

CHAPTER 7 - TOURISM AND RECREATION

7.1 Introduction

Tourism and recreation make a positive contribution to the economic and social wellbeing of County Wicklow. In 2013, income from tourists and visitors to Wicklow was in the region of €105m, with over 65% of this income coming from overseas visitors. The increase in income from domestic visitors rose by over 15% between 2010 and 2014, the highest rate of increase in the region.

The County's tourism and recreational attractions are important assets, which form the basis of the County's tourism industry and which are fundamental to the enjoyment of the County by both visitors and residents. Attractions range from areas of scenic beauty, which provide attractive natural bases for outdoor pursuits, such as the Wicklow mountains, which comprise mountain peaks, valleys, rivers and lakes, the coastline with long stretches of sandy beaches and dunes and the numerous woodlands. The County has a rich heritage of archaeological and historical sites, manor homes and gardens, and attractive towns and villages. In addition, there are a number of golf and resort hotels, and adventure centres, which are within driving distance of Dublin that are attracting increasing numbers of visitors and business related events.

Although the County must continue to provide for the positive development of tourism and recreational assets, it is necessary that these facilities are managed in a sustainable manner so as to protect against any potential detrimental impacts on the environment and local communities. In this respect, the Planning Authority is aware that development can damage and destroy the assets it seeks to exploit, in particular through excessive visitor numbers, inappropriate development, various types of pollution and other forms of adverse impact. The relationship between tourism / recreation and the environment must be managed in a way that continues to support local communities and remains viable in the long term.

This chapter will aim to promote and facilitate the development of a sustainable tourism and recreation and will set out objectives to deal with land use matters pertaining to the planning and development of the tourism and recreation sectors, including general matters, tourism related developments including tourist accommodation, facilities and interpretive centres, integrated tourism/leisure/recreational complexes, tourist / recreational infrastructure and the promotion of specific tourist themes and products.

7.2 Context

The tourism and recreation objectives of the County Development Plan have been prepared in line with national, regional and local strategies.

The National Spatial Strategy

The NSS recognises the positive influence that the tourism and recreation sectors can have on regional development, by reason of the fact that tourism and recreation activity can be focused on areas with an otherwise weak economic base. The NSS particularly identifies the role that 'urban generated rural recreation' can play in driving the tourism and recreational sectors at locations close to the main urban centres. The NSS recognises that specific spatial responses are needed to maximise the potential contribution of the tourism and recreation sectors to balanced regional development, while protecting the assets, which make these areas attractive for visitors.

The Regional Planning Guidelines (RPGs)

The RPGs recognise the important contribution that tourism can make towards the regional economy with the Greater Dublin Area being branded as an ‘international destination’ that has outperformed national average tourism growth rates over the past decade. The guidelines highlight the potential of the counties surrounding the City core to offer a uniquely different and complementary tourism package to the city region in terms of natural assets and amenities, outdoor pursuits and through the equine industry.

The natural and man-made assets of Wicklow place the County in a prime position to exploit tourism potential within the region in a sustainable manner including the development of rural based tourism as a mechanism for stimulating the rural economy.

Failte Ireland Strategies

Failte Ireland, the national tourism development authority, aims to guide and promote tourism as a leading indigenous component of the Irish economy and has developed the following strategies:

Ireland’s Ancient East – This strategy is an initiative along the lines of the ‘Wild Atlantic Way’ in the west of Ireland, which focuses on the history and heritage of the eastern region. The strategy is themed along four pillars – ancient Ireland, early Christian Ireland, Medieval Ireland and Anglo Ireland. The scheme which is to be rolled out in 2016 has the potential to deliver an extra 600,000 overseas visitors (growth of more than 20%) to the region and increased visitor revenue by almost 25% to €950m in total by 2020.

Kildare-Wicklow Destination Grand Tour - The counties of Kildare and Wicklow have been identified as one of 10 key destinations by Fáilte Ireland for the development of tourism in the Country. It is envisaged that this strategy will form a key element of the broader ‘Ancient East’ initiative with the destination containing the necessary concentration of product, attractions and accommodation to become a tourism destination of significance.

Wicklow’s proximity to Dublin offers significant latent potential to grow and attract visitor numbers and revenue. The overall aim of the strategy is for Kildare and Wicklow to capitalise on their geographical location in order to draw more visitors into the area, staying for longer periods and experiencing the range of product on offer. The strategy aims to do this through a coordinated and cooperative approach with Fáilte Ireland as facilitator to enhance, develop and create new products, services and amenities that will result in new innovations and a competitive destination for overseas and domestic visitors.

The key actions set out in the strategy aim to:

- Maintain and improve existing infrastructure,
- Provide a high quality workforce with strong communication skills,
- Develop a defined tourism product, and
- Develop a strong marketing campaign for the destination.

Local Strategies

Wicklow Local Economic and Community Plan (LECP)

As detailed in Chapter 5 of this plan Wicklow County Planning Authority is responsible for developing a 6-year LECP for the County. This plan is required to be consistent with the RPGs and the County Development Plan (and the future Regional Spatial and Economic Strategy and the new National Planning Framework) and it will provide economic and community objectives that will promote and support the economic and local community development of the County. Tourism and recreation are key sectors in both the economic and

social development of the County, providing opportunities for employment and wealth generation, and also facilities and infrastructure that enhance the quality of life for residents, through providing opportunities for sport, relaxation and community building.

Wicklow County Tourism

Wicklow County Tourism Ltd is the tourism board for County Wicklow. Its goals and objectives are to:

- Attract and retain visitors from Dublin, Ireland, and beyond;
- Create a 'Wicklow Tourism' brand recognisable locally, regionally, nationally and internationally;
- Work in close relationship with Wicklow Tourism members to help them increase regional, national & international exposure;
- Offer a promotional platform and support to existing and future tourism-related trade and activities in Wicklow;
- Unify all tourism related activities within the county under a central promotional body;
- Organise and run festivals, as well as promotional and fundraising events, and support existing events to attract and entertain Wicklow visitors;
- Work in close relationship with Fáilte Ireland and take full advantage of their promotional activities and network as well as financial support.

County Wicklow Outdoor Recreation Strategy

The County Wicklow Outdoor Recreation Strategy identifies ways to increase local economic benefit and enhance the health and well-being of the County's population, while also respecting the spectacular natural environment which is the source of these opportunities. The strategy identifies an overall vision for outdoor recreation in Co. Wicklow that by the year 2020: *'County Wicklow has a vibrant sustainable outdoor recreation culture based on partnership, trust and mutual respect'*.

The strategies and objectives of this plan will therefore aim to complement and enhance the strategies of the LECP, Wicklow County Tourism Ltd and the Outdoor Recreation Strategy that relate to the development of tourism and recreation within the County.

7.3 Strategy for Tourism and Recreation

Strategic Objectives

- To facilitate the expansion of existing and the development of new tourism and recreation related development.
- To facilitate Fáilte Ireland and Wicklow County Tourism initiatives for the development of tourism in the County including the Kildare-Wicklow Destination 'Grand Tour' and 'Ireland's Ancient East' initiative.
- To identify strategic sites capable of accommodating new tourism ventures while also ensuring the preservation of the natural landscape of the area.
- To ensure the effective management and enhancement of the appearance of the key settlements within the County.
- To protect Wicklow's principal strengths and capitalise on the distinct tourism and recreational attractions that are on offer – scenic beauty, woodlands and waterways, coastal areas and beaches, and built and natural heritage.
- To facilitate the development of alternative tourism products within the County such as eco tourism, craft / artisan centres.
- To preserve the character and distinctiveness of scenic landscapes as described in the Landscape Categories of the County set out in chapter 10.

