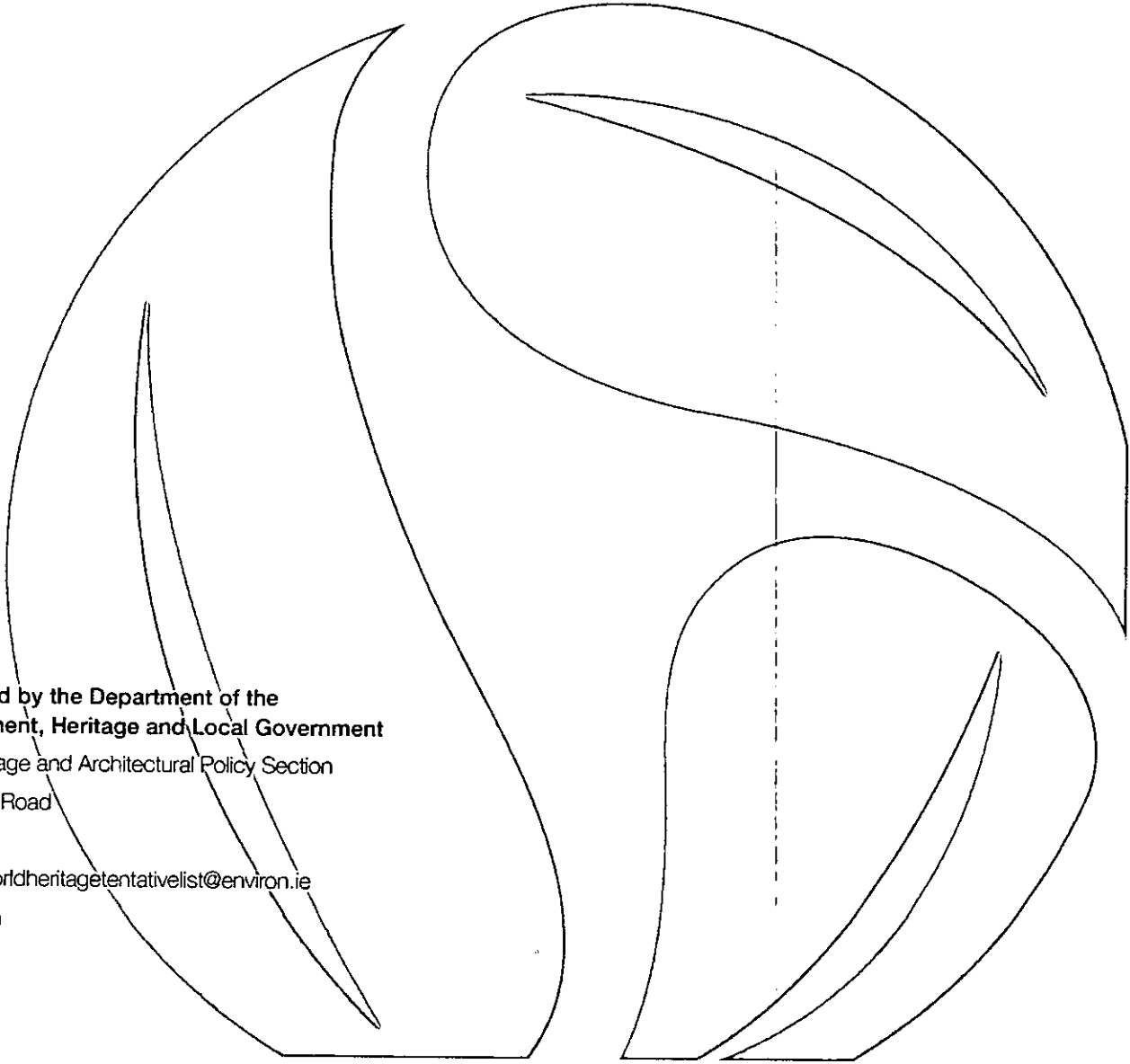
www.environ.ie/en/Heritage/WorldHeritage/

www.icomos.org

www.iucn.org

▼ Skellig Michael





**Published by the Department of the
Environment, Heritage and Local Government**

Built Heritage and Architectural Policy Section

Newtown Road

Wexford

E-mail: worldheritagetentativelist@environ.ie

April 2010



Comhshaol, Oidhreacht agus Rialtas Áitiúil
 Environment, Heritage and Local Government



United Nations
 Educational
 Scientific and
 Cultural
 Organisation



World Heritage Convention

Aisling Mac Namara

From: Margaret Carroll [Margaret.Carroll@environ.ie]
Sent: 13 July 2011 12:16
To: Aisling Mac Namara
Cc: Brian Lucas; Ray Connell
Subject: RE: proposed Laragh-Glendalough Settlement and Tourism Plan
Attachments: 15feb11Feasibility Study Dr Westrik with map.pdf

Dear Aisling

Thank you for your contact in relation to this matter. In relation to the document "Laragh-Glendalough Settlement and Tourism Plan" and your reference at LG20 to "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)" can I clarify please that Glendalough monastic site is part 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.

I have received an email invitation from John Kelly of Brady Shipman Martin to attend a meeting on 19 July regarding the study to be undertaken which will focus on the potential transport and tourism improvements. I regret I will not be in a position to attend this meeting but I would appreciate it please if you would provide any information which you feel may be relevant to any future proposed nomination of the property (as part of the serial nomination) for inscription on the World Heritage List.

In relation to planning and development in the vicinity of a World Heritage property you might wish to obtain a copy of a report prepared by Dr. Douglas Comer on behalf of Meath Co. Council for the An Bord Pleanála oral hearing on the N2 Slane By-pass. This report may be available on the website of An Bord Pleanála or from Meath Co. Council. I also attach a copy of the feasibility study commissioned by this Department as a pilot project in relation to a property on Ireland's World Heritage Tentative List. Please note that this feasibility study is presently a confidential document which is not in the public domain and I would ask that you do not make the contents of this feasibility study public.

Kind regards

Margaret

Margaret Carroll

From: Aisling Mac Namara [mailto:AMacNamara@wicklowcoco.ie]
Sent: 06 July 2011 10:53
To: Fred Verdier; Paddy Mathews; Wesley Atkinson; Ana Dolan; Michael Brady; Margaret Carroll
Subject: proposed Laragh-Glendalough Settlement and Tourism Plan

Hi All

I am contacting you to let you know that the proposed plan for Laragh and Glendalough is now on public display. I have attached the link for your convenience.

<http://www.wicklow.ie/apps/wicklowbeta/Publications/Planning/LaraghLUP/LaraghTP.aspx>

The final date for submissions is 2nd August 2011.

Please contact me should you have any queries.

Thanks

Aisling Mac Namara
 Executive Planner

15/07/2011

This message is intended only for the use of the person(s) ("the intended recipient(s)") to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible.

The views expressed in this communication may not necessarily be the views held by Wicklow Local Authorities.

Any attachments have been checked by a virus scanner and appear to be clean.

Please ensure that you also scan all messages, as Wicklow Local Authorities do not accept any liability for contamination or damage to your systems.

Is d'úsáid an duine/na ndaoine chuig a bhfuil si seolta agus sin amháin atá an teachtaireacht seo. D'fhéadfadh go bhfuil faisnéis faoi phribhléid nó faoi rún de réir bhri an dlí is infheidhme inti. Má fuair tú an ríomhphost seo de bharr earráide, téigh i dteagmháil leis an seoltóir chomh luath agus is féidir, le do thoil.

Ní gá gurb ionann na dearcaí a léirítear sa ríomhphost seo agus dearcaí Comhairle Contae Chill Mhantáin.

Tá aon iatáin seiceáilte ag scanóir viris agus dealraíonn sé go bhfuil siad glan.

Bí cinnte go ndéanfaidh tusa scanáil ar gach teachtaireacht chomh maith, le do thoil, mar ní ghlacann an Chomhairle dliteanas ar bith i leith éilliú ná dámáiste do do chuid córas.

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvíoraí chun víoraí ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been swept by anti-virus software for the presence of computer viruses.

2

Leonora Earls

From: Coordination Unit [Coordination.Unit@dcenr.gov.ie]
Sent: 04 August 2011 10:53
To: Planning - Planning and Development Secretariat
Subject: Re; Proposed Variation No. 2.(i) and (ii) to Wicklow CDP 2010 2016; Kilamcanogue Settlement Plan and Laragh-Glendalough Settlement and Tourism Plan

Our Ref: 6020

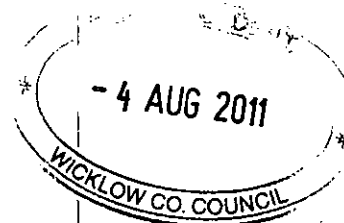
Dear Ms Earls,

With reference to your correspondence dated, 30th June, 2011 re above.

The Department of Communications, Energy & Natural Resources has no comments/observations to make at this time. This is without prejudice to any comments/observations Inland Fisheries Ireland may have in this regard.

Kind Regards,

*Mary Rabbitte,
DCENR,
Elm House,
Earlsvale Rd.,
Cavan.
01 6782903*



Disclaimer:

This electronic message contains information (and may contain files), which may be privileged or confidential. The information is intended to be for the sole use of the individual(s) or entity named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information and or files is prohibited. If you have received this electronic message in error, please notify the sender immediately.

This is also to certify that this mail has been scanned for viruses.

Tá eolas sa teachtaireacht leictreonach seo (agus b'fhéidir sa chomhaid ceangailte leis) a d'fhéadfadh bheith príobháideach nó faoi rún. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó biodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo. Más trí éarráid a fuair tú an teachtaireacht leictreonach seo cuir, más é do thoil é, an té ar sheol an teachtaireacht ar an eolas láithreach.

Deimhnítear leis seo freisin nár aimsíodh víreas sa phost seo tar éis a scanadh.

04/08/2011



Roinn Cumarsáide, Fuinnimh agus Acmhainní Nádurtha
Department of Communications, Energy and Natural Resources

Oifig an Aire
Office of the Minister

29-31 Bóthar Adelaide
Baile Átha Cliath 2

29-31 Adelaide Road
Dublin 2

30 June 2011

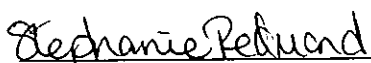


Ms Leonora Earls
Administrative Officer
Wicklow County Council
Aras An Chontae
Cill Mhantáin

Dear Ms Earls

On behalf of Mr Pat Rabbitte, T.D., Minister for Communications, Energy and Natural Resources, I wish to acknowledge receipt of your recent letter regarding the proposed variation to the Wicklow County Development Plan 2010 - 2016. The contents of your letter will be brought to the Minister's attention.

Yours sincerely


Stephanie Redmond
Minister Pat Rabbitte's Office



Ms. Leonora Earls
Administrative Officer
Planning & Development
Wicklow County Council
Wicklow

21st July, 2011

Dear Ms. Earls

Re: Proposed Variation No. 2 (i) and (ii) to Wicklow County Development Plan 2010-2016: Kilmacanogue Settlement Plan and Laragh-Glendalough Settlement Plan.

I refer to your recent letter regarding the proposed variation to the above mentioned plans. The submission has been examined and as there are no changes in projected population figures for the area and accordingly, no changes likely to future school provision, the Department of Education & Skills has no further comment to make at this time.

Trusting the above is in order.

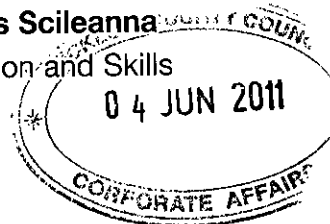
Yours sincerely

Lorraine Brennan
Executive Officer
Forward Planning Section

057 9324392
Lorraine_Brennan@education.gov.ie



Oifig an Aire Oideachais agus Scileanna
Office of the Minister for Education and Skills



Ms Leonara Earls
Administrative Officer
Wicklow County Council
Aras An Chontae
County Wicklow

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: 1104464 BC

30 June 2011

Dear Ms. Earls

I refer to your recent letter in relation to Proposed Variation No 2 (i) and (ii) to Wicklow County Development Plan 2010-2016: Kilmacanogue Settlement Plan and Laragh-Glendalough Settlement and Tourism Plan.

The contents of your correspondence have been noted and forwarded to the Building Unit of this Department for information and attention.

Yours sincerely,

Ronnie Ryan
Ronnie Ryan
Private Secretary





Director of Services,
Planning and Development,
Wicklow County Council,
County Buildings,
Wicklow Town,
Co. Wicklow.

2nd August 2011

Filename: GP10-1010-078

**Re: Variation No. 2 (i) and (ii) to Wicklow County Development Plan 2010-2016:
Kilmacanogue Settlement Plan and Laragh-Glendalough Settlement and Tourism Plan**

Dear Sir/Madam,

With regard to the making of the proposed Variation No. 2 (i) and (ii) to Wicklow County Development Plan 2010-2016: Kilmacanogue Settlement Plan and Laragh-Glendalough Settlement and Tourism Plan, Dublin Airport Authority makes no comment at this time.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Yvonne Dalton', is written over a horizontal line.

Yvonne Dalton

Head of Planning



5

Director of Services
Planning and Economic Development
Wicklow County Council
Aras an Chontae
Co. Wicklow

27th July 2011

Our Ref: 110101.2

Re. Proposed Laragh-Glendalough Settlement and Tourism Plan (Proposed Variation to Wicklow County Development Plan 2010-2016)

Dear Director,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 11th May 2011, regarding the above and notes its contents.

SEA Determination

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Proposed Laragh-Glendalough Settlement and Tourism Plan (Proposed Variation to Wicklow County Development Plan 2010-2016), hereafter referred to as "the Variation" is noted.

The Agency's previous submission, dated the 27th May 2011, should be taken into consideration at this time also, and is attached for reference purposes.

Obligations with respect to National Plans and Policies and EU Environmental Legislation

You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Wicklow County Council to ensure that, when undertaking and fulfilling their statutory responsibilities; they are at all times compliant with the requirements of national and EU environmental legislation.

Updated SEA Regulations / Circular

Your attention is brought to the new SEA Regulations, which should be referenced and integrated into the Variation and SEA process.

Two amending SEA Regulations were signed into Irish law on 3 May 2011, amending the original SEA Regulations:

- 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).

You are also referred to the recent DoECLG Circular (PSSP 6/2011) issued on the 26th July 2011 to each County/City Manager, Director of Services and Town Clerk in relation to



'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)' which should also be referred to and integrated into the Variation.

