

**PROPOSAL TO AMEND THE SETTLEMENT HIERARCHY IN THE CORE STRATEGY
OF THE NEW COUNTY WICKLOW DEVELOPMENT PLAN TO INCLUDE
GLENEALY AS A CATEGORY LEVEL 5 – SMALL GROWTH TOWN**



JANUARY 2020

Settlement Hierarchy

Fundamentally, we are applying to propose that changes are made to the settlement hierarchy in **The Core Strategy** so that Glenealy is moved from a Category Level 7 Large Village to a Category Level 5 – Small Growth Town.

We have submitted proposals in relation to the development of Glenealy in the past to the planning department without success, with lack of services cited as the main stumbling point.

We have been in lengthy discussions with Irish Water in relation to the services that could be provided in Glenealy and they have now agreed, in principle, that both the water and foul sewer connections could be upgraded and extended, if a developer is willing to make contributions towards the extended scheme. We attach a letter from Irish Water to this effect.

There are extensive lands around the village that are available for development, particularly to the northern side of the railway line. Glenealy is in a unique situation where lands are available to help the growth of the village by extending the existing boundaries. In 2014, a Conceptual Master Plan was commissioned for the whole village. We have attached the Plan and Report for your convenience, should you wish to refer to it for the scope and possibilities that extending the boundaries could bring and the concepts behind the proposals. This included a public park, library, civic space as well as a school campus and retail, residential and tourist opportunities to allow the village to grow to become self-sufficient and sustainable. The master plan included lands on which the former railway stop for the village is located and if redeveloped, would allow the connection to be re-established for the convenience of the villagers. This would be a very valuable addition in providing a sustainable infrastructure plan for the village. The above-mentioned report goes into greater detail showing the type of development that could be catered for and shows just some of the extensive lands that could be developed. The report/ design strategy relates to and is based on the Glenealy Village Design Statement (VDS), published in July 2005.

While the concepts for the above-mentioned report refer to creating a new village core, the ideas could equally be conveyed and transferred into creating a new small town centre.

It is not the intention of this submission to push any of the proposals contained in this report or to base any proposals for extending the village boundary for the benefit of any sole individuals. The reference to the report is merely to show the extent of available lands that could be developed. These would be in addition to other sections of land also available for possible development around the village allowing the village to grow extensively and there allow the village to be upgraded to a Category Level 7 Large Village to a Category Level 5 – Small Growth Town.

Within **the Core Strategy & Settlement Hierarchy** it states the following;

Compact Growth

“An efficient use of land is essential for sustainable development. The National Planning Framework (NPF) acknowledges that the physical format of urban development is one of our greatest national development challenges and identified compact growth as one of the National Strategic Outcomes. This entails delivering a greater proportion of residential development and other development within existing built-up area of settlements and moving away from a reliance on greenfield development to meet our development needs. Creating more compact development has been traditionally more difficult to achieve than a continuous process of pushing development onto Greenfield locations.”

Glenealy is traditionally a long linear village and is spread out along the main route through it. At present the village is dissected by the railway line and does not have an obvious centre. We would suggest that by allowing the village to grow and radiate out from this main arterial route rather than extending it further either end would allow for the concentration of services and infrastructure with the possibility of creating a centre unique to Glenealy. We believe that this would be in keeping with allowing development in an existing built-up area as stated above.

Taking the questions as set out in **The Core Strategy & Settlement Hierarchy**, consultation section we have attempted to answer the questions in relation to Glenealy specifically.

- **What is the best designation for your town?**

We believe that Glenealy should be designated as a Level 5 category as it is in a prime location to become a commuter town. Access to an existing railway connection could potentially allow rail users to commute to Dublin and reduce traffic on the N11. Also, the close proximity of the village to the N11 could potentially mean that there are opportunities to provide a sustainable transport link/ system to surrounding towns as well as Dublin. There are opportunities to develop and expand the village based on the existing main route through the village and existing infrastructure allowing the village to grow into a small growth town without disturbing the existing fabric of the area.