- To ensure a focus on high quality tourism and recreation products.
- To protect the environmental quality of the County.

Subject to the proper planning and sustainable development of an area, and subject to compliance with all other objectives of this plan, it is the objective of the Planning Authority to favourably consider development proposals that contribute towards the achievement of these strategic objectives.

7.4 Tourism and Recreation Objectives

General Objectives

- T1** To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.
- T2** To ensure that all tourism and recreation developments are designed to the highest quality and standards.
- T3** To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. Within existing towns and villages, the Planning Authority will promote and facilitate the development of tourist related uses at appropriate sites.
- T4** To only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation and where it can be demonstrated that the proposed development does not adversely affect the character, environmental quality and amenity of the rural area or the vitality of any settlement and the provision of infrastructure therein. The natural resource / tourist product / tourist attraction that is essential to the activity shall be located at the site or in close proximity to the site, of the proposed development. The need to locate in a particular area must be balanced against the environmental impact of the development and benefits to the local community.
- T5** The Planning Authority recognises that certain tourist facilities that are located in rural areas, may be provided as stand alone development, and that ancillary uses (e.g. club house, café, restaurant, shop etc) may be required in order to ensure the long term viability of the tourist facility. Additional uses will only be permitted in cases where the additional use is integrated with and connected to the primary use of the site as a tourist facility, and in cases where the Planning Authority is satisfied that the additional use is ancillary to the primary use of the site as a tourist facility. The additional use shall be located adjacent to the tourist facility.
- T6** To ensure that tourism and recreation related developments are appropriately located in the County. Subject to the following exceptions, all tourist and recreation related developments are 'open for consideration'¹ in all landscape areas:
- The following tourist uses will **not** be permitted within the Area of Outstanding Natural Beauty (both the Mountain Uplands Area and the Coastal Area): Static caravans and mobile homes ²;

¹ Uses that are 'open for consideration' are uses that will only be permitted in cases where the Planning Authority is satisfied that the use would not conflict with the general objectives for that landscape area and permitted or existing uses, as well as being consistent with the proper planning and sustainable development of the area and the strategies / objectives of this plan.

² This refers to the development of any **new** static caravan and mobile home parks; expansion of existing facilities will be considered subject the suitability of the site, a modest scale and high quality design.

- Holiday homes will not be permitted in any landscape category other than urban zones except where they comply with objectives T13, T14 and T15
- T7** To favourably consider proposals for tourism and recreation related development, which involve the reinstatement, conservation and/or replacement of existing disused buildings. This shall be subject to all other objectives being complied with, and subject to the proper planning and sustainable development of the area. In all areas, preference will be given to the conversion and adaptation of existing buildings rather than the provision of new development on greenfield sites.
- T8** To facilitate the provision of tourist information / interpretive centres and cultural venues at appropriate locations where they can be integrated with existing settlements or existing tourism facilities.
- T9** To facilitate the development of tourism facilities and infrastructure related to the film industry, including film trails / routes, signage and visitor attractions.

Accommodation

- T10** To facilitate the development of a variety of quality accommodation types, at various locations, throughout the County.
- T11** To positively consider the development of new hotels³ in all parts of the County, with particular preference for locations in larger settlements (Levels 1-6 of the County settlement hierarchy). In other, more rural locations (villages / rural areas), it must be demonstrated that
- the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility;
 - a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and
 - the distance of the location from a significant settlement is such that visitors to the area / attraction are unlikely to avail of existing hotel facilities.
- T12** To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs)⁴ and Guesthouses⁵, to be operated by the owner-occupier of the dwelling. Applications for new build B&Bs / guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, rural town, rural area etc) will be applied.
- T13** To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.
- T14** To require the developers / owners of new holiday homes / self catering developments to enter strict legal agreement (under Section 47 of the Planning & Development Act) with the Planning Authority specifying that:

³ A building, or part thereof, where sleeping accommodation, meals and other refreshments and entertainment, conference facilities, etc., are available to residents and non-residents, and where there is a minimum of twenty rooms en suite. A hotel includes an 'apart hotel'.

⁴ A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public and breakfast may be provided as part of the service but no other meals.

⁵ A building, or part thereof, where sleeping accommodation, meals and other refreshments are available to residents and non-residents, and which has a minimum of five rooms and no more than nineteen rooms.

- the units may only be used for tourism purposes and shall not be allowed to be used as a permanent residences;
- in the case of small-scale developments ⁶, the entire development, including all buildings, land and any on-site tourist facility, shall be held in single ownership and shall not be subdivided. All units shall be available for short term letting only of a maximum duration of 4 weeks; and
- in the case of larger scale developments ⁷
- all lands, including any on-site tourist facility shall be held under the management of a single Estate Company (including all lands included in the site boundary and land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land which is the subject of the application) and
- in the event that any unit is sold or leased, the owner/lessee shall enter a legal agreement with the Estate Company stipulating that the purchaser, lessee and any successors in title be, and remain, members of the Estate Company, and stipulating that the unit may only be used by the owner/lessee for holiday use for a maximum of 3 months in any year and shall at all other times be used/leased/marketed by the Estate Company for short term (maximum 4 weeks) tourism use.

T15 Holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.

T16 To facilitate the development of hostels ⁸ along established walking / hiking routes and adjacent to existing tourism / recreation facilities.

T17 To encourage touring caravan and camping sites to locate adjacent to or within existing settlements or established tourism facilities (subject to the exclusion set out in Objective TR6), having due regard to surrounding land uses and proper planning and development of the area.

T18 To give sympathetic consideration to the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area, and subject to compliance with all other objectives of this plan.

T19 To provide for holiday home development (subject to Objective T14) at the following locations:

- Baltyboys Golf Club (up to 4 units on a site of 1.3ha as shown on Map 07.01)
- Annamoe Fish Farm, (on a site of 1.2ha as shown on Map 07.02)

⁶ Small-scale holiday home / self-catering developments are generally those associated with on-farm accommodation and small-scale tourist attractions or developments, and would not normally be in excess of 10 units.

⁷ Large-scale holiday home / self-catering developments are generally those associated with significant tourism / recreation complexes such as hotels, golf courses, adventure centres etc.

⁸ A building, or part thereof, which would provide meals, sleeping accommodation and maybe other refreshments and entertainment to residents only, and is other than a hostel where care is provided.

Integrated Tourism/ Leisure/ Recreational Complexes

Integrated tourism / leisure / recreational complexes are medium to large-scale leisure and recreational developments that will often include accommodation facilities. The development of a limited number of exceptionally high quality integrated tourism, leisure and recreational complexes at appropriate locations, particularly untraditional tourist locations, can have positive results in terms of realising the creation of new tourism products and in terms of promoting tourism growth.

They will normally include some of the following uses: Hotel and associated facilities, restaurants / cafes, conference centre, golf course, equestrian centre, trekking centre, fitness centre, indoor/outdoor water facility, fishing facility, indoor/outdoor ski centre, museums/art galleries, nature trails, walking routes and associated facilities. They may also include tourist related residential and retail facilities that are ancillary to the main tourist attraction.