Environmental Authorities

You are reminded of the requirement, where appropriate under the SEA Regulations, and as amended by S.I. No. 201 of 2011, to give notice to the following:

- The Environmental Protection Agency
- The Minister for the Environment, Community & Local Government
- Minister for Agriculture, Marine and Food, and the Minister for Communications Energy and Natural Resources, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs, and
- any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

You are further reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,

Cian O'Mahony
Senior Scientific Officer
SEA Section
Office of Environmental Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork



Director of Services
Planning and Economic Development
Wicklow County Council
Aras an Chontae
Co. Wicklow

27th May 2011

Our Ref: 110101.1

Re. Proposed Laragh-Glendalough Settlement and Tourism Plan (Proposed Variation to Wicklow County Development Plan 2010-2016)

Dear Director,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 11th May 2011, regarding the above and notes its contents.

SEA Determination

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Proposed Laragh-Glendalough Settlement and Tourism Plan (Proposed Variation to Wicklow County Development Plan 2010-2016), hereafter referred to as "the Plan" is noted.

The approach taken by Wicklow County Council in the preparation of the Plan is welcomed and acknowledged.

Specific Comments on the Plan

- It is noted that developments in the vicinity of Glendalough are mainly served by private wastewater treatment plants. Consideration should be given to ensuring that the EPA's *Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e ≤ 10)*, (EPA, 2009) is taken into consideration, where connection to the main sewage infrastructure is unfeasible.
- The Glenealo River and Avonmore River have been classified as being of Good (Q4-5) ecological status, while also being classified as being of "Poor" to "Bad" status respectively under the Water Framework Directive. It should be ensured that the recommendations of the Eastern River Basin District Management Plan and associated Programme of Measures are taken into account to protect water quality within and adjacent to the Plan area.
- Your attention is drawn to the fact that significant concentrations of radon have been identified in the Plan area by the Radiological Protection Institute of Ireland (www.rpii.ie) which should be taken into account as appropriate and relevant.
- In the context of further strengthening Objectives LG6 consideration should be given to amending this objective as follows: "*Increase the quality and range of employment opportunities by facilitating sustainable developments...*"
- Consideration should also be given to amending Objective LG7 as follows: "*Provide for an appropriate expansion in the variety of retail facilities...*"

- The development of a 'community forest', as described in Objective LG21 is acknowledged. There would be merits in ensuring that the NPWS are consulted in the development in this regard. It should also be ensured that the requirements of the Habitats Directive are taken into consideration as relevant and appropriate. Consideration should also be given to requiring a Visual Impact Assessment prior to selection of an appropriate site.
- In the context of ensuring that, in assessing the likely significant effects on the environment and in particular relating to cumulative effects, there would be merits in highlighting spatially the locations the proposed tourist development sites (Laragh Castle, Derrybawn House and the Old Mill Building) along with identified environmental vulnerabilities and sensitivities and transport infrastructure.
- It is noted that both the Settlement and Development Boundaries have been extended in the plan. The amount of additional lands which have been added as a result of this extension should be clarified.
- Your attention is drawn to the Greater Dublin Area Draft Transport Strategy (National Transport Authority), which is currently undergoing SEA and which should be taken into account and incorporated as appropriate.

Future Amendments to the Draft Plan

You are reminded that it is a matter for Wicklow County Council to determine whether or not any future proposed Amendments/Variations would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004) and should be subject to the same method of assessment as undertaken in the "environmental assessment" of the Draft Plan.

Infrastructure Planning

In proposing the Plan, and any related amendments, variations etc. of the Plan and in implementing the Plan, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the particular Plan.

Appropriate Assessment

You are referred to the requirements of Article 6 of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, the Habitats Directive. Appropriate Assessment, in accordance with the Directive, is required for:

"Any plan or project not directly connected with or necessary to the management of the site (Natura 2000 sites) but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the sites conservation Objectives..."

You should consult with the National Parks and Wildlife Service (NPWS) with regard to screening of the Plan for Appropriate Assessment. Where Appropriate Assessment is required, any findings or recommendations should be incorporated into the SEA and Plan, as appropriate.



Obligations with respect to National Plans and Policies and EU Environmental Legislation

You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Wicklow County Council to ensure that, when undertaking and fulfilling their statutory responsibilities; they are at all times compliant with the requirements of national and EU environmental legislation.

Environmental Authorities

You are reminded of the requirement, where appropriate under the SEA Regulations, to give notice to the following:

- The Minister for the Environment, Heritage & Local Government where it appears to the Planning Authority that the proposed Plan might have significant effects in relation to architectural or archaeological heritage or to nature conservation, and
- The Minister for Communications, Energy and Natural Resource (formerly Communications, Marine and Natural Resource), where it appears to the Planning Authority that the proposed Plan might have significant effects on fisheries or the marine environment.

You are further reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,

Cian O'Mahony
Scientific Officer
SEA Section
Office of Environmental Assessment
Environmental Protection Agency
Regional Inspectorate
Inniscarra, County Cork

6

Leonora Earls

From: Derek Dolan [Derek.Dolan@failteireland.ie]
Sent: 02 August 2011 12:48
To: Planning - Development Plan Review
Cc: Aisling Mac Namara; Mark Rowlette; Paddy Mathews
Subject: Fáilte Ireland submission on Proposed Variation



2nd August 2011

Director of Services

Planning and Development

Wicklow County Council

County Buildings

Wicklow Town

Re: Proposed Variation No.2(ii) to the Wicklow County Development Plan 2010-2016, Laragh-Glendalough Settlement and Tourism Plan.

Dear Sir,

I refer to the above proposed variation to the Wicklow County Development Plan in order to facilitate the Laragh-Glendalough Settlement and Tourism Plan. Fáilte Ireland, the National Tourism Development Authority, is grateful for the opportunity to make a submission to the County Council on the proposed variation.

In general, Fáilte 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.

Fáilte Ireland, therefore, recommends that the proposed variation be adopted by Wicklow County Council and the Authority looks forward to working with the County Council in the implementation of the Laragh - Glendalough Settlement and Tourism Plan.

Yours sincerely,

Derek Dolan.

Derek Dolan
 Fáilte Ireland
 Enterprise Development
 Dublin Road, Mullingar, County Westmeath, Ireland
 ☎ Phone: +353 (0)44 9350116 Mobile + 353 (0)86 040 2286 ☎ Fax: +353 (0)44 9340413
 ✉ E-mail: derek.dolan@failteireland.ie
 Corporate Web: www.failteireland.ie
 Consumer Web: www.discoverireland.ie

Privileged, confidential and/or copyright information may be contained in this E-Mail.

This E-Mail is for the use of the intended addressee. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you may not copy, forward, disclose or otherwise use it or any part of it in any way whatsoever. To do so is prohibited and may be unlawful.

If you receive this E-Mail by mistake, please advise the sender immediately by using the REPLY facility in your E-Mail software and

02/08/2011

delete all associated material immediately.

02/08/2011



HSA Head Office, Metropolitan Building, James Joyce Street, Dublin 1
Telephone: 1890 289 389 Website: <http://www.hsa.ie>

Director of Services,
Planning & Economic Development,
Wicklow County Council,
County Buildings,
Wicklow Town.



04/07/2011

Re: Proposed Variation No. 2 (i) & (ii) to Wicklow County Development Plan 2010-2016:
Kilmacanogue Settlement Plan & Laragh Glendalough Settlement & Tourism Plan

Dear Sir/Madam.

I wish to acknowledge receipt of your correspondence dated 30 June 2011, regarding the above which has been noted.

If you have any queries please contact the undersigned.

Yours faithfully,

Alice Doherty
Inspector,
Process Industries Unit





Iascach Intíre Éireann
Inland Fisheries Ireland



Director of Services
Planning & Development
Wicklow County Council
County Hall
Wicklow Town

SCANNED

18 July 2011

Re: Proposed variation to Wicklow County Development plan 2010-2016: Laragh-Glendalough Settlement and Tourism Plan

Dear Sir

With reference to the above, please note that Laragh WWTP discharges to the upper reaches of the Avonmore River. The Avonmore is an important salmonid water with excellent salmon and sea trout spawning throughout, it also supports several species listed in Annex II of the Directive including Salmon, River Lamprey, Brook Lamprey, Sea Lamprey, Freshwater Pearl Mussel and Otter.

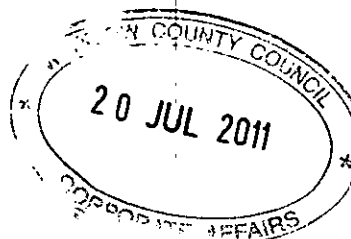
This system is part of the Eastern River Basin District Management System, a project in support of the catchment based national strategy to implement the Water Framework Directive.

The following are our concerns:

- The Waste Water Discharge Licence application for Laragh WWTP stated that *"The Laragh plant serves the wastewater needs of the village. The population served varies from 550 to 770pe between Winter and Summer respectively. The population has varied little for many years which is in part due to planning curtailments caused by the lack of additional water supply to serve current needs. However there is likely to be an increase to 1000pe by the addition of a restaurant and small hotel (both fed from private wells) which are likely to bring the plant to its full capacity during the Summer season"*.
- The highest loading of Laragh WWTP, during the Summer holidays are likely to coincide peak environmental stresses in the Avonmore River (low flows and high water temperatures).
- 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 in late Summer.

Yours faithfully

William Walsh
District Director





Flood Relief Design Section
Engineering Services
Office of Public Works
17 - 19 Hatch Street Lower
Dublin 2

Telephone 01- 6476743
Fax. 01- 6761714

2nd August, 2011

Director of Services,
Planning and Development,
Wicklow County Council,
County Buildings,
Wicklow Town

Ref:

Re: OPW Submission on the Proposed Variation No. 2(ii) to the Wicklow County Development Plan 2010-2016 – Laragh-Glendalough Settlement and Tourism Plan

Dear Sir/Madam,

We wish to make the following comments on the Proposed Variation No. 2(ii) to the Wicklow County Development Plan 2010-2016 – Laragh-Glendalough Settlement and Tourism Plan.

1. The OPW welcomes the carrying out of a Flood Risk Assessment as part of this proposed variation, and the following of the Planning System and Flood Risk Management Guidelines in drawing up the proposed Settlement and Tourism Plan.
2. We welcome the inclusion of objective LG25 in the proposed Settlement and Tourism Plan, and also the restatement of objectives and policies FL1-FL9 from the Wicklow County Development Plan.

If you have any queries or would like to discuss the above comments, please do not hesitate to contact the undersigned.

Yours sincerely,

Peter Lowe
Chartered Engineer
Engineer Grade II
Flood Relief Design Section
The Office of Public Works
Email: peter.lowe@opw.ie

Aisling Mac Namara

From: Andrew Doyle [Andrew.Doyle@Oireachtas.ie]
Sent: 30 June 2011 17:06
To: Aisling Mac Namara
Subject: Re: Iaragh Glendalough settlement and tourism plan

Hi Aisling,

Andrew has confirmed that he is happy for you to include his letter as a formal submission.

Regards, Eithne

Parliamentary Assistant
Andrew Doyle T.D.
Fine Gael, Wicklow / East Carlow Constituency

Leinster House: 01 618 3611
Constituency Office: 0404 66622

Email: andrew.doyle@oireachtas.ie
Website: www.andrewdoyle.ie
Fine Gael Website: www.andrewdoyle.finegae1.ie

"Aisling Mac Namara"
<AMacNamara@wicklowcoco.ie>

To "Deputy Andrew Doyle T.D." <andrew.doyle@oireachtas.ie>
cc
Subject Iaragh Glendalough settlement and tourism plan

30/06/2011 10:22

Andrew,

Many thanks for forwarding on your letter to us. You should be receiving a copy of the proposed Laragh-Glendalough Settlement and Tourism Plan in the post in the coming days. The plan will be on display from 4th July to 2nd August, during which period written submissions are being invited.

Please let me know if you would you like me to include your letter as a formal submission?

If you have any questions on the plan or on any other matter, please let me know.

Aisling

From: Andrew Doyle [mailto:Andrew.Doyle@Oireachtas.ie]
Sent: 30 June 2011 09:37
To: Aisling Mac Namara
Subject:

01/07/2011

Hi Aishling

I am forwarding this on with reference to the Tourism and Land use Plan for Laragh and Glendalough with copies of letters sent in to my office.

Regards,
Andrew Doyle T.D.
Fine Gael, Wicklow / East Carlow Constituency

Leinster House: 01 618 3611
Constituency Office: 0404 66622

Email: andrew.doyle@oireachtas.ie
Website: www.andrewdoyle.ie
Fine Gael Website: www.andrewdoyle.finegael.ie

This message is intended only for the use of the person(s) ("the intended recipient(s)") to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible.

The views expressed in this communication may not necessarily be the views held by Wicklow Local Authorities.

Any attachments have been checked by a virus scanner and appear to be clean.

Please ensure that you also scan all messages, as Wicklow Local Authorities do not accept any liability for contamination or damage to your systems.

Is d'úsáid an duine/na ndaoine chuig a bhfuil si seolta agus sin amháin atá an teachtaireacht seo. D'fhéadfadh go bhfuil faisnéis faoi phribhléid nó faoi rún de réir bhrí an dlí is infheidhme inti. Má fuair tú an ríomhphost seo de bharr earráide, téigh i dteagmháil leis an seoltóir chomh luath agus is féidir, le do thoil.

Ní gá gurb ionann na dearcaí a léirítear sa ríomhphost seo agus dearcaí Comhairle Contae Chill Mhantáin.

Tá aon iatáin seiceáilte ag scanóir viris agus dealraíonn sé go bhfuil siad glan.

Bí cinnte go ndéanfaidh tusa scanáil ar gach teachtaireacht chomh maith, le do thoil, mar ní ghlacann an Chomhairle dliteanas ar bith i leith éilliú

01/07/2011

Minister Phil Hogan
Department of Environment, Community
& Local Government
Custom House
Dublin 1

ENVMD280611
2011

28th June

Dear Minister Hogan,

I am writing to you concerning the Glendalough centre and lands in the context of its national importance both as a tourism destination and as an historic monastic and living ecclesiastical centre. It has unique challenges and wonderful potential and the key is a coherent management strategy.

As I see it there are two interconnected issues.

Firstly, the Laragh and Glendalough tourism and land use plan being prepared by the Wicklow County Council has a worthwhile goal of increasing substantially the tourist numbers -which should be the outcome of good basic planning and management.

As a National Monument, the ancient ecclesiastical centre of Glendalough is currently being managed by the Office of Public Works, the Wicklow National Park is being managed by the National Parks and Wildlife Service and Wicklow County Council is also responsible for services in the area. There are several state agencies such as Fáilte Ireland, Coillte, the ESB, and the ecclesiastical authorities who are responsible for management of some activity in the area. Many of these agencies have competing objectives for the development or preservation of this site and region and there is no single coordinating body for all these agencies.

The Framework Plan development by the Council is very welcome but it should include a Local Forum for Stakeholders as part of the management structure in future. This will ensure coordinated management with all the responsible government and state bodies, for the community groups and local people involved for the implementation of the management plan.

Without such a local forum, the local community risk becoming alienated from their own heritage and future. Without local input, on-going debate and decisions can take place far away from Glendalough by people who are detached from the area leading to potentially sustainable projects being rejected out of hand.

A small example of the present lack of understanding is the prohibition by the OPW of the traditional prayers on St Kevin's day in the Cathedral without any discussion with the local community -which has caused a lot of concern and sadness.

The representatives of the spiritual communities in and around Glendalough also expressed their disquiet at the management regime applied by the OPW to the old ecclesiastical city, which they feel demonstrates a lack of appreciation of the meaning of the city and cemetery to the living communities, (copy of letter enclosed). There is also an ongoing issue of cemetery space for the recently deceased members of local families who have been burying their loved ones here for hundreds of years.

With an effective management plan and a committed ongoing forum of stakeholders, the sacred nature of the place can flourish, new business ideas for sustainable tourism can be encouraged and increased visitor numbers accommodated bringing local and national benefits.

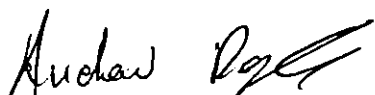
Secondly, regarding the proposal to list Glendalough as a United Nation's World Heritage site, it would seem prudent to use of taxpayer's money to develop a competent coordinating body for the management of Glendalough and regions **before** the centre is proposed.

Acceptance as a World Heritage site requires significant planning, coordination and management. While it brings a significant numbers of international tourists, it puts increased pressure on the local communities, the centre and its lands and limits sustainable development in the core site and the buffer zone and would require sensitive management. I have already written to Minister Gormley about this issue (copy of letter enclosed). These management relationships could be established in the proposed Framework Plan with a local forum.

As Minister for Environment, Community and Local Government, I would like to ask you to ensure that there is a single point of contact that takes responsibility for coordinating the Departments and agencies involved with the management of Glendalough and lands and also to ensure that as part of the management plan, a formal local forum is elected and maintained.

I would appreciate your consideration of these issues and look forward to your reply.

Yours sincerely,



Andrew Doyle TD

11

Community Group Response Submission on
Proposed Variation No. 2(ii) to the Wicklow County Council
Development Plan 2010-2016
Laragh-Glendalough Settlement & Tourism Plan, July 2011



Submitted by:

Laragh and Glendalough Community Group,
c/o Brockagh Resource Centre, Laragh, Glendalough
brockaghresourcecentre@eircom.net

Context of Submission

This is a submission made on behalf of residents and community interest groups of Laragh and Glendalough for the attention of Forward Planning Section, Wicklow County Council Buildings, Wicklow.

Date:

28 July 2011

Contents

	Page
1. Introduction	3
2. Principal Vision and Objective	4
3. Guiding Principles	6
• Appendix 1	13
• Appendix 2	22



1. Introduction

This report documents the collective views of residents and local interest groups in Laragh and Glendalough taken during public meetings and workshops held in Laragh during July 2011 in response to the Wicklow County Council Report and attachments headed Proposed Variation No. 2(ii) to the Wicklow County Council 2010-2016, Laragh-Glendalough Settlement and Tourism Plan, July 2011.

This response report is submitted for the attention of Wicklow County Council Forward Planning Section for action and input as part of the public consultation process associated with the above Variation to the Wicklow County Council (WCC).

The views expressed are in addition to other private and public submissions made by community and interest groups in the Laragh and Glendalough area. The views contained in this report were collected at public meetings at the Brockagh Centre, Laragh on 19 and 22 July 2011.

This Report follows and supports the Community Group submission entitled Community Submission, Wicklow County Council Tourism and Land Use Plan, Laragh and Glendalough Valley, dated 6 February 2011.

Due to the complexity of the issues, the detail and length of the WCC Settlement and Tourism Plan and its attachments, the Community Group feel it would be appropriate to meet with a member of the Forward Planning Section to seek further clarifications on the Plan as well as provide any further explanations summarised in this Response Report. The Group looks forward to this opportunity.



2. Principal Vision and Objective

2.1 Principal Vision

The Report received from Wicklow County Council (WCC) fails to adequately embrace the vision for the Laragh and Glendalough Valley shared by the Community Group and the objective articulated in our original submission. The Group feels strongly that the Plan's Strategy should be strengthened to reflect these important ideals.

The Vision for the area has to be the cornerstone of the Plan and needs to go far beyond the short term planning objectives that restrict themselves until 2022. It has to be placed in the context of the evolution of the area that has taken centuries to form and it is desired that ownership of the Plan by the Community as outlined in the Principal Objectives is fundamental to the long term future of the area.

At a public meeting held Friday 22 July, the Community Group further articulated its Vision for the Laragh and Glendalough Valley. This is given as follows and it is the wish of the Group that this be adopted to replace the Vision given on page 3 of the WCC Report.

2.2 New Settlement and Tourism Vision

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 tranquility 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.

2.3 Settlement and Tourism Objectives

The Community Group's Principle Objective as given in our original submission, (copied below) has received no acknowledgement in the WCC Settlement and Tourism Plan.

The Laragh/Glendalough area has many local and national stakeholders that influence the development of the area. Any plan will only become effective if the resources of these stakeholders are harnessed to develop a plan in harmony with each other. It is therefore a requirement that the current planning process and future planning initiatives are overseen and approved by a single representative stakeholder group for the area that has a constitution and responsibility to carry out the following functions:

- *Single point of contact for all stakeholders in the Valley including residents, businesses, community groups, semi state and state organisations, visitors and churches.*
- *Coordination of stakeholder views in planning submissions of the Laragh and Glendalough Tourism and Land Use Plan and its continued revision.*
- *Management of the maintenance, local sustainability initiatives, conservation and preservation of local heritage within agreed Guiding Principles set for the area.*
- *Single voice for stakeholders within the Valley and surrounding area to obtain funding, grants, and other assistance for implementation of approved planning initiatives.*
- *Owner of the Tourism and Land Use Plan and its continual development.*

The representative group should constitute both user stakeholders and stakeholders who have a custodial remit for some aspect of the past, present or future associated with Laragh-Glendalough and surrounding areas.

The Community Group feel that these objectives are very relevant, and we have developed them further in the following passages in a process of making structured comments on the Settlement and Tourism Plan. Where appropriate, additional comments are also made on the Summary Report attached to the WCC Settlement and Tourism Plan to further support some of the Community Groups issues. These are contained in Appendix 1.



3. Guiding Principles

In our original submission, we requested that all planning for the Laragh and Glendalough Valley and the surrounding area follow a set of guiding principles. The Community Group still believes that this high level set of principles should be a mandatory standard for all planning initiatives. We acknowledge that some have been adopted by WCC but further work is required to strengthen some of the issues.

Key to the Settlement and Tourism Plan is ensuring the heritage of the area is respected as it represents all elements that make the area attractive for residents, local business and tourists alike. Specifically it is vital that the Glendalough Monastic City and National Park are retained as a national historic and heritage asset for enjoyment of generations to come and the environment that supports this area is developed and maintained in a manner in keeping with our Vision.

In our original submission, we summarised what Heritage meant to the Community Group under the following headings.

- Spiritual
- Natural
- Historical
- Cultural
- Mining

These components are an important and integral part of our local customs, traditions and culture and should apply to all stakeholders whom we consider to be:

- Residents and businesses within the boundary of the villages
- Locals in the immediate vicinity of Laragh and Glendalough
- Visitors (tourists)
- Government and semi state bodies e.g. OPW, National Parks & Wildlife, Coillte etc.
- Wicklow Country Council
- Various local interest groups

Each has their own important requirements that should be channelled through the representative group to ensure 'joined up thinking' and specifically the maintenance of core values that the community feel are:

- The subtle balance between conservation and preservation
- Retention of our local heritage in a 'living form'

As stated, the Community feel that some of these principles have been incorporated in the Plan but further work, consultation and consideration is required in the following areas. The headings are taken from our original submission and some supporting comments are made in Appendix 1 where appropriate sections have been highlighted in extracts from the WCC Summary Report to further emphasis some of the points we wish to make.

3.1 Sustainable development.

Mention is made in the Report of the need to improve Waste Water Treatment and Water supplies. This should be extended to ensure any new building development is built to sustainable standards to minimise carbon footprints and the future load on the infrastructure. The Group agrees with the WCC that these issues should be addressed as a priority before any urban development takes place. It is important that such measures are delivered as the first priority as part of a development plan. The failure of developers to provide adequate infrastructure is one of the main learning points from the property boom of recent years.

Until such time development works can take place, land within the secondary zone should be released for allotments and/or community gardens.

Any new car parks should be designed with screening and run-off control and soakage. Opportunities should be taken to include underground water storage if deemed to be feasible.

In appropriate areas good roadside tracks are more appropriate to the area than concreted footpaths. Well drained, with a slight camber and compacted sandy soil gives good grip and is in keeping with the rural landscape and is cost effective. The same construction is widely used for bicycle trails and is something which is lacking in the area and needs consideration.

As a general principle, attempts should be made to discourage road traffic (other than local traffic) past the Glendalough Hotel. There are two main reasons for this. One is to protect the Upper Lake site, and the second reason is to encourage visitors entering the area from the Wicklow Gap to park their cars in Laragh where they should ideally begin their experience.

A strong point made at Public Meetings was the desire not to extend car parks to meet peak demands that only occur on a few days in the year. There was concern that construction of car parks close to the Visitors Centre (Interpretative Centre) will have a detrimental effect on the national monuments in Glendalough. For most of the time these car parks would lie dormant and detract from the scenery at times of low tourist influx.

A similar point was made with regards to accommodation. Commercial and residential accommodation built purely for the summer and left empty during the winter should be discouraged.

Many members of the Community Group challenged the growth figures cited in the Plan. The growth figures appear excessive. It is vital that any development is fully justified and balanced against any unoccupied or derelict property in the area to avoid wasteful expansion purely for the sake of development. There is understandable nervousness that the planning mistakes seen throughout Ireland could migrate to the Glendalough and Laragh area.

There is a concern that high bonds and levies imposed on developers will lead to low cost shoddy development that will be disastrous for the appearance of the village.

Housing development should avoid the use of overhead power cables. The electrical supply to the area has not been mentioned in the Plan and it is assumed that the electricity network infrastructure is adequately sized to meet expected demands. Use of eco-friendly sources of generation to support the local community should be encouraged in supporting a low carbon economy.



Lighting on roads and footpaths should be designed for improving safety but aimed at minimising light pollution.

3.2 Maintenance of the important link to Christianity within and beyond Ireland.

Glendalough is a major pilgrimage location for Irish and foreign visitors alike and is continuing to grow. Preservation of the spiritual and religious aspects of Glendalough, including the important need for peace and tranquillity at the religious sites and Lakes, are what makes Glendalough stand out from other tourist locations in Ireland. This point has been emphasised in our Vision.

Whilst there is some mention of this in the Report, it is lost and does not receive the attention it deserves. If this principle is not protected, Glendalough will lose its most important and unique selling point. Not only will it lose its special atmosphere and spiritual essence, but it will also lose the many pilgrims and others on retreat who make up the long stay tourist.

Spiritual tourism is an important feature throughout the year and must not be overlooked by the more obvious daily/weekend and Bank Holiday influx during the summer. Numbers are growing. Documented evidence shows over 6,700 days are spent in a year in Glendalough in search of a spiritual experience and has been widely recognised in web sites and in recent RTE programmes.

Attached under Appendix 2 is a separate note that emphasises this point prepared by the Glendalough Hermitage Centre and AnTearmann Centre. They will also submit a response to the Forward Planning Section under separate cover.

Maintaining the infrastructure and making it accessible to tourist and residents alike was debated at some length by the Community Group. The poor maintenance standards and access to the St Kevin's cemetery at the Monastic site received particular criticism and is in need of action by the OPW. The matter has been raised at high levels in both local and national government.

The important point was made that whilst the Plan covers development of Settlement and Tourism Strategies, the objectives for tourism are weak and need to be re-examined to meet the requirements of the new Vision statement. This point re-emphasises the need for joined-up thinking when developing a plan.

3.3 Maximising the use and protection of physical assets for future generations.



At our Public Meetings there was strong debate on short term plans that address the needs of motor vehicles. It is recognised that a traffic and road management plan needs to be developed for Laragh and Glendalough and the Community Group welcomed the launch of a full traffic audit. The Community Group would like

to receive the outputs of this study but also wish to make the following important comments in advance of the report:

The Vision articulated for Glendalough is critical to the area and should not be destroyed by further development and extension of car parks at the Upper and Visitor (Interpretive) Centre sites. With Laragh proposed as the 'gateway' to Glendalough, there is a real risk that the area could become three busy areas dominated by car parking zones and associated fast food outlets.

The Community Group feels that serious consideration should be given to reducing the size of the car park at the Upper Lake (or closing the same) and accordingly reducing the number of car parking zones in the Valley. We support the idea of having the Upper Lake serviced by shuttle buses from Laragh or the Visitor Centre site. This would improve safety, preserve the peace and tranquility of the Upper Lake, reduce traffic congestion, and assist in encouraging visitors to park and enjoy the experience of Laragh and the Lower Lake facilities before moving to the Upper Lake.

At the Public Meetings, there was concern that extending car parks at the 'Glendalough end' of the valley will further encourage coaches to pass through the valley on a one-stop tour of Glendalough. We should be encouraging longer stay tourists and have visitors add to the commercial well-being of the area.

The Group did not support the idea of connection car parks to the Green Road. The costs of construction should be routed to improved car parking in Laragh and pedestrian/disabled access in the area.

3.4 Avoidance of over- commercialisation.

There was general concern that the Tourist Corridor between Laragh and Glendalough and the Tourist Attraction Zone could morph into tasteless and shoddy developments as already evidenced and noted by WCC. Whilst it appears that there is strong planning consent required on the Tourist Corridor and Attraction Zones, it could be argued this is no stronger than current legislation that has allowed tawdry developments in the past. The Community Group does, however, wish to acknowledge that WCC now recognises the need for this to be addressed as mentioned in the Plan.