T20 To support development at existing / proposed integrated tourism / leisure / recreational complexes at the following locations:

- Druids Glen Golf Club, Woodstock Demesne (Map 07.03);
- Ballinahinch Lower, Newtownmountkennedy (Map 07.04);
- Brook Lodge, Macreddin West, Auhtrim (Map 07.05);
- Rathsallagh House, Dunlavin (Map 07.06);
- Castletimon, Brittas Bay (Map 07.07);
- Jack White's Cross (Map 07.08)

T21 To consider applications for the development of further ITLR facilities having regard to:

- accessibility from the east and west transport corridors;
- accessibility to major towns and/or centres of population;
- proximity to designated tourism/visitor areas;
- the existence of other such facilities or major tourist accommodation sites in the vicinity;
- the adequacy of the site area and site features to accommodate a range of integrated tourist / leisure / recreational activities; and
- the Planning Authority will support the development of integrated tourism/leisure/recreational complexes on estate holdings with large estate houses that are directly attached to villages or towns.

T22 To require all applications for development at identified or new ITLR sites to comply with the following requirements:

- Development shall be carried out on the basis of an integrated, comprehensive master plan and business plan, to be agreed at the outset of the development with the Planning Authority;
- the development as a whole shall be held in the single ownership of the developer. In the event that certain elements of the development will require to be sold / leased to make the project viable, this shall be stated at the outset and measures proposed to operate / manage / market the entirety of the facility as a single entity;
- any holiday home / self catering type accommodation proposed as part of the facility shall accord with Objective T14; and
- all development shall be so designed to respect the character of the area and any existing heritage features on the site, including demesne houses or other protected features.

Other Visitor Facilities

T23 The Planning Authority will encourage the opening up of heritage Country houses (such as Derrybawn House, Laragh (see Map 07.09)) for use as places of Retreat, Study and Education subject to the following criteria being fulfilled:

- The facility shall be accommodated within the existing house or a small scale sympathetic extension thereto;
- the house shall be of a sufficient size to provide the facilities required including overnight accommodation, restaurant / dining facilities and meeting / seminar facilities;
- courses shall be operated by the house owner; and
- visitor stay shall be short term only.

Any development of such estates should have regard to the following criteria within an overall planning application:

- Proximity to existing tourism/visitor areas;
- an adequate site area to provide the appropriate facilities without compromising the existing attractions of the location;
- the preservation of the character of the existing landscape; and
- any development, including ancillary residential shall be retained in single or common ownership and/or shall be the subject of a concise legal management contract that ensures the continued future appropriate maintenance and management of the property.

Tourism and Recreation Infrastructure

T24 To promote and facilitate improvements to tourism and recreation infrastructure within the County. The Planning Authority will favourably consider proposals for developments that place a particular emphasis on improving traffic flow, sign posting, car parking facilities, service/rest facilities etc, subject to the proper planning and sustainable development of the area, and the objectives of this plan.

T25 To cooperate with Wicklow County Tourism, Bord Failte and other appropriate bodies in facilitating the development and erection of standardised and branded signage for tourism facilities and tourist attractions.

T26 To positively consider applications for new developments that provide facilities and services for travelling tourists (such as rest facilities, cafes, etc) at appropriate locations in the County. Only where it is not viable or convenient to provide such services in existing settlements / established visitor facilities, will alternative locations be considered and these should be conveniently located adjacent to the national road network.

Tourism and Recreation Themes and Products

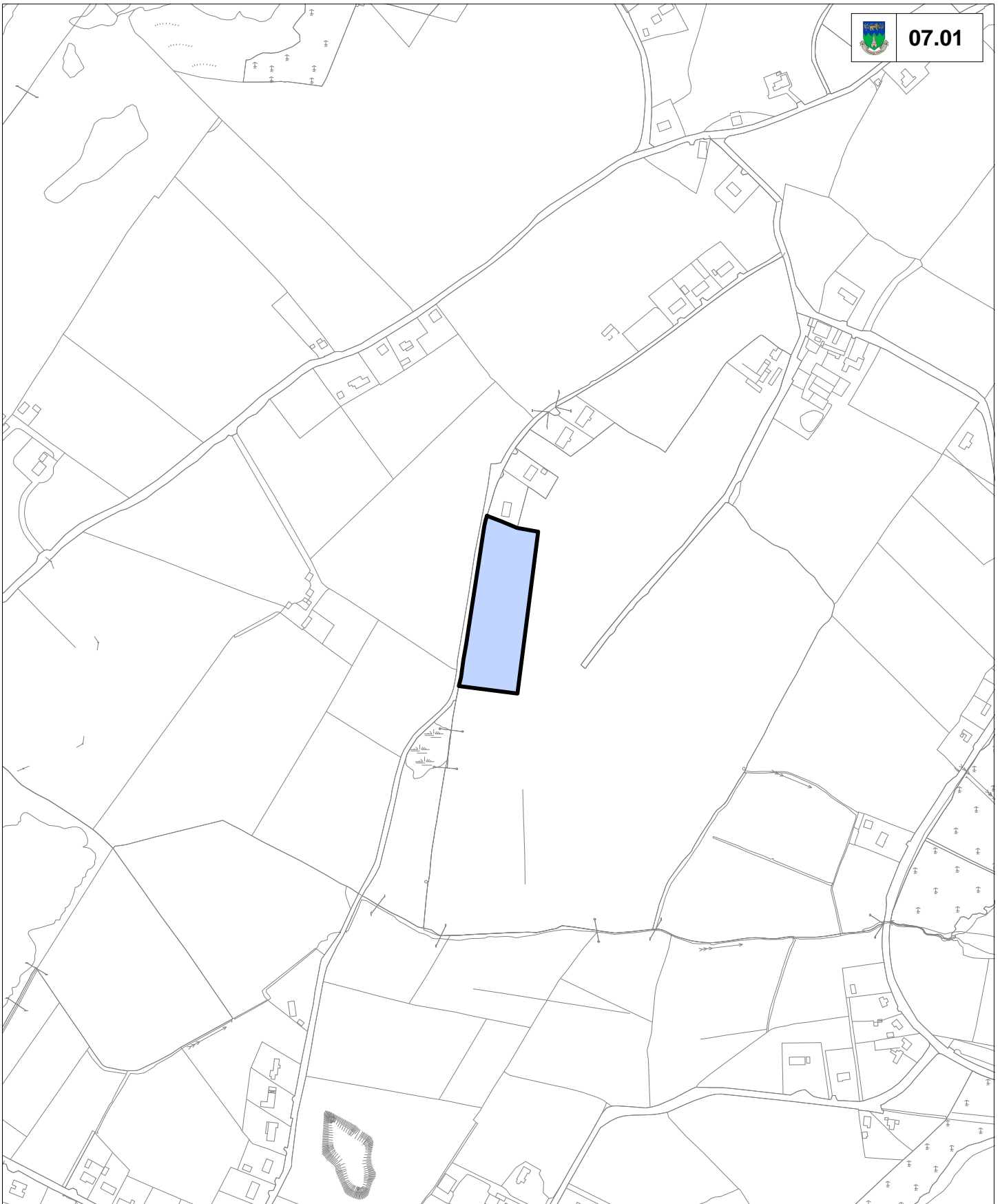
T27 To encourage eco-tourism projects or those tourism projects with a strong environmentally sustainable design and operational ethos.

T28 To facilitate and promote the development of small-scale tourist enterprises that are developed in conjunction with established rural activities such as agriculture. Such enterprises may include open farms, health farms, heritage and nature trails, pony trekking etc. In particular, to consider the development of Belmont Demesne, Delgany (an area of 80.79ha as shown on Map 07.10) as an outdoor adventure / equestrian centre.

- T29** To support the development of new and existing walking, cycling and driving routes / trails, including facilities ancillary to trails (such as sign posting and car parks) and the development of linkages between trails in Wicklow and adjoining counties. In particular, to encourage and facilitate:
- on-road cycling routes across the Wicklow Mountains (in particular across the Sally Gap) and along coastal routes;
 - the development of a new walking route from Bray Head, via the Sugarloaf Mountains, joining up with The Wicklow Way;
 - hill walking trails in West Wicklow;
 - the expansion of the 'Blessington Greenway' walk around the Phoulaphuca reservoir;
 - the development of a lakeshore walk around the Vartry reservoir;
 - the extension of the old Shillelagh branch railway walk from Aughrim to Shillelagh; and
 - the development of a walking route along the disused Great Southern and Western Railway line (Naas to Tullow branch) through Dunlavin and Baltinglass subject to consultation and agreement with landowners.
- T30** To support the development of craft/artisan centres at established tourist facilities. In particular, the Council will support the development of an Arts, Crafts and Interpretive Centre at Sexton's garden Centre, Glen Of The Downs (Map 07.11)
- T31** To promote and facilitate new and high quality investment in the tourism industry in Wicklow, with particular reference to tourist and recreation activities that relate to one or more of the following themes: Christian and pre-Christian heritage, mining heritage, scenic beauty, houses and gardens, waterways.
- T32** To support the development of Avoca Mines as a tourist attraction. The development of a mining heritage centre could incorporate a range of projects incorporating tourism, nature exploitation, scientific and ecological research, adventure, craftwork and environmental projects. Any development shall accord with the principle of sustainable tourist development and shall particularly ensure the preservation and enhancement of mining heritage.
- T33** To promote, in co-operation with landowners, recreational users and other relevant stakeholders, on the basis of "agreed access", the more extensive use of the coastal strip for such activities as touring, sight-seeing, walking, pony trekking, etc. as a tourism and recreational resource for the residents of County Wicklow and other visitors.
- T34** To promote and encourage the recreational use of coastline, rivers and lakes for activities such as game fishing, boat sailing etc. Where such recreational uses involve the development of structures or facilities, the Planning Authority will ensure that the proposals will respect the natural amenity and character of the area, listed views and prospects onto and from the area in question. Where possible, such structures should be set back an appropriate distance from the actual amenity itself and should not adversely affect the unique sustainable quality of these resources.



07.01



Zoning for Holiday Home Development at Baltyboys Golf Club



Maximum of 4 units

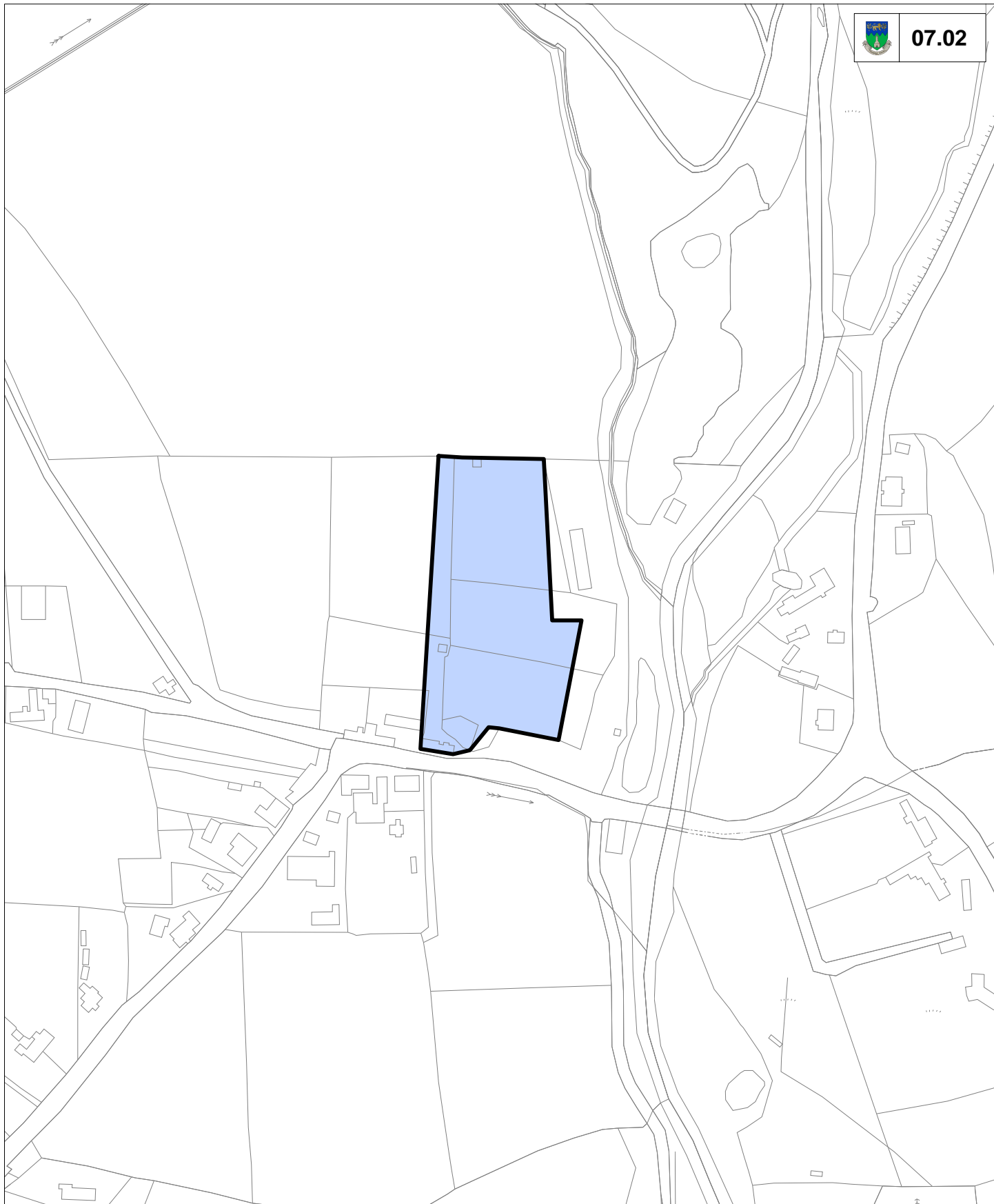


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Zoning for Holiday Home Development at Annamoe Fish Farm