The Community Group has received assurances that planning permission for the Tourism Corridor and Attraction Zones will be highly unlikely and be strictly controlled. To this end, the wording in LG7 paragraphs (ii) and (iii) needs to be tightened to remove any ambiguity, and false interpretation. This would provide greater assurance to the Community and prevent possible planning 'creep' in the future years

3.5 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.

This is an important part of the Vision for the area. The Groups request that greater emphasis is given to this principle. It is the Unique Selling Point for the Valley.

3.6 Development is responsibly controlled and regulated.

We note the mention of legislative controls and standards in the report, but would request that these are followed to prevent continuation or precedence of the past destroying the area. The key will be responsible planning, consultation, standards, and enforcement.

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

We support the concept that Laragh to be developed as a gateway to Glendalough. Laragh cannot exist without Glendalough and vice versa. They, however, felt strongly that quality and tasteful development in Laragh was critical otherwise it would not encourage visitors to stay and become no more than a road obstacle to Glendalough.

There has been a lot of debate on the secondary Development Zone taking in land north of Laragh. Some of this is land recently offered for sale by Coillte. The general view is development of this land will have a detrimental impact on this side of the village in terms of its impact on scenery and its unsuitability for development due to the terrain and poor access. The Community Group asked for this to be reviewed and further consultation take place.

It has been suggested that community forests with public access be planted in selected zones where secondary development is marked but is not feasibly or would destroy the visual impact of the area.

3.8 Planning initiatives are 'future paced'.

We welcome the planning process which is reviewed every six years. The Group felt strongly that the evolution of the Plan should always take cognisance of the Vision and be owned by the Community as mentioned earlier. Regular updates and communication with the Community by WCC is very important using advertisements local media community centre and shops.

Given the area is relatively small, the Community Group felt that a topographical model of the area would help in better communicating plans for the area. A lot of people found reading maps and orientating around the area from plans difficult. A quality model could be easily updated and provide a good visual aid for describing the impact of future developments.

3.9 There is strong co-ordination between the state and local bodies with the objective that they look beyond their own immediate business objectives.

We would again direct you to our principle objective that emphasises the need for greater cooperation and communication between the respective local and government departments. The Community Group feels, rightly or wrongly, that Government Bodies can operate independently of the planning process and can create disharmony in the local community. This was evident at the last meeting with regards to recent announcements made by Coillte. There has to be joined-up thinking for the area if any Plan is to succeed.

The Community Group would like to see best practice, and be assured that all state and local bodies communicate, do not re-invent the wheel within Ireland and add value to the planning process by transferring concepts that have worked in other areas e.g. Newgrange.



Appendices

Appendix 1:

Supporting Comments and Highlighted comments on various statements made in the Summary Report attached to the Settlement and Tourism Plan

Appendix 2:

Extracts from the Glendalough Hermitage Centre Flier in support of the Vision statement for Laragh-Glendalough



Appendix 1

Supporting Comments and Highlighted comments on various statements made in the Summary Report attached to the Settlement and Tourism Plan.

In our original submission, the Community Group held various workshops to agree some priorities for consideration by Wicklow County Council. They covered:

1. Traffic Management
2. People Access
3. Tourist Experience
4. Community and Local Economy

These headings were expanded in our Submission and we note you have referenced some of our points in the Summary document attached to the WCC Settlement and Tourism Plan.

Specific comments on the WCC notes and evaluations (pasted below in italics) are given as follows in highlighted sections. The same highlighted sections also serve to support comments made earlier in this report.

Enhancing the Visitor Experience

Summary of Issues raised

Laragh and Glendalough is identified as one of the principle hubs within the Failte Ireland Destination Development Plan for the counties of Wicklow and Kildare area. If the quality, character and distinctiveness of this area is not managed correctly, the area will not have the capability to service tourism demands into the future. It was generally agreed that Laragh should provide a greater role in providing for the tourist market and that the village should become a hub for tourism. (GLCG Comment: there is a need to avoid the creation of three busy hubs dominated by car parks in Laragh, Visitors Centre and Upper Lake.) An enhanced visitor experience in Laragh and Glendalough will lead to a greater economic spin off and encourage longer stays in the area. This could be achieved by a number of methods:

- (i) Alleviating traffic pressure through the introduction of a traffic management plan. (GLCG Comment: there is a need for input into the traffic study and any subsequent recommendations.)*
- (ii) Protecting the integrity of natural and archaeological heritage of the area.*
- (iii) Increasing the range of tourist activities, facilities and services.*
- (iv) Improving the general amenity of the sites at Glendalough.*

It is noted that some residents consider that the perception that Glendalough has reached capacity is not correct. Dissatisfaction with the Glendalough experience is limited to a number of days only. There is capacity to grow the capacity of Glendalough through the development of niche markets – this would enhance the sustainability of the tourism product.

Alleviating traffic pressure through the introduction of a traffic management plan Laragh and Glendalough experiences traffic congestion during periods of peak demand. This diminishes the visitor experience and reduces traffic and pedestrian safety. This matter should be addressed in the forthcoming plan. In general there was support for a proposal to manage visitor traffic so that visitors are encouraged to use facilities in Laragh and to reduce accessibility towards Glendalough. Suggestions for the better management of traffic include the following:

- ☐ *Provide an increased amount of car parks at a variety of locations that are safe and well serviced, e.g. at Derrybawn House, within Laragh village, rear of Trinity Church; and better utilization of existing car parks, e.g. school car park/ Killafin/Trooperstown/ Woolen Mills (GLCG Comment: Please note the comment below re car parks close to monuments (ref Trinity Church above). Screened car parks serviced with shuttle buses and the support for*

walking groups mustering in the Laragh area are supported. Development and extension of car parks around Glendalough is not supported.)

☐ Extend car park at existing visitor centre car park.(GLCG Comment: further development of car parks so close to monuments will damage the environment and visitor experience. This is not supported.)

☐ Introduction of park and ride schemes for tourists including shuttle buses, horse and trap

☐ Encouraging alternative forms of transportation to the car, including public transport, walking, cycling

☐ Highest parking restrictions and penalties for parking the closest to Glendalough heritage sites. Restrictions on certain transportation forms, e.g. private car, bus/coach.

☐ Road improvements

☐ Train line to surround area should be aspirational objective

☐ Traffic calming measures, particularly in Laragh village

☐ Better road signage/ advance warning signs

☐ Long term permanent closure of upper car park/ closure during periods of peak demand.

☐ Better management of emergency access routes

☐ Introduction of byelaws

☐ Better policing/management - Council employee to manage area during summer months

☐ Improve disability access

There is a need to promote walking and cycling. This will have the benefit of reducing traffic congestion and accessibility to Glendalough. Suggestions include the following:

☐ Encourage visitors to use existing walking tracks to Lower and Upper Lakes

☐ Better maintenance of existing walking routes

☐ Improve disability access

☐ Suggestion to pedestrianise certain roads, e.g. road from grave yard to Upper Lake car park for pedestrians only except local traffic

☐ Provide pedestrian crossings, e.g. at school/chapel lane/ to Brockagh Resource Centre

☐ access to school needs improvement, particularly for pedestrians

☐ Provide footpaths on all major access roads, including Rathdrum road.

☐ Lighting on footpaths

☐ Request for provision of footpath within the 50km zone, from Killifine to meet the footpath in Laragh village, and from Trooperstown Wood entrance to Laragh village

Promote walking and cycling as a key outdoor recreational pursuit. Suggestions for the provision of new and improved walkways include the following:

Provide new walkways: e.g.

☐ from Wicklow Gap using St. Kevin's way as link to monastic city

☐ link Laragh to Rathdrum and Roudwood

☐ from Trooperstown via Ballard Bridge to monastic city.

☐ Bring Wicklow Way through village of Laragh and link with GAA grounds and Green Road to Glendalough

☐ Off road walk linking Laragh to Rathdrum on eastern side of Avonmore river – as a greenway – link to rail network at Rathdrum.

☐ Promote development of tourist facilities/amenities along walking/cycling routes

☐ More 'Sli na Slainte' routes

☐ Mountain biking tracks

☐ Trails in Trooperstown Hill area

☐ Trails network from Killafin car park should include an off road route to Laragh on eastern side of Avonmore River with bridge across the river close to Jackson's Falls.

Protect the integrity of natural and archaeological heritage of the area

☐ It is vital that the Glendalough monastic city and national park are retained as a national historic and heritage asset for enjoyment of generations in future. Key element of the vision is retaining the valley as an area of outstanding natural beauty, and preserving the peace, tranquility and underlying spirituality of the area.(GLCG Comment: Fully supported.)

☐ Protection of natural environment should include such things as the preservation of fish

stocks and prevention of the acidification of rivers from the forests.

☐ **UNESCO:** Submission from DoEHLG indicates that the Minister for the Environment, Heritage and Local Government has approved Ireland's new Tentative List of potential nominees to the World Heritage List. Glendalough is included on the new Tentative List as part of the Early Medieval Monastic Sites series. Achieving UNESCO World Heritage Status for Glendalough's Monastic site should be objective in the future and the plan should reflect current best practice principles to achieve this objective. WCC may wish to consider the Operational Guidelines of the Implementation of the World Heritage Convention in the drafting of the plan.

Increase the range of tourist activities, facilities and services.

☐ More restaurants and hotels required

☐ Develop day trip excursions into overnight packages

☐ Tap into tourist market of tourists to Avondale – Laragh to be stop on this route

☐ Establish itself as an Volunteer ranger service

☐ Develop Old Mill area into tourist product

☐ Need to develop outdoor pursuits centres

☐ Museum relating to mining heritage

☐ Promote Glendalough for light activity and Laragh/Trooperstown for active recreation.

☐ Open farm facility

☐ **Tourist Accommodation:** There is a need for a campsite within the area, need to provide mobile home services (GLCG Comment: Idea supported. Discussion required on the most appropriate site and screening.)

☐ **Better managed dissemination of tourist information:** The provision of a one stop tourist information facility is required. Potential sites include Glendalough Visitor Centre, village green near Lynhams. Develop a Glendalough web site (GLCG Comment: a website and related websites already exist.)

Develop the Laragh-Glendalough Tourist Product

Suggestions to develop the Laragh-Glendalough tourist product include the following:

Develop 'experiential' and niche tourism, e.g. ecotourism, natural environment, heritage, cultural and soft adventure, historical research and appreciation, personal relaxation, spiritual reflection, pilgrimages, walking, hill climbing, mountain biking, wildlife appreciation, orienteering and family and school outings, green energy, arts, crafts, folklore, use of lakes for outdoor pursuits, fishing, establish area as 'accessible' destination for mobility impaired recreation, link with Avondale, 'authentic Ireland unchanged and unexplored', Improving the general amenity of the sites at Glendalough

The visitor experience at Glendalough is being diminished by poor amenity of Monastic city. The area needs to be de-cluttered, improved and better maintained and controlled. Suggestions include the following:

General de-cluttering including the removal of unnecessary signage, buildings, stalls etc. (GLCG Comment: Fully supported.)

Restore footbridge to Monastic City

Improve wheelchair access throughout Glendalough

Restoration of the Holy Well on Green Road

Lack of seating in viewing areas

Need for the development of St. Kevin's Spiritual walking trail with 'station' stop signs, signage and reflections, heritage features and information. Trail to lead through Glendalough valley and include both lakes and Miner's village.

Clearly mark walk starting points

Improve signs

Lifting of the current restriction of religious services at the monastic site and promotion of St. Kevin's Day

Limited night lighting of monastic site

Illuminate selected sites at night

A shelter should be provided at the visitor centre

Evaluation

In response to a general consensus that Laragh should perform a greater role in providing for the tourist market, the primary focus of the Tourism Strategy of the Laragh-Glendalough Settlement and Tourism Plan is to promote Laragh village as a hub for tourism. (GLCG Comment: please note earlier comments on the term 'hub'.) The village is to be promoted as the prime gathering place for visitors, from which visits to Glendalough and the other attractions in the area are to be organized.

Traffic: It is important to note that this plan is a land use plan and not a traffic management plan (which are prepared and managed by the Roads and Engineering sections of the Council). As such, it is not within the remit of this plan to include specific design measures for how the better management of traffic is to be achieved. Notwithstanding this, it is within the remit of this land use plan to promote an overarching strategy for the better management of traffic, and as such the plan aims to (i) promote the safe movement of traffic and pedestrians, (ii) manage visitor movements so that visitors are encouraged to use facilities in Laragh and car accessibility is reduced towards Glendalough, and (iii) promote sustainable transportation modes such as walking and cycling. This aim is realized through the stated objectives for Transportation and Infrastructure. (GLCG Comment: we support the launch of the traffic audit and welcome the results of the survey and how the information can be used in the planning process.)

The Council will continue to undertake the maintenance and upgrading of transportation networks in accordance with the infrastructural works programmes for the county.

Heritage: A key aim of the plan is to protect the integrity of natural and archaeological heritage of the area. This aim is realized through objectives LG19-LG24. (GLCG Comment: spiritual heritage has been overlooked. It is the primary essence of Glendalough as an attraction.)

Tourist Activities and Facilities: The following objectives aim to increase the range of tourist activities, facilities and services in the area: LG5-LG10.

Laragh-Glendalough Tourist Product: Objective LG8 aims to promote tourist developments that are associated with the following range of tourist themes: monastic, archaeological and historical heritage, outdoor recreational activities, retreats and spirituality, mining heritage, the Military Road, traditional skills and crafts, and natural heritage and education.

Amenity of Glendalough: The following objective aims to improve the general amenity of the site at Glendalough: LG43.

Laragh Village

Summary of Issues Raised

- ☐ There is a need to maintain the character and charm of Laragh village and Glendalough.
- ☐ There is general agreement that the village should be consolidated and growth should be provided for within the boundary of the village and to curtail development along scenic routes. A much larger area should be included within the boundary for the tourism zone.
- ☐ Lack of support for zoning plan
- ☐ The village needs to be the focal point for the provision of employment and for the provider of tourist services.
- ☐ The character of the village can be protected through measures such as enhancing local heritage features, e.g. maintenance of stone walls, traditional shop fronts and preserve buildings of historical and architectural interest including Laragh Castle, Military Road, Old Mill and old buildings
- ☐ Promoting use of derelict sites/ underutilized land, e.g. Old Mill
- ☐ Protect scenic areas including Coillte Brockagh Mountain, roads to Glendalough, Sallygap, Lough Dan and Glenmalure.
- ☐ Important that the plan is not a zoning plan but a plan that encompasses the broad principles of acceptable developments that will enhance the visitor experience while still maintaining the area as a place to live.
- ☐ Ensure new development is in character with the traditional, rural setting.
- ☐ The Development Applications Unit of the Department of the Environment, Heritage and Local Government submit that existing built heritage in the area needs to be protected and enhanced and new development needs to respond to local character and respect the visual context of the area.
- ☐ Need to provide for local growth so that locals don't get pushed out of market. Provide for

the needs of the local population initially before the needs of large non-indigenous developers.