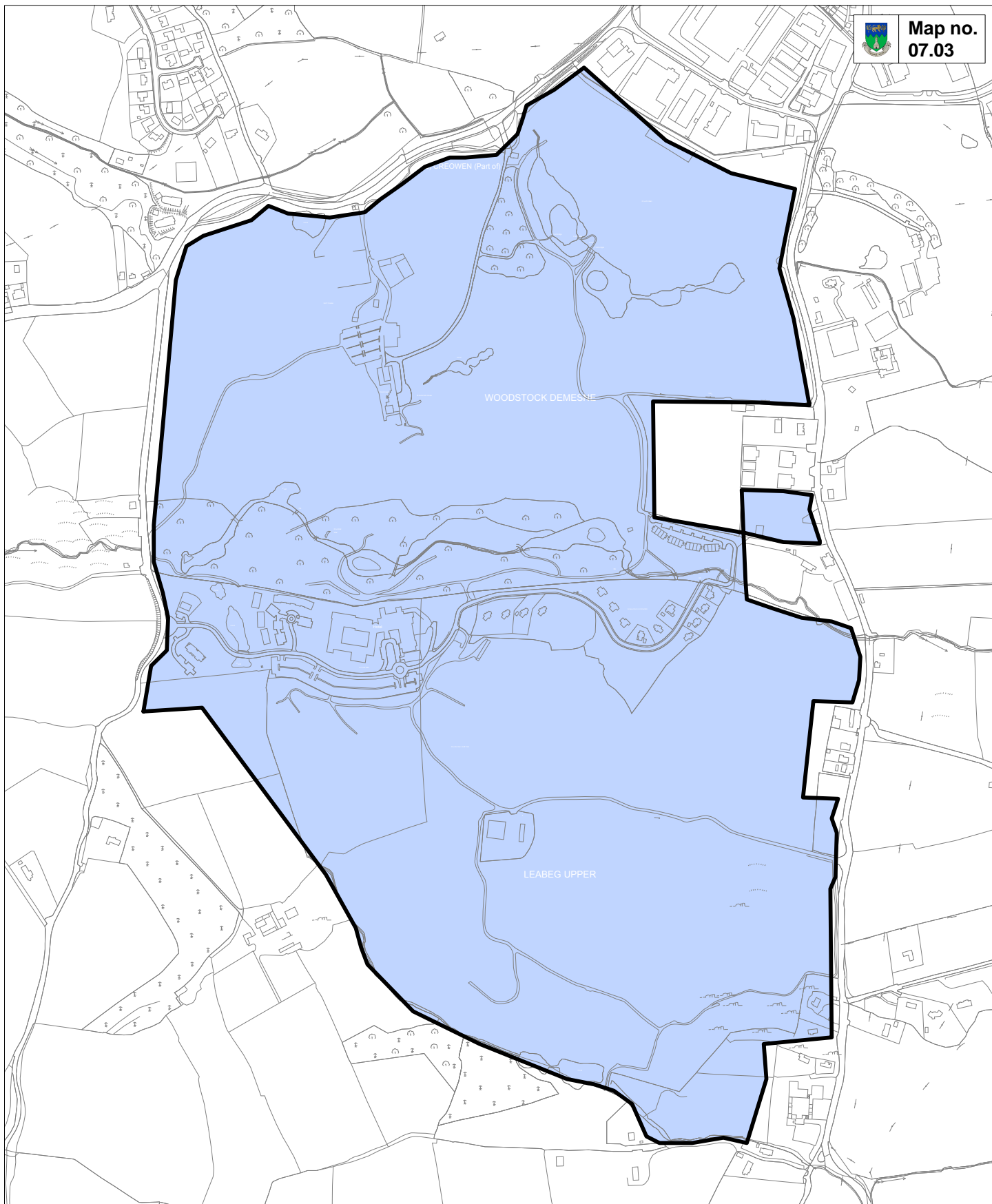
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**Zoning for Integrated
Tourism/Leisure/
Recreational Complex
Druids Glen Golf Club,
Woodstock Demesne**

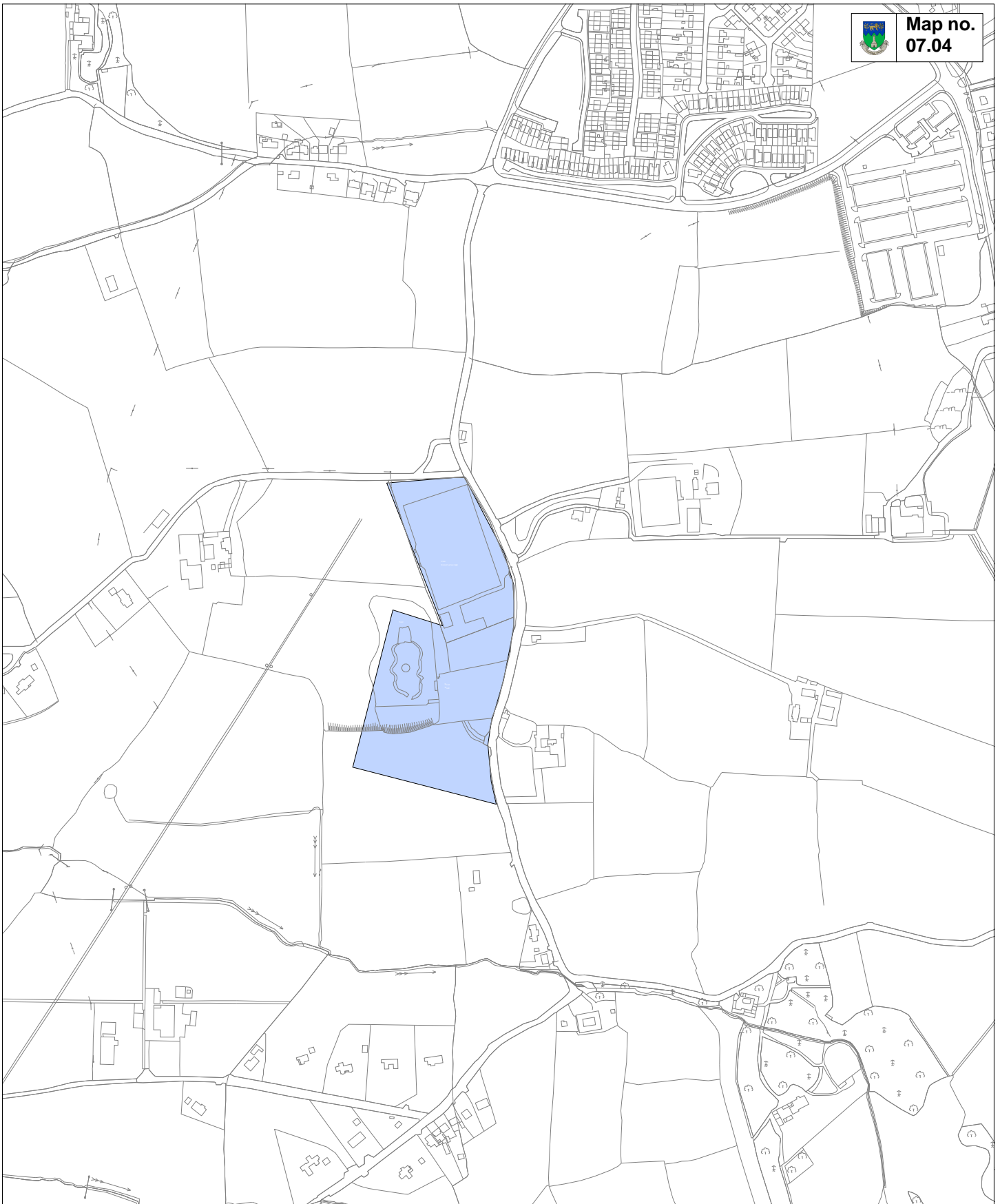
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**Zoning for Integrated
Tourism/Leisure/
Recreational Complex
Ballinahinch Lower,
Newtownmountkennedy**

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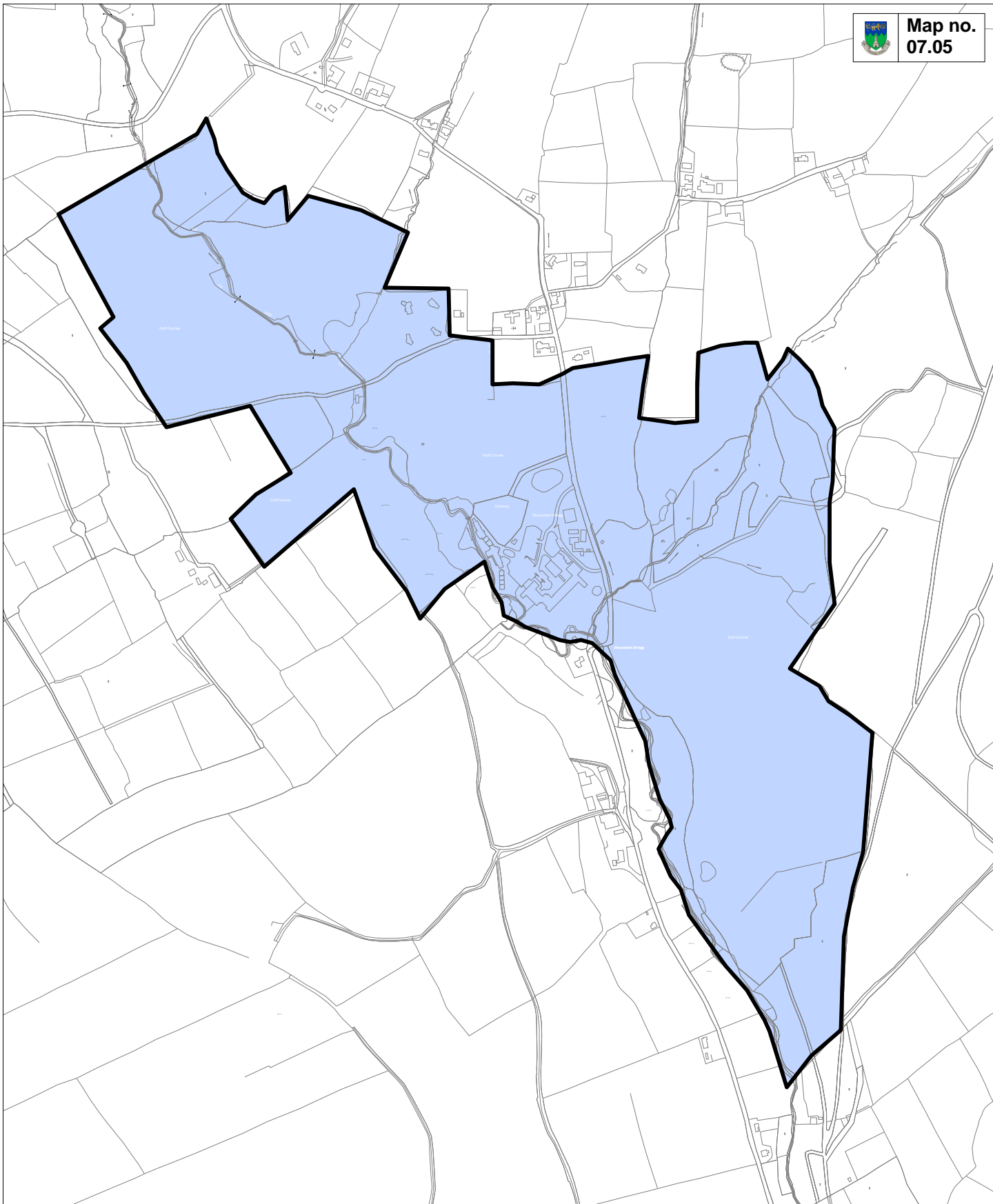
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Map no.
07.05



**Zoning for Integrated
Tourism/Leisure/
Recreational Complex
Brook Lodge, Macredin
West, Aughrim**

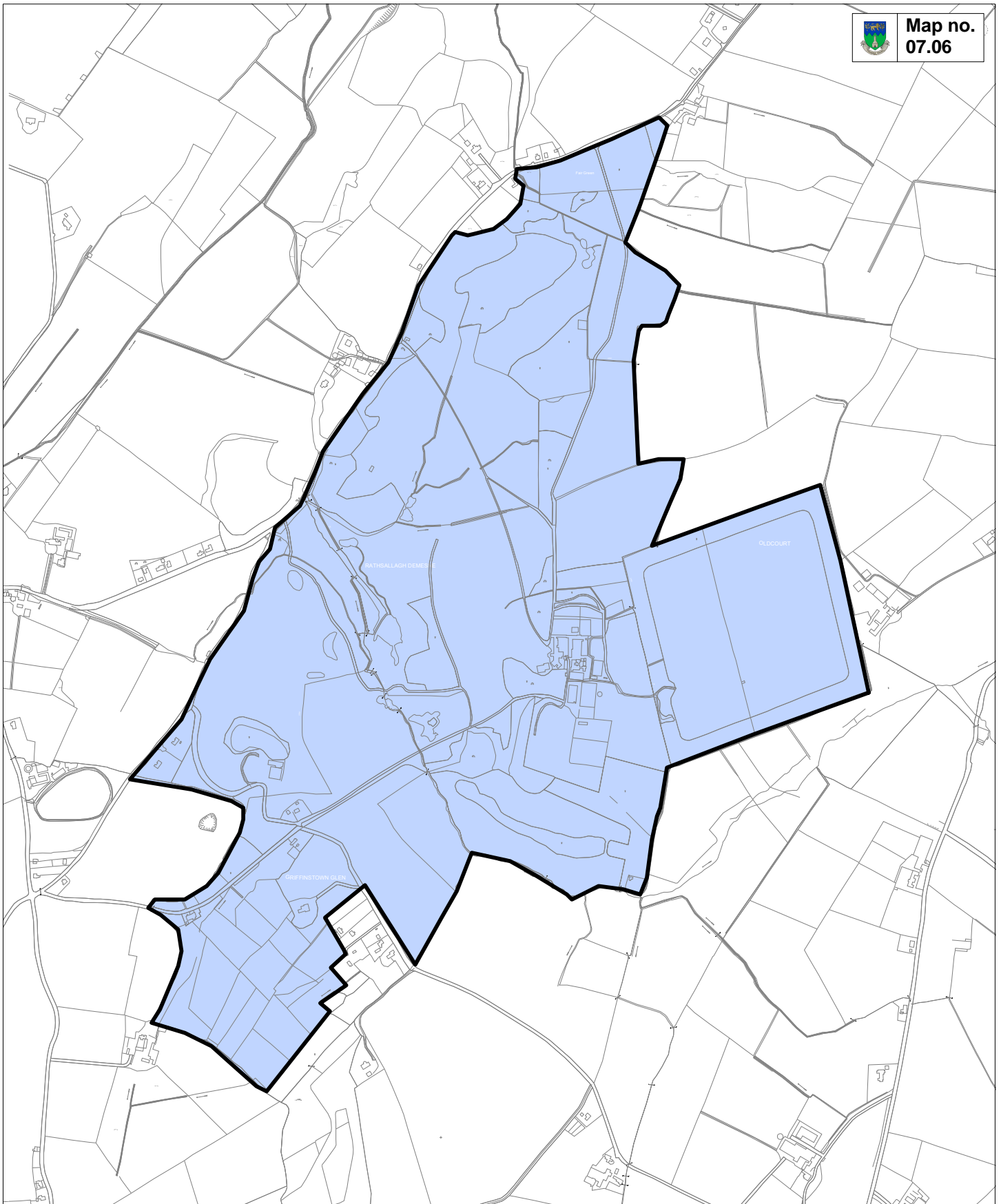
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**Zoning for Integrated
Tourism/Leisure
/Recreational Complex
Rathsallagh House,
Dunlavin**