□ Suggestion that land uses within the existing settlement boundary should be dealt with as follows: (i) Laragh towards Wicklow Gap - should include strict policies for safeguarding Glendalough as a major tourist attraction. Encouragement should be given for the establishment of new tourist based commercial facilities towards the centre of the village, (ii) Laragh towards Rathdrum - may be scope for limited extension however boundary should not be extended beyond the 'speed limit area', (iii) Laragh towards Glenmacnass/Sallygap - boundary should not be extended - development policy should preserve amenity in the village and its rural environs, (iv) Laragh towards Annamoe - although there may be potential for extending development boundaries within the speed limit areas- no requirement at moment to allow new housing along this route.

□ Protect visual amenity of Green road and views - prevent obtrusive developments

Evaluation

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Laragh and Glendalough. The plan performs two main functions:

(i) it includes a settlement strategy that applies to lands within the settlement boundary. (GLCG Comment: Caution has to be exercised about further development in flood zones in south Brockagh and note the concerns in this report re development in the north of Laragh) These lands are to provide for the future housing, employment and social needs that result from projected levels of growth. In facilitating the development of particular uses within the settlement boundary, a traditional zoning approach has not been adopted. Rather, the plan includes two land use designations - primary and secondary development zones, which are mixed use areas, with separate zoning objectives and objectives for the promotion of certain development types. It is considered that this approach allows for greater flexibility in the range of uses that can be developed on any one site as it is considerably less restrictive than traditional zonings.

(ii) it includes a tourism strategy that aims to promote the development of tourism in the area in a more sustainable manner that involves managing the movement and experience of visitors in a way so that the integrity of the heritage of Glendalough is protected to the highest degree, while opportunities for yielding economic benefit from the attractions are maximized. The tourism strategy applies to all lands within the development boundary, including the primary development zone, secondary development zone, the tourism corridor and the Glendalough attractions.

The Laragh-Glendalough settlement boundary has been amended at the following locations in order to better reflect the spatial organisation of the settlement, the functionality of lands and significant planning permissions (GLCG Comment: See main report for specific comments)

(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 Blamey Woollen Mills planning permission (PRR 03/9792, 10/2727),

(iv) minor revision of eastern boundary to reflect boundary of Wicklow Mountains SAC
These revisions are considered necessary so that planning of the settlement of Laragh-Glendalough can be undertaken in a more sustainable and co-ordinated manner, so that the village is consolidated and growth is confined within the settlement boundary, thereby safeguarding the integrity of the rural area.

The plan includes numerous objectives that aim to undertake the following:

Protect the special character and setting of the village (e.g. Primary Development Zone Zoning Objective, LG19, LG27, LG34)

Safeguard the future of Glendalough as a tourist attraction (e.g. LG5-LG10)

Ensure views are protected (e.g. LG19)

Promote regeneration (e.g. LG9, LG26)

Promote traditional shop fronts (LG34)

Control advertising in the interests of visual amenity (e.g. LG18)

Preserve and improve open spaces (LG14)

LG1 ensures that the Council will control the development of residential units within the settlement boundary in accordance with the occupancy objectives as set out in the settlement strategy. RH11 of the CDP states that single house developments shall be for local growth only, whereas multi-house developments shall be allocated as follows: 25% regional growth, 50%

county growth and 25% local growth. (GLCG Comment: development of new housing should be constructed and serviced to best practice sustainability standards to minimise impact on local infrastructure e.g. waste water, water, electricity etc. and power cables should be routed underground)

Retail

Summary of Issues Raised

Need to provide retail services to meet the day to day needs of local residents and meet the needs of tourism – this will become an economic driver for local employment.
Allow for the development of a market for local artisan foods and crafts.

Evaluation

The following objectives aim to ensure that the retail needs of the local population and the retail needs of tourists are provided for: LG12, LG6. (GLCG Comment: retail outlets should be tastefully located and presented.)

Community Facilities

Summary of Issues Raised

The following community facilities are required:

- ☐ Graveyard needs to be extended
- ☐ A building for a childcare facility
- ☐ Requirement that school be allowed to further develop in order to accommodate future growth – access to school needs improvement, particularly for pedestrians
- ☐ Sheltered housing for older people – set aside land for this purpose in close proximity to village centre
- ☐ Allow for the extension and upgrading of the Brockagh Resource Centre
- ☐ Playground
- ☐ Youth café
- ☐ Develop Health Centre
- ☐ Develop local emergency and Garda presence
- ☐ Develop recycling centre
- ☐ Encourage community gardens/ allotments
- ☐ Proposal- multi-purpose integrated activity co-operative – public/private ownership
- ☐ for locals and tourists alike – for older people and younger and teenagers – possibly at Brockagh centre
- ☐ Retain open spaces and extend uses allowed on them e.g. fairs, country events, country markets etc.
- ☐ Medical centre that doubles as a rescue centre and police communication point
- ☐ Department of Education and Skills submitted information outlining how the Department calculates the extent of school provision needed in an area, and the matters to be considered in allocating land for school development.

Evaluation

The plan includes a number of objectives to promote the development of community facilities in the village, including LG13 and LG14.

In preparing the plan, the future schools requirements of the village was considered (refer to 'Education', as set out in the Appendix to the plan).

It should be noted that the Laragh-Glendalough Settlement and Tourism Plan is not a 'spending plan', but sets a framework within which developments could be undertaken, in the event that the public or private sector are in a position to develop.

Community Forest

Summary of Issues Raised

- ☐ Need to consider making an allocation of land for the creation of a community forest – broadleaf forest – Coillte lands may be suitable.
- ☐ There is opportunity to develop the green economy based on development of broadleaf forests and the promotion of the area as a centre for expertise in the development of woodland crafts and woodland management, skills and practices.
- ☐ Promote willow tree farming for a sustainable group heating system.

☐ *Improve access to Coillte areas*

Evaluation

Objective LG24 promotes the development of a community forest at an appropriate location. (GLCG Comment: please refer to our comment re the establishment of a community forest in areas in the secondary development zone not suitable for housing development)

Infrastructure

Summary of Issues Raised

- ☐ *Upgrade and extend water and sewage systems – lack of sewerage capacity is stifling development opportunity*
- ☐ *Provide better public realm facilities including litter bins, public benches, toilets*
- ☐ *Better upkeep of common land and graveyards*
- ☐ *Poor broadband internet services and poor mobile phone signals*
- ☐ *ESB and telephone wires to be run underground*
- ☐ *Promote green energy*
- ☐ *Recycling centres to be accessible*
- ☐ *Street lighting to be traditional and restrict public lighting to village areas*
- ☐ *Masts to be appropriately located and disguised*
- ☐ *Waste contaminated areas should be cleared*
- ☐ *Replace eircom public phone booths with old style telephone boxes*

Evaluation

The Council will continue the maintenance and upgrade of wastewater and water infrastructure in accordance with the Council's 'Water Services Investment Programme 2010-2012'. LG17 aims to ensure that sewerage, water, drainage, energy, waste management and communications infrastructure is put in place to service the existing and future development needs of the settlement. (GLCG Comment: the load on infrastructure should be minimised by best practise construction standards. Electricity supply needs should not be overlooked and underground cables should be the norm for any future development)

It should be noted that the Laragh-Glendalough Settlement and Tourism Plan is not a 'spending plan', but sets a framework within which infrastructural developments could be undertaken, in the event that the public or private sector are in a position to develop.

Signage

Summary of Issues Raised

- ☐ *There is a need to rationalize signage and to reduce signage clutter. This will improve visual amenity, safety and provide better directional guidance for visitors.*
- ☐ *There is a need to improve directional and information signage to attractions and other areas within the destination.*
- ☐ *Better advertisement of community events*
- ☐ *Lack of signage giving directions to walks and local amenities*
- ☐ *Need for distinction in official public signs and those advertising businesses*
- ☐ *Revitalize and renew old place names, forgotten roads*
- ☐ *Plaques or information boards to be erected*

Evaluation

Objective LG18 aims to appropriately control advertising and signage in the interests of protecting the visual amenity of the area and ensuring the safety of the public. (GLCG Comment: signage should be given careful design consideration, avoid over signage (as seen in Rathdrum) and provide tourist and residents unambiguous safety and directional information to a uniform standard. There should also be some rationalisation of other signs to maximised impact but reduce the plethora of signage at road junctions that detract from main highway signs and/or present an unprofessional image of the area.)

It should be noted that the Laragh-Glendalough Settlement and Tourism Plan is not a 'spending plan', but sets a framework within which infrastructural developments could be undertaken, in the event that the public or private sector are in a position to develop.

Flooding

Summary of Issues Raised

There are a number of sites that are subject to flooding including lower County Council carpark, casual trading area opposite monastery, Glendalough Hotel. Flood periods include January and September 2010

There is need to replace flood damaged bridges

Evaluation

In accordance with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management', an assessment of flood risk has been formally taken into account in the preparation of this plan. (GLCG Comment: note is made that the secondary development zone enters the Flood Zone in the area south of Laragh.)

Outdoor Recreation

Summary of Issues Raised

□ The hillwalking and mountain climbing community represent the largest recreation user group in the Irish uplands. Glendalough valley is a honeypot for walkers and outdoor recreational activities including rockclimbing, bouldering, cycling, walking etc. The plan must promote the development of these activities and allow for the development of facilities, including development of 'way-mark-ways', muster points, outlets for the provision of outdoor recreation supplies etc.

□ Need to implement the Wicklow Outdoor Recreation Strategy

Evaluation

LG6 and LG8 aims to promote tourist developments and to promote developments linked with specific tourist themes, including outdoor recreational activities.

Co-operation between Statutory Bodies

Summary of Issues Raised

There is general concern regarding the lack of cooperation between statutory bodies. There is a need for a more unified approach to problems/ marketing strategies amongst bodies.

Improved marketing of Glendalough tourist product is needed.

Better assistance is required by WCC and interest groups to implement improvements

Evaluation

The Laragh-Glendalough Settlement and Tourism Plan is a land use plan. Matters pertaining to marketing strategies or the degree of co-operation between authorities is not within the remit of consideration of the current plan. Notwithstanding this, the plan does promote co-operation and consultation between the planning authority and other relevant authorities, where appropriate. (GLCG Comment: it is vitally important that all stakeholders in the area have a 'joined up' plan. It is vital the plan is owned by the local community and presents itself as a process of 'agreed co-operation' within a Stakeholder Group.)

Site Specific Proposals for Development of Uses

Summary of Issues Raised

□ John Spain and Associates on behalf of Coillte Teoranta - Request lands comprising 4.1ha at Brockagh within Laragh settlement be retained within the settlement boundary. Lands are suitable for residential development and there is potential for site to accommodate tourist development.

□ Noel Quinn, on behalf of owner of The Old Sawmill request that the Old Saw Mill property located at the Glendasan River should be designated for tourist use.

□ The Glendalough Hotel (John and Pat Casey) request the following: (i) that land relating to the current operation of the hotel and craft shop be maintained for the further development of this business, (ii) SAC designation be removed from lands at Brockagh, (iii) Re: lands at Old Mill – envisage site forms part of a tourism product and other related uses, including residential.

□ Kieran Mellon - re: 2.5 acres in Brockagh Laragh - advised that has made previous application for residential development on site and intends to make further applications in future. Proposals have included plan to make road improvements and provide footpath to village.

□ Glendalough Hermitage Centre advised that 'spirituality' is a key tourism product with

much potential. The centre intends to further develop its site in the future and extend the range of facilities.

□ Patrick, Aiden and Julie Ward submit proposal for the development of a tourist based development at Laragh East for tourist accommodation, tapping into 'green tourism' market.

Evaluation

The Laragh-Glendalough Settlement and Tourism Plan provides for growth up to 2022. The calculations and assumptions that form the basis for providing for future population growth along with rationale regarding extensions to the settlement boundary are set out in the Appendix to the plan.

Other Issues

Summary of Issues Raised

The following consultees had no observations to make on the public consultation process:

□ Department of Communications, Energy and Natural Resources

□ Department of Agriculture, Fisheries and Food

□ National Roads Authority

□ Health and Safety Authority

□ An Bord Pleanála

The Development Applications Unit of the DoEHLG notes that the National Parks and Wildlife Service has no comment to make.

Evaluation

Noted. (GLCG Comment: we are surprised that no observations were made. These bodies should be important Stakeholders. We see proactive involvement by these bodies as a precursor to good planning.)

Appendix 2

Extracts from the Glendalough Hermitage Centre Flier in support of the Vision statement for Laragh-Glendalough

Sample Remarks by Guests

*A wonderful place of deep, quiet restoration for
body and soul*

*The peace allowed many doors to open in me that had been closed for a long
time*

Here I found silence – and wonder

Exactly what was needed to unwind and get back to nature

A beautiful retreat – a refuge – a place for “seekers”

What an oasis of peace!

*Ideal spot to take time out – the suspension of time
This place brings healing and peace*



Why

*People Come to
Glendalough*

**Spiritual Pilgrimage –
A Growth Area of Tourism for the Future**



Since the time of St. Kevin, Glendalough has been a place of reflection and prayer, rich in moods, memories and dreams evoked by the awe-inspiring landscape.

Each year, many thousands of pilgrims are attracted to Glendalough, drawn by the depth and richness of its spiritual heritage and its atmosphere of peace and tranquillity.

*"Everybody needs beauty as well as bread,
Places to play in and pray in,
Where nature may heal and give strength
to body and soul."*

(John Muir)



Numbers of Pilgrim Visitors

Two spirituality centres, Glendalough Hermitage Centre and An Tearmann cater fulltime for pilgrims who come and Glendalough Hotel also accommodates groups of pilgrims.

The number of bednights provided by these centres is as follows:

Bednights

- 2010 3,521
- 2011(first six months) 1,834

Day Pilgrimages (Jan to June 2011)

- 63 events – 1,519 people
- 831 adults/688 children

- Projected total for 2011 3,700
- Projected total for 2011 3,000

Pilgrims stay for varying lengths of time from 1-2 nights to a week or longer, occasionally even a month. Roughly a third come from abroad, primarily from USA and Australia.

Numbers have been increasing steadily and demand is now outstripping capacity.

Statistical evidence thus shows that in one year at least 6,700 days are spent in Glendalough in search of a spiritual experience.

These are only the numbers of which we are aware: there may be many others. Indeed, many who come on coach trips may be attracted to stay longer if a spiritual experience were offered.

*CYC hostels catered for the spiritual needs of 3,746 young people in 2010.

Benefits to Laragh/Glendalough

1. As our accommodation is self-catering, guests tend to shop and/or dine in Laragh/Glendalough.
2. Day pilgrims/visitors tend to have lunch and refreshments in the area.
3. Both guests and day pilgrims would provide a market for any additional retail outlets. They would especially be interested in books, images and artefacts pertaining to the spiritual and monastic heritage of Glendalough.
4. Spiritual tourism attracts people all year round – not just during the summer season.
5. Spiritual pilgrims tend to be very respectful of the environment.



Appeal of Glendalough – What Pilgrims Value

An overwhelming majority of guests express profound gratitude for the peace and tranquillity they find in Glendalough. Of 275 guest evaluations surveyed, 90% mentioned peace, silence and solitude as the key feature that attracted them to Glendalough.

The appeal of Glendalough crosses all boundaries of religion, age and nationality. It attracts both older people interested in rediscovering their spiritual roots and younger people seeking spiritual alternatives to organized religion. It answers a hunger in people for meaning and a growing need to take time out from the pressures and busyness of the world around us.

At a time when other markets are affected by recession, numbers in spiritual tourism are growing – more than ever, people are in need of soul space.

Glendalough as a spiritual tourist destination offers:

1. A sense of calm and wellbeing for which so many people are looking
2. A natural and effective means of attracting people to stay longer in Glendalough
3. A niche market that has great potential for growth

To avail of this market opportunity, a key objective of the Laragh-Glendalough Plan should be to preserve the spiritual heritage as well as the underlying peace and tranquillity of this unique destination.

Aisling Mac Namara

From: Aisling Mac Namara
Sent: 02 August 2011 09:02
To: 'Dave Shepherd'
Subject: RE: Response submission for Laragh-Glendalought Settlement and Tourism Plan
Dave,

I wish to acknowledge receipt of your submission.

Over the coming 4 weeks, the planning authority will be preparing the Manager's Report on submissions received. This report will include a summary of the issues raised in the submissions and will include the response and recommendation of the Manager with respect to issues raised. The report will be available for public viewing after it has been considered by the members of Wicklow County Council (this is likely to be at the October Council meeting).

As the issues raised within your submission will be responded to in the Manager's Report, I do not consider it necessary to arrange a meeting. However, please feel free to contact me at any time if you have any questions, or wish to discuss any matter.

Thanks

Aisling

From: Dave Shepherd [mailto:daveshepherd7@gmail.com]
Sent: 28 July 2011 20:24
To: Planning - Development Plan Review
Cc: Pat Casey; Brockagh Resource Centre
Subject: Response submission for Laragh-Glendalought Settlement and Tourism Plan

To Forward Planning Section, Wicklow County Council, County Buildings, Wicklow for attention of Aisling MacNamara.

Dear Aisling,

Further to our telephone conversation, please find attached a Report from the Laragh and Glendalough Community Group in response to the WCC Report dated July 2011 entitled Proposed Variation No. 2(ii) to the Wicklow County Development Plan 2010-2016 ; Laragh-Glendalough Settlement and Tourism Plan.

The Community Group would welcome the opportunity to present the report to the Forward Planning Section or clarify any of the points raised in our report.

Your written response to the report or verbal feedback/presentation to the Community Group would be appreciated.

We look forward to your response and this can be made to the undersigned or to the Brockagh Centre Laragh brockaghresourcecentre@eircom.net

Regards

Dave Shepherd (for the Laragh and Glendalough Community Group)

02/08/2011

Leonora Earls

From: Bernie Healy [Bernie.Healy@esb.ie]
Sent: 02 August 2011 09:46
To: Planning - Development Plan Review
Subject: Response to Laragh-Glendalough Settlement Tourism Plan from Glendalough Hermitage Centre.docx

Please find response to Laragh-Glendalough Settlement Tourism Plan from both the Glendalough Hermitage Centre and also representing An Tearmann (Spiritual Centre).

Bernie Healy
Chair
Board of Glendalough Hermitage Centre



acknowledged

Glendalough Hermitage Centre

**Response to Proposed Variation No. 2(ii) to the Wicklow
County Council Development Plant 2010-2016;**

Laragh–Glendalough Settlement and Tourism Plan ,

July 2010



Submitted: Board of Directors and Management of the Glendalough Hermitage Centre

Date: 31 July 2011

Contact: berniehealy6@gmail.com

Tel 087 2615514

Introduction

This report is prepared in response to the Proposed Variation NO. 2(II) to the Wicklow County Council Development Plan 2010-2016; Laragh-Glendalough Settlement and Tourism Plan dated July 2011.

The report is submitted on behalf of the Glendalough Hermitage Centre. The Centre is based in Laragh and has a charitable status tasked with the development, both physically and spiritually, of the hermitage site adjacent to St Kevin's Church in Laragh.

Reference should also be made to our original submission dated 17 January 2011 made as part of the Wicklow County Council planning consultation process. We also attach a flier (Appendix 1) from the Centre that summarises and supports key points made below.



2 Planning Proposals Key Comments

- ❖ We note in the Settlement and Tourism Plan there is very little mention given to the spiritual, peace and tranquility which is the essence of Glendalough and makes it a unique

place amongst other tourist locations in Ireland. The Vision as given in the Wicklow County Council Strategy should be revised to reflect this important point.



- ❖ Spiritual tourism is something that is overlooked in the Plan. Pilgrims make up a high number of long stay visitors to the area, something which all parties in the Laragh-Glendalough community wish to develop.
- ❖ Pilgrims can account for over 6,700 days per year based on statistics received from local hotels, An Tearmann Spiritual Centre and the Glendalough Hermitage Centre. This is a growth area and attracts visitors all year round, not just the summer season, and supports the local businesses for their accommodation, and upkeep whilst they are on pilgrimage.
- ❖ Pilgrims value peace and tranquility, silence and solitude, a space to rediscover their spiritual roots, and an environment that has a sense of calm and wellbeing. The Centre feels strongly that the assets that provide part of this essence, namely the Monastic site associated monuments and the natural surroundings of the lakes, must be protected and preserved at all costs. A lack of planning in the past and poor enforcement has allowed the establishment of developments in the area that are out of character with their surroundings. We note that this is mentioned in the report in terms of 'tidying up' the area and we look forward to this becoming a reality. The area has taken centuries to evolve and it could be destroyed in a few short years by poor planning decisions.

- ❖ The further development of car parks at the Visitors Centre and the Upper Car Park is out of character with our vision for the area. The existing car parks are close to sacred sites, monuments and special natural environment and their development will damage the very essence and visitor experience for the area. We note some suggestion of a car park near the Trinity Church and connections with the Green Road. Such developments are not supported. In summary the Plan should avoid short sighted commercial development in the Glendalough area or the Tourism Corridor.
- ❖ Whilst we feel development in the Glendalough end of the valley should be curtailed we do support responsible development in Laragh as a gateway location to Glendalough and ongoing maintenance and upkeep of the Monastic City, adjoining cemetery and monuments. Of late we have witnessed a lack of landscaping and general maintenance in the cemetery that has caused us to raise matters at Government level in conjunction with An Tearmann Spiritual Centre.



Appendix 1

Glendalough Hermitage Centre Flier

Sample Remarks by Guests

*A wonderful place of deep, quiet restoration for
body and soul*

*The peace allowed many doors to open in me that had been closed for a long
time*

Here I found silence – and wonder

Exactly what was needed to unwind and get back to nature

A beautiful retreat – a refuge – a place for “seekers”

What an oasis of peace!

*Ideal spot to take time out – the suspension of time
This place brings healing and peace*



Why

**People Come to
Glendalough**

**Spiritual Pilgrimage –
A Growth Area of Tourism for the Future**



Since the time of St. Kevin, Glendalough has been a place of reflection and prayer, rich in moods, memories and dreams evoked by the awe-inspiring landscape.

Each year, many thousands of pilgrims are attracted to Glendalough, drawn by the depth and richness of its spiritual heritage and its atmosphere of peace and tranquillity.

"Everybody needs beauty as well as bread,
Places to play in and pray in,
Where nature may heal and give strength
to body and soul."

(John Muir)



Numbers of Pilgrim Visitors

Two
An

Glendalough Hotel also accommodates groups of pilgrims.

spirituality centres, Glendalough Hermitage Centre and Tearmann cater fulltime for pilgrims who come and

The number of bednights provided by these centres is as follows:

Bednights

- 2010 3,521
- 2011(first six months) 1,834

Day Pilgrimages (Jan to June 2011)

- 63 events – 1,519 people
- 831 adults/688 children

- Projected total for 2011 3,700
- Projected total for 2011 3,000

Pilgrims stay for varying lengths of time from 1-2 nights to a week or longer, occasionally even a month. Roughly a third come from abroad, primarily from USA and Australia.

Numbers have been increasing steadily and demand is now outstripping capacity.

Statistical evidence thus shows that in one year at least 6,700 days are spent in Glendalough in search of a spiritual experience.

These are only the numbers of which we are aware: there may be many others. Indeed, many who come on coach trips may be attracted to stay longer if a spiritual experience were offered.

*CYC hostels catered for the spiritual needs of 3,746 young people in 2010.

Benefits to Laragh/Glendalough

1. As our accommodation is self-catering, guests tend to shop and/or dine in Laragh/Glendalough.
2. Day pilgrims/visitors tend to have lunch and refreshments in the area.
3. Both guests and day pilgrims would provide a market for any additional retail outlets. They would especially be interested in books, images and artefacts pertaining to the spiritual and monastic heritage of Glendalough.
4. Spiritual tourism attracts people all year round – not just during the summer season.
5. Spiritual pilgrims tend to be very respectful of the environment.



Appeal of Glendalough – What Pilgrims Value

An overwhelming majority of guests express profound gratitude for the peace and tranquillity they find in Glendalough. Of 275 guest evaluations surveyed, 90% mentioned peace, silence and solitude as the key feature that attracted them to Glendalough.

The appeal of Glendalough crosses all boundaries of religion, age and nationality. It attracts both older people interested in rediscovering their spiritual roots and younger people seeking spiritual alternatives to organized religion. It answers a hunger in people for meaning and a growing need to take time out from the pressures and busyness of the world around us.

At a time when other markets are affected by recession, numbers in spiritual tourism are growing – more than ever, people are in need of soul space.

Glendalough as a spiritual tourist destination offers:

1. A sense of calm and wellbeing for which so many people are looking
2. A natural and effective means of attracting people to stay longer in Glendalough
3. A niche market that has great potential for growth

To avail of this market opportunity, a key objective of the Laragh-Glendalough Plan should be to preserve the spiritual heritage as well as the underlying peace and tranquillity of this unique destination.

GLENDALOUGH-LARAGH TOURISM BOARD AND GLENDALOUGH DISTRICT DEVELOPMENT
ASSOCIATION

29TH July 2011

Re: Response to Laragh Glendalough Settlement and Tourism Plan 2010-2016

Dear Ashling

The Glendalough Laragh Tourism Board (GLTB), in collaboration with the Glendalough District Development Association (GDDA), attach herewith our response to the Proposed Variation No.2(ii) to the Wicklow Development Plan 2010-2016, Laragh-Glendalough Settlement and Tourism Plan.

We suggest that amendments and additional information is included to the following articles as outlined in the plan. In total we suggest seven amendments, for your convenience all of these changes are denoted by the following star sign * and are typed in bold print.

We suggest on page 2 that the second paragraph; *'not to increase visitor numbers'* is 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.

Other noted amendments relate to; LG8 on page 4, LG9 on page 4, LG12 on page 5, LG16 on page 5, LG30 on page 7, and LG43 on page 9.

We trust that you will consider our response in a positive manner and that we can continue to work in partnership in the best interests of the Laragh and Glendalough settled and visitor communities.

Yours sincerely,

Judy Doyle GLTB and Sean O'Leary GDDA

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 coordination 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.

***The GLTB and the GDDA strongly oppose the following paragraph and suggest that it is removed from the Proposed Variation 2(ii) LG Plan as it is contradictory (see LG 6), and out of kilter with the proposal to encourage 'longer stay tourism' in the area.**

*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. 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 manner.**

***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

-support the development of the approved Blarney Woolen Mills site and related facilities.

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 and visitor populations.

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 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.

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 for 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 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 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 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.

Aisling Mac Namara

From: Aisling Mac Namara

Sent: 02 August 2011 12:09

To: 'Judy Doyle'

Subject: RE: Response to Laragh-Glendalough Settlement and Tourism Plan

Submission received with thanks

Regards,

Aisling Mac Namara

From: Judy Doyle [mailto:judy_doyle1@hotmail.com]

Sent: 02 August 2011 11:58

To: Aisling Mac Namara

Subject: Response to Laragh-Glendalough Settlement and Tourism Plan

Dear Ashlins,

please find two attachments responding to the LG Settlement and Tourism Plan on behalf of the GDDA and the GLTB.,

Regards,

Judy (Doyle)

086/8108075

14

Leonora Earls

From: MSFax on behalf of Catherine O'Connor
Sent: 29 July 2011 12:08
To: Planning - Admin
Subject: FW: PROPOSED VARIATION OF LARAGH, GLENDALOUGH SETTLEMENT PLAN.

-----Original Message-----

From: Mark Fielding [mailto:mark.fielding@isme.ie]
Sent: 29 July 2011 12:06
To: County Secretary - Group
Subject: PROPOSED VARIATION OF LARAGH, GLENDALOUGH SETTLEMENT PLAN.

28th July 2011.

Planning Department
Wicklow County Council
Whitegates,
Wicklow Town.

11210wcc

Dear Madam/Sir

PROPOSED VARIATION OF LARAGH, GLENDALOUGH SETTLEMENT PLAN.

I am writing to draw your attention to the legitimate concerns of a number of Glendalough ratepayers and ISME members in relation to the casual traders situated in the Lower Car Park at Glendalough.