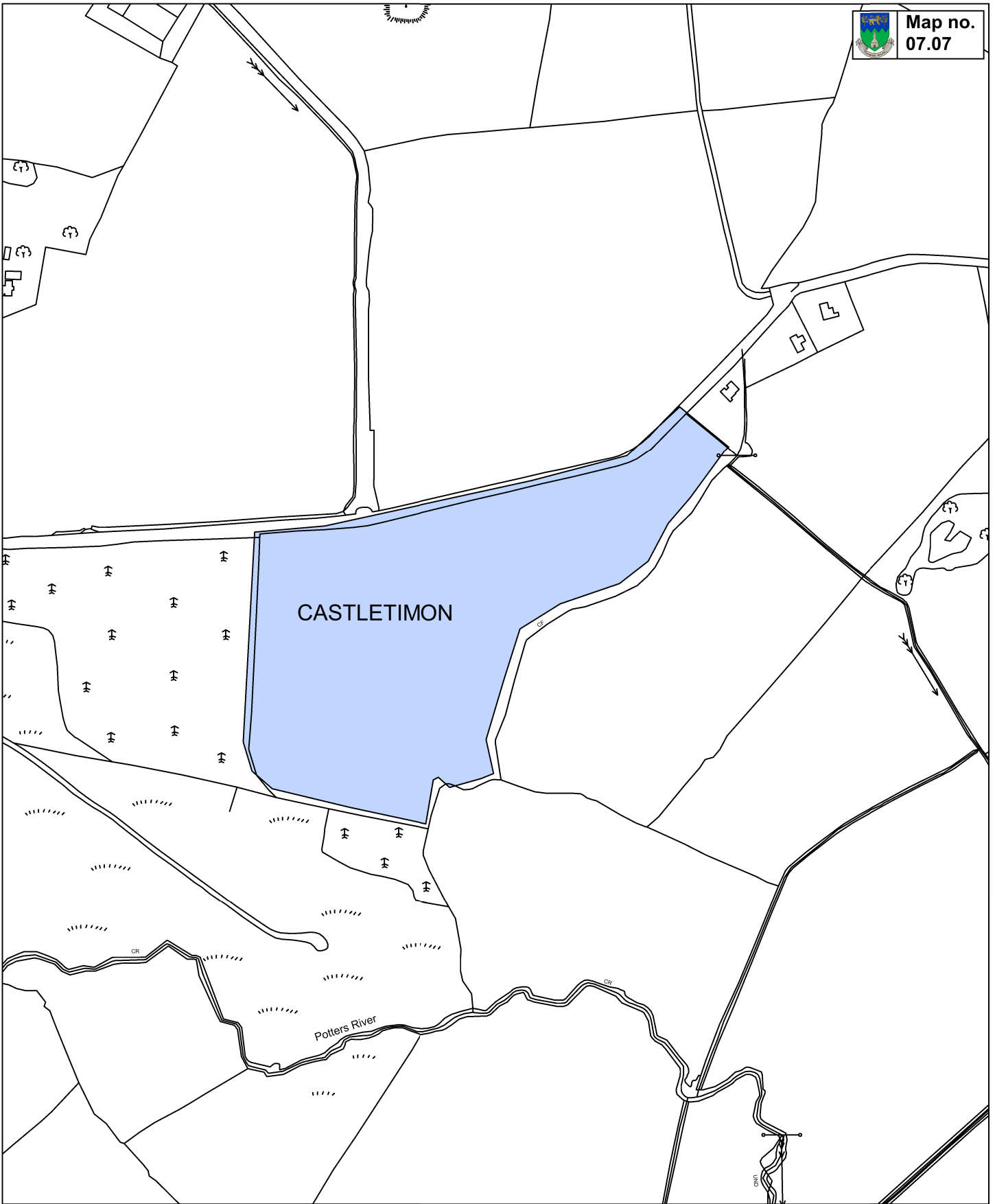
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**Zoning for Integrated
Tourism/Leisure
/Recreational Complex
Castletimon, Brittas Bay**

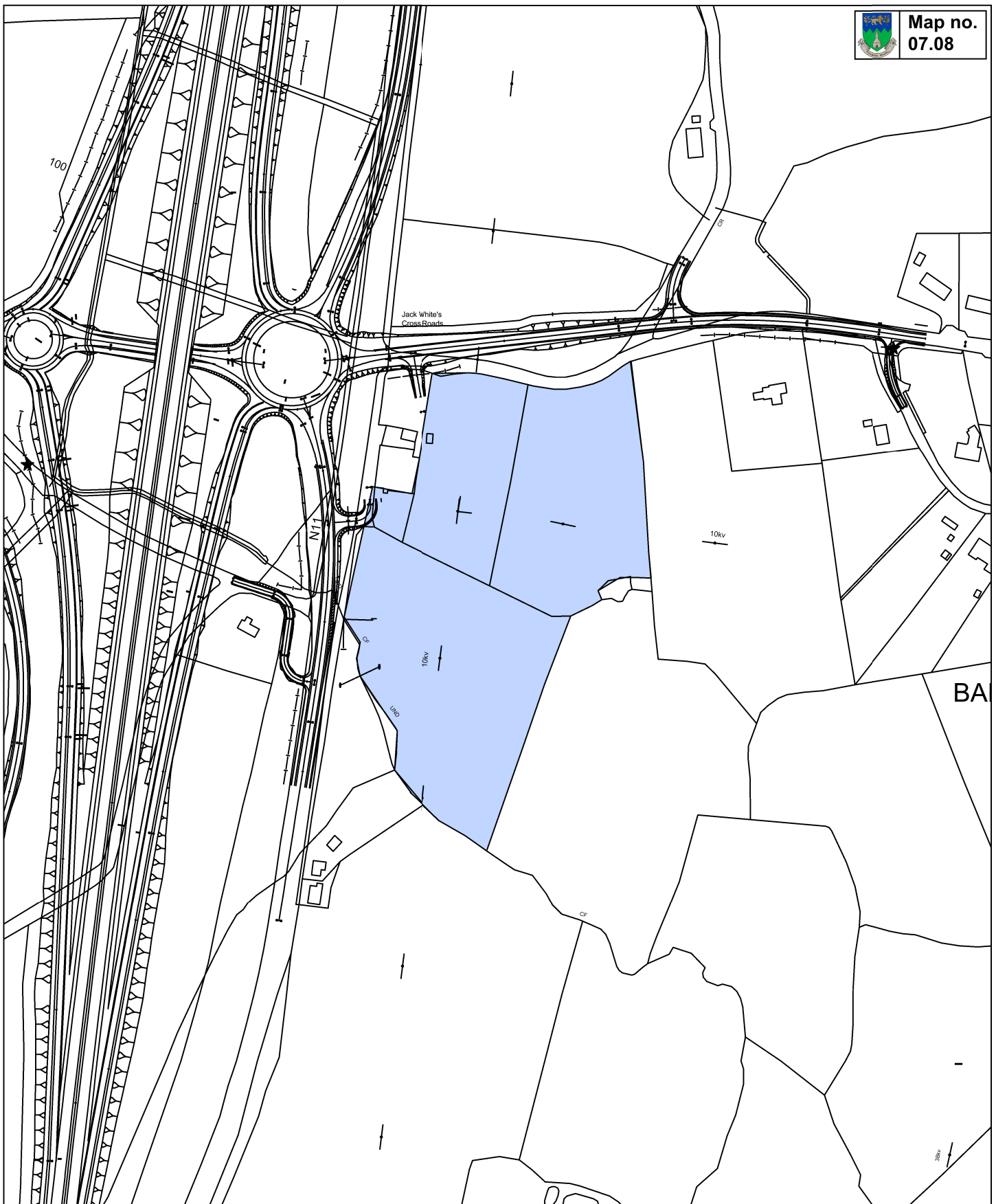
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**Zoning for Integrated
Tourism/Leisure
/Recreational Complex
Jack Whites Cross**