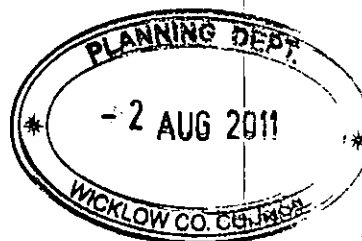
The complaints refer to the fact that tourists and locals are denied a place to park while visiting the graves in the monastery. In addition, the sale of food (chips, hotdogs etc.) is not appropriate and is destroying the setting of the area, while also adding to the litter and general need for maintenance.

We would suggest that a more appropriate and suitable site would be the Upper Lake Car Park, which has much more space.

Mark Fielding
Chief Executive,
ISME.
The *independent* business organisation.

By post and email.

Mark Fielding
 Chief Executive
 ISME
 The business organisation
 17 Kildare Street
 Dublin 2
 Tel:00353 1 6622755 Mobile:00353 87 2519675
 Fax: 00353 1 6610517 email:mark@isme.ie
 The VOICE of the



02/08/2011



IRISH SMALL AND MEDIUM
ENTERPRISES ASSOCIATION LTD

28th July 2011.

Planning Department

Wicklow County Council

Whitegates,

Wicklow Town.



11210wcc

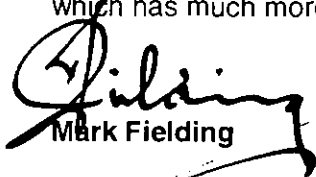
Dear Madam/Sir

PROPOSED VARIATION OF LARAGH, GLENDALOUGH SETTLEMENT PLAN.

I am writing to draw your attention to the legitimate concerns of a number of Glendalough ratepayers and ISME members in relation to the casual traders situated in the Lower Car Park at Glendalough.

The complaints refer to the fact that tourists and locals are denied a place to park while visiting the graves in the monastery. In addition, the sale of food (chips, hotdogs etc.) is not appropriate and is destroying the setting of the area, while also adding to the litter and general need for maintenance.

We would suggest that a more appropriate and suitable site would be the Upper Lake Car Park, which has much more space.


Mark Fielding

Chief Executive,

ISME.

The *independent* business organisation.

**THE INDEPENDENT
BUSINESS ORGANISATION**

Irish Small and Medium Enterprises Association Ltd
17 Kildare Street Dublin 2 Ireland
Tel: (01) 662 2755 Fax: (01) 661 2157
Email: info@isme.ie Web Site: www.isme.ie

Company Registration Number: 204353

Registered Office: 17 Kildare Street Dublin 2 Ireland

Directors: Ellis Quinlan (Chairman), John Ryan (Vice Chairman), Helen Johnston (Secretary),
Robert Berney (Treasurer), Daniel Hickey, J.J. Killian, Kurt Kyck, Thomas McMenamin

15

Leonora Earls

From: Roger Garland [rgarland@ireland.com]
Sent: 19 July 2011 12:14
To: Planning - Development Plan Review; judyosborne@esatclear.ie
Subject: Proposed variation No 2(ii) - Laragh- Glendalough Plan

We give hereunder our submission to the above.

Roads & Infrastructure
LG 16 We support

Natural, Archaeological Heritage
We submit tha you should include an additional Obj: "*Facilitate public access to National Monuments in State, Local Authority or private care and designate traditional access routes as public rights of way.*"

Tourism Corridor Zone
Zoning Obj, LG39 & 40 We support.

Pl acknowledge receipt.

Keep Ireland Open 43 Butterfield Drive Dublin 14.
Ph 01-4934239



Acknowledged
R.

Leonora Earls

From: Helen Lawless [helen@mountaineering.ie]
Sent: 02 August 2011 16:43
To: Planning - Development Plan Review
Subject: Laragh - Glendalough plan

Enclosed is a submission from Mountaineering Ireland to the current consultation on the Settlement and Tourism plan for the Laragh – Glendalough area.

Regards

Helen.

Helen Lawless
Hillwalking, Access & Conservation Officer
Mountaineering Ireland
Sport HQ, 13 Joyce Way
Park West Business Park
Dublin 12.

Tel: 01 6251115 / 086 8046687
www.mountaineering.ie

Please think of the environment before printing this e-mail



acknowledged



Laragh - Glendalough Settlement and Tourism Plan

Response to Public Consultation from Mountaineering Ireland

August 2011

1. Introduction

Mountaineering Ireland (MI) welcomes the preparation of a Settlement and Tourism Plan to guide the future sustainable development of Laragh and Glendalough.

The Laragh - Glendalough area is Wicklow's premier tourist destination, and a honeypot for participants in outdoor recreation activities, particularly walkers and climbers. As an area with a rich ecclesiastical heritage, set in a magnificent natural environment, it is vital that the future growth of Laragh and Glendalough is managed in a way that respects and protects the environment, and delivers benefits for local residents.

MI represents the largest recreation user group in the Irish uplands – the hillwalking and climbing community. MI is recognised as the National Governing Body for the sport of mountaineering by both the Irish Sports Council and Sport Northern Ireland. The term mountaineering refers to a spectrum of activities that includes hillwalking, rock climbing, rambling, bouldering and alpinism. MI currently has 10,500 members comprising 145 clubs and over 1400 individual members. The Irish Mountaineering Club which owns a hostel (known as the IMC hut) at Glendasan, is an MI member club.

MI is pleased with many aspects of the current draft plan, such as the overarching objective to protect the integrity of the natural, built and archaeological environment of the area, and the commitment to manage future visitor experiences in a different way. The following pages set out some specific comments on the draft plan.

2. Specific comments

2.1 Settlement and Tourism vision

MI is broadly supportive of the vision in the Laragh - Glendalough Settlement and Tourism Strategy, though it is perhaps a little unrealistic to expect that the area will become a 'long-stay' tourist destination by 2022. That said, we agree with the objectives of the plan in terms of trying to encourage visitors to spend more time and money in the area.

While the plan provides a framework for balancing future infrastructural needs, it is not clear how the overall vision in the plan will be achieved. This is our key concern.

MI strongly recommends that the plan includes an objective for Wicklow County Council to work with other statutory bodies, and non-statutory representatives, including the local community, to coordinate the development and ongoing management of Laragh and Glendalough. Statutory stakeholders should include Wicklow Mountains National Park (WMNP), the Office of Public Works (OPW) and Coillte. Non-statutory representation should include local residents, local tourism interests and communities of interest such as mountaineering that have a strong connection with the area.

MI acknowledges that the plan does not seek to increase visitor numbers, however the World Tourism Organisation expects 'experiential' tourism - which encompasses ecotourism, nature, heritage, cultural, and soft adventure tourism, as well as sub-sectors such as rural and community tourism - to grow more quickly than other tourism sectors over the decade ahead. Tourism is also being actively promoted by the Irish government to boost economic recovery. Therefore, plans for the future development of Laragh and Glendalough should be based on the management of increased visitor numbers.

2.2 LG16 - 'Park and Ride' facility

Traffic management is a major issue in the future development of Laragh and Glendalough. Connected with this is the need for parking, therefore the commitment towards the development of a 'park and ride' facility is welcome.

A large car-park will be required and it is difficult to see how this could be accommodated with the Settlement Boundary. The zoning objective for the Tourism Corridor Zone and LG39 indicate that the 'park and ride' facility might be within that zone, however much of

this land is between Laragh and Glendalough. As the majority of visitors approach Laragh and Glendalough from the Annamoe side, it would make sense to locate the 'park and ride' facility on that side of the village, so as to reduce the traffic pressure in Laragh itself.

It is vital that the 'park and ride' facility is complemented by sustainable transport options, that it is well-promoted and that visitors are encouraged to use the facility by setting higher prices for use of the other car-parks. Signage on the approach to Laragh should indicate the cost of the various car-parks. A discreet electronic sign should indicate when the Visitor Centre and Upper Lake car parks are full (or close to full).

2.3 LG15 and LG16 – pedestrian links and Wicklow Way

MI welcomes objective LG15 which includes improving pedestrian links around the village centre and LG16 which includes the development of pedestrian and cycle links on the Green Road, however we would specifically like to see the Council commit to linking Laragh village with the Wicklow Way, as a spur off the main route, or preferably as a re-route via a pedestrian bridge from Laragh village to link with the Green Road. This would increase the local economic benefit from the Wicklow Way and enhance the visitor experience. The Wicklow Way is an important element in local visitor infrastructure and should be referred to in the plan.

2.4 LG22 – Protection of Natura 2000 sites

MI supports the objectives associated with protecting Natura 2000 sites, however any re-direction of recreational use under LG22(v) should include consultation with the representative body for the relevant recreation user group. MI requests that this be added to objective LG22(v).

As all of the zones within the Laragh – Glendalough Development Boundary include some element of a Natura 2000 site, the need to avoid encroachment, the use of buffer zones and consultation with the National Parks and Wildlife Service should perhaps be referred to throughout the plan.

2.5 LG42 – Tourist information facility

MI welcomes objective LG42 for the development of a tourist information service and the incorporation of this service in an existing centre such as the OPW Visitor Centre. Better availability of tourist information is essential to enabling visitors get more from their time in Laragh and Glendalough and therefore increase their

economic contribution to the area. This objective should be progressed as a priority.

2.6 Appendix A – broadband

Appendix A notes that the Laragh - Glendalough area has restricted broadband internet access. This is frustrating for visitors and local residents and is a constraint to enterprise in the area. It would be good to see the improvement of local telecommunications infrastructure included as an objective in the plan.

3. Conclusions

The current draft plan includes many objectives that could improve visitor experiences and quality of life in Laragh and Glendalough, while protecting the natural and built heritage of the area. However the achievement of these objectives, and the realisation of the vision in the draft plan, depends on the cooperation of many stakeholders. It is also likely to require action that is beyond the development focus of the current plan.

MI urges Wicklow County Council to build on its work in preparing this plan by engaging with other stakeholders, including the local community and recreation user groups, to work towards this vision and enable the Laragh – Glendalough area deliver on its very significant potential.

4. Further information

MI would be happy to elaborate on, or discuss, any of the ideas contained in this submission. Please contact:

Helen Lawless (Hillwalking, Access & Conservation Officer)
Mountaineering Ireland, Sport HQ, 13 Joyce Way, Park West
Business Park, Dublin 12.

Telephone: 01 6251115 / 086 8046687

E-mail: helen@mountaineering.ie

Website: www.mountaineering.ie

16 Parklands Office Park,
Southern Cross Road,
Bray,
Co. Wicklow

• T 01 276 2512
• F 01 276 2516
• E info@fogassociates.com
• W www.fogassociates.com



FRANK Ó'GALLACHÓIR
& Associates Ltd.

Planning & Development Consultants

Our Ref: J11-050

Senior Executive Officer
Planning Department
Wicklow County Council
Whitegates, Wicklow Town
Date: 29th July 2011

PROPOSED VARIATION NO. 2(I) WICKLOW COUNTY DEVELOPMENT PLAN –
LARAGH-GLENDALOUGH SETTLEMENT PLAN - MR. JOSEPH O'NEILL

Dear Madam,


We act on behalf of Mr. Joseph O'Neill Manager of the Woollen Mills and the Woollen Mills Hotel at Derrybawn just south of Laragh village centre. Our submission follows.

The Proposed Settlement Plan is ambiguous in relation to Council policies with respect to tourist-related shops etc. within the Laragh-Glendalough area. It does not appropriately zone our client's hotel. Our client requests the Council to incorporate clear statements regarding the following in the Laragh-Glendalough settlement plan:

- To extend the boundary of the Laragh Secondary Development Zone to include our client's existing hotel curtilage.
- No tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will be permissible within the Tourist Attractions Zone which is the heart of the Glendalough Monastic Settlement
- No new retail units of any type will be permissible within the Tourism Corridor Zone.
- New tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will only be permissible within the Village Centre-Primary Development Zone or in suitable spillover areas within the Secondary Development Zone.

Please contact us if we can be of any further assistance on any of the matters raised. Please address all correspondence to the undersigned.

Yours sincerely


Frank O'Gallachóir
Dip. T.C.P., M.Sc., M.I.P.I.

SUBMISSION

PROPOSED LARAGH-GLENDALOUGH SETTLEMENT PLAN

**GLENDALOUGH WOOLEN MILLS LIMITED
MR JOSEPH O'NEILL**

1. INTRODUCTION & SUBMISSION OBJECTIVE

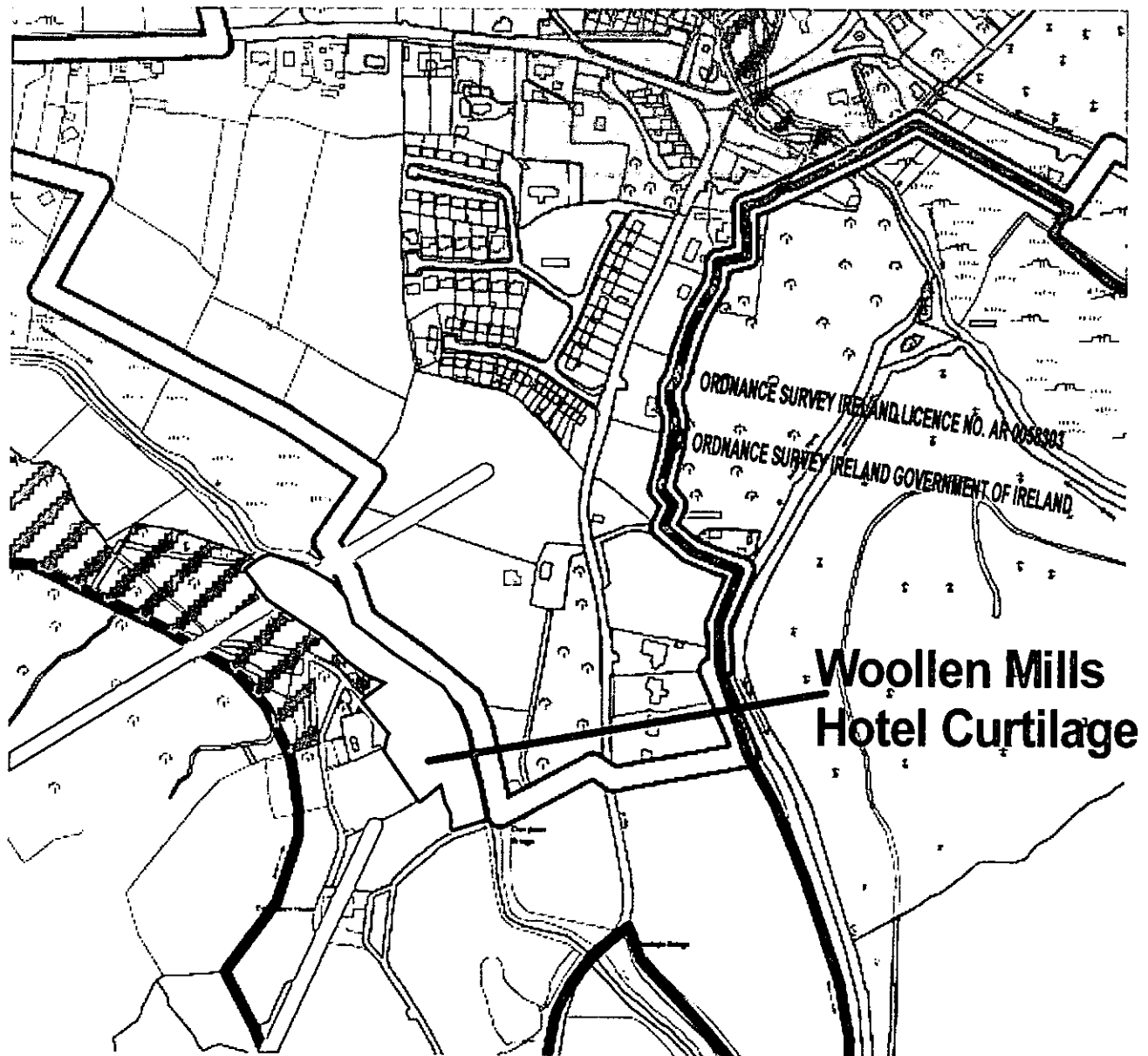
1.1 Submission Objective

Our client is the Manager of the Glendalough Woollen Mills and the Woollen Mills Hotel at Derrybawn just south of the centre of Laragh-Glendalough village. Our client requests the Council to appropriately zone his existing hotel and to ensure that all tourist-related retail developments are concentrated within the Laragh-Glendalough settlement boundary in order to preserve the rural, tourist, and natural amenities of the area surrounding the village, by including the following policy objectives in the Laragh-Glendalough settlement plan.

- To extend the boundary of the Laragh Secondary Development Zone to include our client's existing hotel curtilage. See attached Map 1 and Site Map outlining the hotel curtilage. See Map 1.
- No tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will be permissible within the Tourist Attractions Zone which is the heart of the Glendalough Monastic Settlement
- No new retail units of any type will be permissible within the Tourism Corridor Zone.
- New tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will only be permissible within the Village Centre-Primary Development Zone or in suitable spillover areas within the Secondary Development Zone.

Map 1

Laragh Zoning Map and Woollen Mills Hotel Curtilage



Source Proposed Settlement Plan 2011
Not to Scale

Surveyed 2000-2004
 Revised 2000-2009
 Levelled

Rural PLACE Map



UTM CENTRE PT. COORDS
 713694.606275

DESCRIPTION

MAP SHEETS

1:2500
 3959-C 3959-D

Digital Map
 4016

A2
 ORDNANCE
 SURVEY
 IRELAND

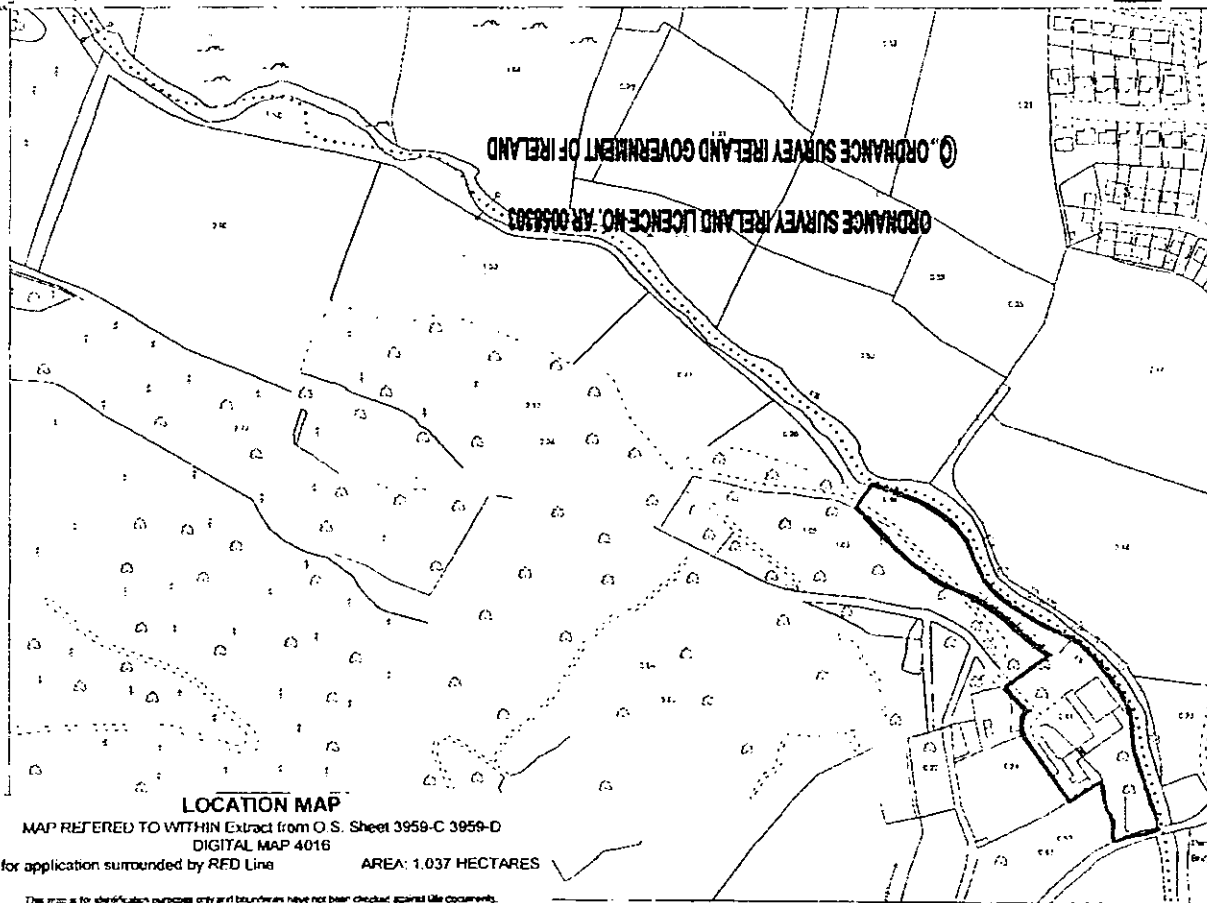
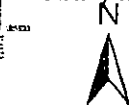


Produced by National Map Centre,
 31 Aungel Street, Dublin 2
 On behalf of Ordnance Survey Ireland
 Phoenix Park, Dublin 8

Each Ordnance Survey map is a copyrighted work.
 Ordnance Survey maps are Crown Copyright.
 Ordnance Survey maps are not to be reproduced
 without the prior written permission of the
 Ordnance Survey.

Each Ordnance Survey map is a copyrighted work.
 Ordnance Survey maps are Crown Copyright.
 Ordnance Survey maps are not to be reproduced
 without the prior written permission of the
 Ordnance Survey.

© Ordnance Survey Ireland, 2007



LOCATION MAP

MAP REFERRED TO WITHIN Extract from O.S. Sheet 3959-C 3959-D
 DIGITAL MAP 4016

Site for application surrounded by RED Line

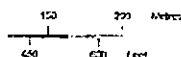
AREA: 1.037 HECTARES

This map is for identification purposes only and boundaries have not been checked against title documents.

SCALE: 1 : 2500

DATE: JANUARY 2008

Drawing No JCNL/2-08



Plot Ref. No. 1273829.1.4
 Plot Date: 13-DEC-2007

**Site of Planning Reg. Ref. 08/20
 Retention on Extensions and Changes
 to Hotel at Wollen Mills, Derrybawn**

2. WICKLOW POLICY BACKGROUND

The Wicklow policy background is set out in the Wicklow County Development Plan 2010-2016 and in the Proposed Laragh-Glendalough Settlement Plan

2.1 General Background

Laragh village and Glendalough form a picturesque rural area located in the heart of County Wicklow and just south of Dublin city. It is an easy and popular day trip destination for tourists and residents of the city. The village of Laragh provides a service function, providing for the day-to-day needs of the local population and many of the service needs of the many day-tripper and tourist visitors to Glendalough. However given that Laragh-Glendalough is a major national tourist attraction of nearly 1,000,000 visitors per annum there is considerable demand for tourist-related shops in the area.

The settlement comprises two main elements – (i) the village of Laragh, and (ii) the Glendalough historic monastic settlement and the wider Glendalough Valley with its 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. The Glendalough monastic site and Wicklow Mountains National Park are prime tourist attraction, attracting both international and local visitors

2.2 2010 Wicklow County Development Plan - Laragh-Glendalough

The settlement of Laragh-Glendalough is designated a Level 7 'large village' under the Wicklow County Settlement Hierarchy. The County Development Plan aims to facilitate the development of such settlements so that they perform the housing, economic, and service functions of a 'large village', as set out in the 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. However there is considerably more retail in Laragh-Glendalough village than in the normal Level 5 retail settlement because of the tourist and day-tripper visitor numbers generated by Glendalough.

2.3 Proposed Laragh-Glendalough Settlement Plan Policies and Objectives

We note the following conclusions, policies and objectives in the Proposed Laragh-Glendalough Settlement Plan.

- 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 by businesses located in the village.
- A fundamental aim of this Proposed Settlement Plan is 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.
- Ensuring that the integrity and value of the area's natural, built and archaeological heritage is key to realising the future success and viability of the Laragh and Glendalough tourist product.
- It is not be an objective of the Tourism Strategy to increase visitor numbers. Instead the strategy is to manage the experience of existing visitor numbers so that the quality of the area's heritage assets is protected, the quality of the visitors experience is enhanced and the economic benefits to the local population are maximised.
- 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.

2.4 Proposed Laragh-Glendalough Settlement Plan Retail Policies and Objectives

The following Wicklow County Council policies are included in the Proposed Settlement Plan for Laragh-Glendalough, to

- *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.
- **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).
- **LG12** Within the **Primary Development Zone of the Settlement Boundary**, to 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.

- The **Zoning Objective for the Village Centre-Primary Development Zone** is "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 the settlement centre as a tourist hub". Objective LG30 states that this area will be "promoted for the development of a range of small scale retail outlets to provide for the needs of the local population".
- The **Zoning Objective for the Mixed Use Area-Secondary Development Zone** is "to provide for the sustainable development of a mix of uses including residential, employment community and recreational uses to provide for the needs of the existing settlement and to allow for future growth of the settlement. Policy LG35 will allow for the limited extent of spillover of the uses permitted in the Primary Development Centre onto the Secondary Development Zone lands which immediately adjoin the boundary". Policy LG36 states that "retail developments (excluding tourism retail) were generally not be permitted at any location within the secondary development zone except for areas adjoining the boundary with the primary development zone-village centre".
- The **Zoning Objective for the Tourism Corridor Zone-Laragh-Glendalough** is "to provide facilities and infrastructure that contributed the improvement of the visitor experience of Glendalough". Objective LG38 states that all lands located within this area are considered to be within the "rural area" and planning applications shall be assessed on the basis.
- The **Zoning Objective for the Tourist Attractions Zone-Glendalough** is to enhance the visitor experience of Glendalough Monastic City and the Wicklow Mountains National Park whilst also ensuring that integrity of the heritage of the area is maintained and improved.
- Policy stated in the Proposed Settlement Plan that "all areas should be considered as mixed development areas with primary uses but not necessarily excluding all other types of development"

3. MR. JOSEPH O'NEILL SUBMISSION

3.1 Submission Rationale

Planning permission was granted in April 2005 for the change of use of the previously approved bed-and-breakfast accommodation to a hotel. See Planning Register Reference 04/2045.

Planning permission was subsequently granted in March 2009 for retention of various extensions and alterations to the said Woollen Mills hotel by Planning Register Reference 08/20. We attach a copy of the site map relating to this existing hotel.

Whereas the Proposed Settlement Plan seeks to consolidate mixed-use development including tourist accommodation within the settlement boundary of Laragh village, it neglects to include our client's hotel within the village boundary. Mr. O'Neill welcomes this policy. However our client 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. This would be contrary to the objectives of the Proposed Settlement Plan to increase tourism accommodation within the village and to lengthen the stay and spend of tourists within Laragh. In order to resolve this conflict from the Settlement Plan, it is necessary to extend the Secondary Development Zone to include the curtilage of our client's Hotel. See Map 1.

There is a lack of clarity in relation to the Council's development management policy in relation to tourist-related shops, factory shops, factory outlet centres and casual trading units within the settlement. It is not clear if such tourist-related retail development is permissible or not within the Tourism Corridor Zone or within the Tourist Attractions Zone. In particular no tourist-related shops, factory shops, factory outlet centres and casual trading units should be permissible within the Tourist Attractions Zone which is the centre of the ancient Monastic City and natural amenity area.

Our client supports the stated Wicklow County Council policy of concentrating all retail development including tourist-related development within the Village Centre Primary Development Zone and to adjacent spillover areas within the Laragh Settlement Boundary Area.

3.2 Submission Request


Our client requests the Council to incorporate clear statements regarding tourist-related retail development in the Laragh-Glendalough Settlement Plan stating the following, that:

- To extend the boundary of the Laragh Secondary Development Zone to include our client's existing hotel curtilage. See attached Map 1 and Site Map outlining the hotel curtilage. See Map 1.
- No tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will be permissible within the Tourist Attractions Zone which is the heart of the Glendalough Monastic Settlement
- No new retail units of any type will be permissible within the Tourism Corridor Zone.

- New tourist-related retail developments (including factory shops, factory outlet centres and casual trading units) will only be permissible within the Village Centre-Primary Development Zone or in suitable spillover areas within the Secondary Development Zone.

4. CONCLUSION

We request the Council to take these matters into account in considering the Laragh-Glendalough Settlement Plan in order to protect the natural heritage and visual amenities of the Glendalough area and to maximise the economic return to the local economy from day-trippers and other visitors to this high amenity area.


Frank O'Gallachóir
Dip. T.C.P., M.Sc., M.I.P.I.

Date: 29th July 2011