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Map no.
07.09



Derrybawn House Laragh

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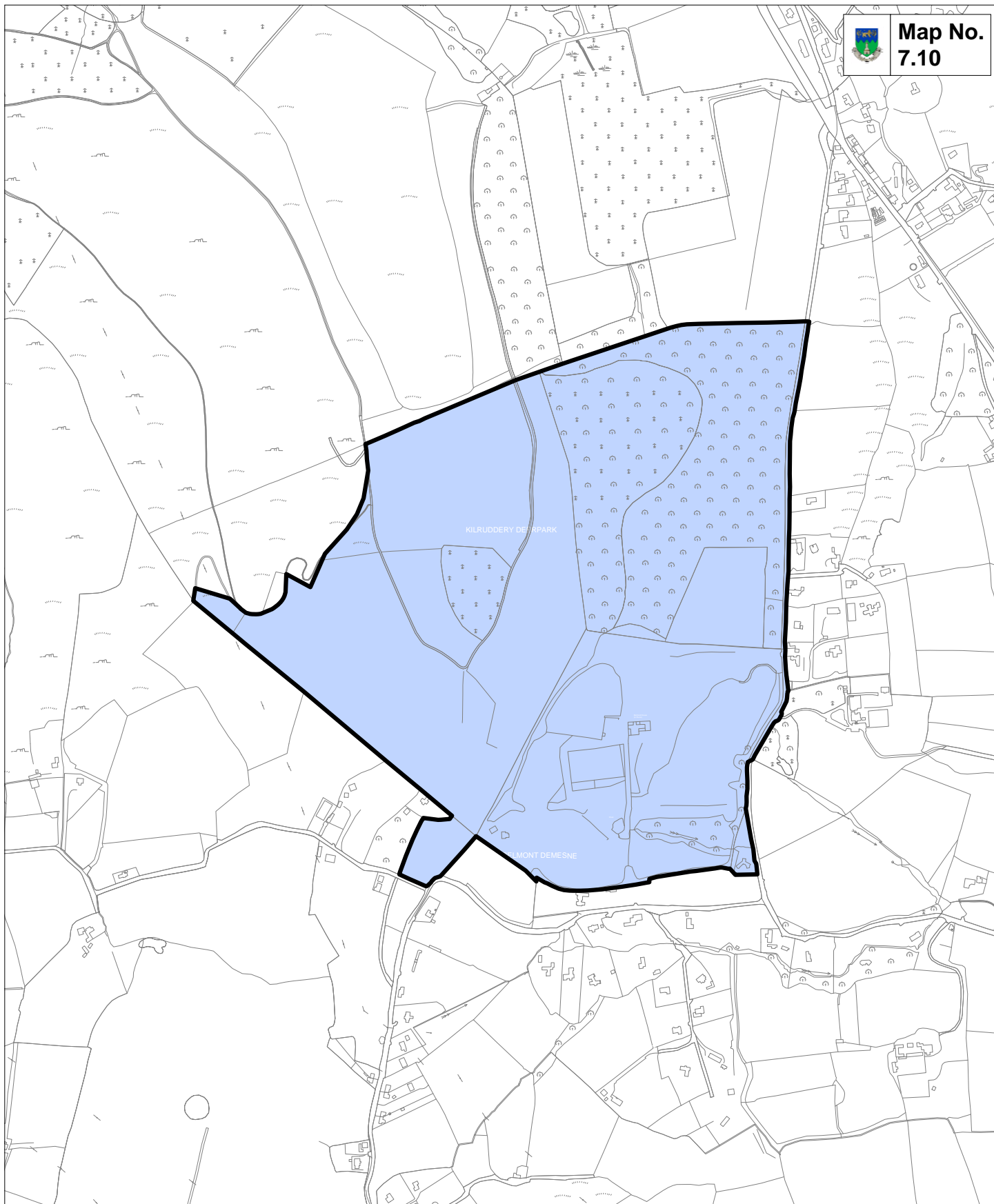
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**Map No.
7.10**



**Zoning for Outdoor
Adventure/Equestrian
centre at Belmont
Demesne, Delgany**

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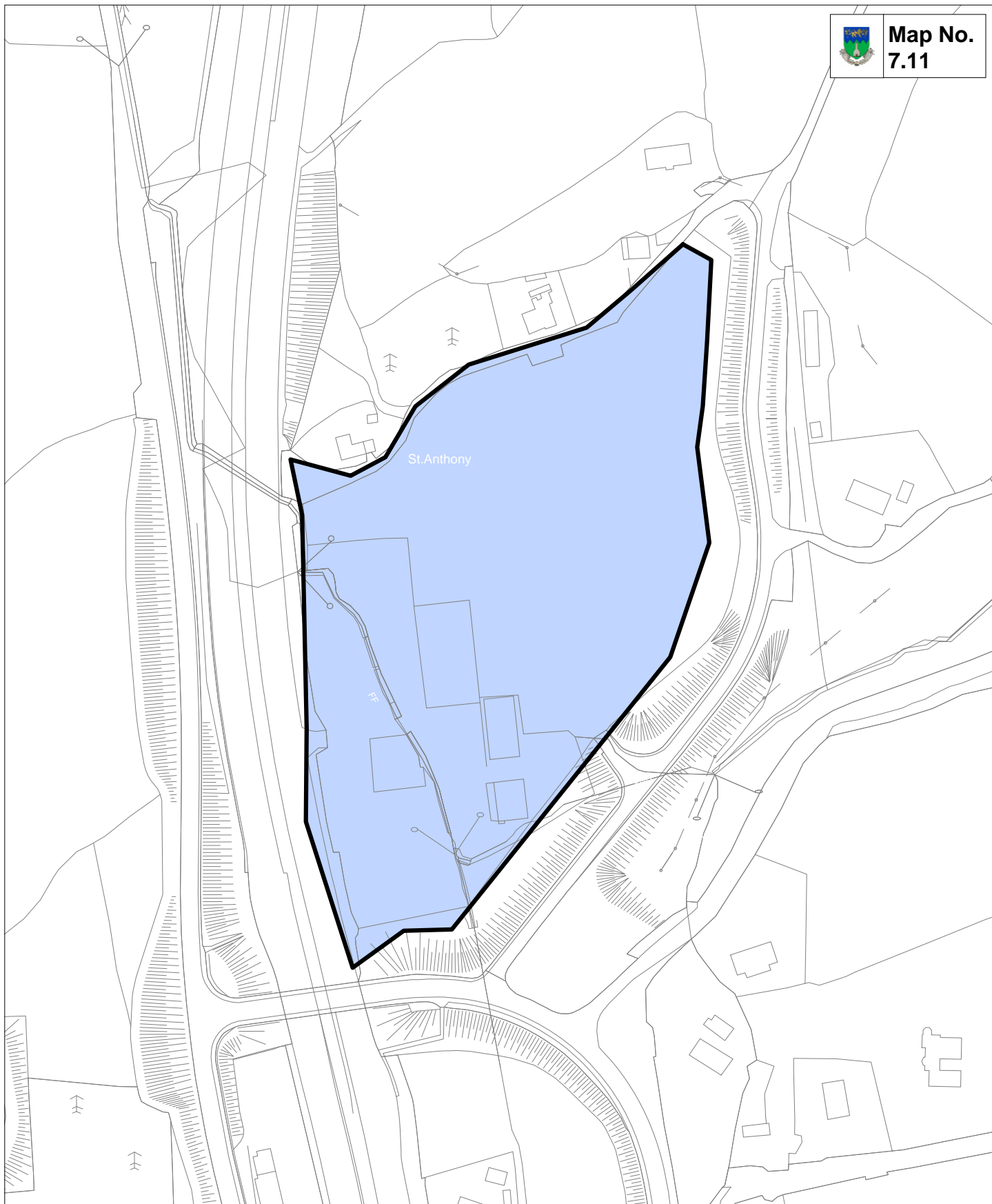
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Map No.
7.11



**Sextons Garden
Centre
Glen of the Downs**

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