- **What towns and villages should be promoted for population growth?**

Glenealy has a unique opportunity for growth as a great deal of the surrounding lands along the main route through the village are available for development. The main focus would be that all interested parties would work together to develop a strategy for the good of the village as a whole and how to rectify the sprawling nature of the current layout without losing its uniqueness.

- **Do you think your town has the capacity to sustain more housing growth? If so, why?**

We believe that Glenealy has the capacity to sustain more housing growth with the appropriate extension to existing services and infrastructure. As noted previously, we have been in discussions with Irish Water and options now exist to extend the water and foul sewer services. Due to the linear nature of Glenealy there are ample opportunities to create links to the main road infrastructure, therefore centralising the village and allowing for compacted growth. This would allow for new residential developments as well as associated services within a new core area without further elongating the village.

- **Do you think that the level of housing development in your town has been matched by adequate infrastructure and services?**

Due to the limited capacity of services within Glenealy there has been very little development in the way of housing for a number of years. Lack of investment and development has seriously affected growth. Locals are having to move out of the village due to lack of residential opportunities and this in turn has eroded village life, with many of the amenities

having had to shut down. The village has become stagnant and we believe that new residential development will be the main driving force for bringing energy and spirit back into the area. As noted above, we believe there is ample opportunities and potential to extend the existing infrastructure and services to cater for increased residential development.

- **What are the service shortfalls in your area?**

In recent years the village has lost the main employer, Kerry Foods and this has a huge negative impact on the village. The only public house in the village has limited opening hours and the village has only one small convenience store. We believe the village needs community, retail, tourism and employment opportunities and that the village needs to be developed to allow for all of these services in order to serve any residential development.

Town and Village Centres & Retail

Town Centre Renewal

“It is a policy of the National Planning Framework to target the reversal of decline in the core of towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes. Town and village centres throughout the county need to be dynamic and able to evolve to accommodate new uses. This is essential for their continued vitality. The reuse and regeneration of vacant buildings is an essential catalyst to transform the capacity and potential of our smaller towns and villages.”

As mentioned earlier the closing of Kerry Foods had a huge detrimental effect on the village. The factory was purchased with the view of trying to entice another major employer and all the associated benefits that would bring back into the village. Unfortunately, despite many attempts to rent out the property, the factory remains closed. There is an opportunity for the lands on which these vacant buildings stand to be developed and be incorporated into the village boundary with more appropriate usages. (The attached Conceptual Master Plan shows an example of how the lands could be developed, should you wish to refer to it.)

Tourism and Recreation

Ireland’s Ancient East

“Ireland’s Ancient East has been developed by Fáilte Ireland as a branded visitor experience encompassing the rich heritage and cultural assets that the Mid-East has to offer. This presents a significant opportunity for Wicklow to tap into and harness the potential of cultural tourism. Wicklow Tourism Strategy and Marketing Plan 2018 – 2023 sets out the County’s vision for tourism and identifies priorities and actions to ensure the County is successful in realising its tourism potential. The Strategy recognises that Wicklow is performing well but has enormous untapped potential arising from its natural and built assets and proximity to large markets. The Strategy identifies five priority actions:

- *Develop new accommodation;*
- *Develop Wicklow, Bray, Greystones, Enniskerry, Blessington and Arklow as visitor hubs;*
- *Masterplan for Glendalough;*
- *Grow thematic experiences;*
- *Develop a common narrative.”*

In 2017, plans for a unique tourism opportunity on lands that are adjoining Carrick Mountain in Glenealy were submitted as part of a pre-planning query. Carrick Mountain is where the World Mountain Biking Championships – Enduro takes place. Enduro attracts the best bike riders in the world and we believe that there is an opportunity to tap into more of this tourist market. The proposals submitted included residential development, a hotel and a Centre of Excellence for Cycling along with the ancillary services required and accommodation opportunities. This was submitted based on providing a stand-alone treatment facility to cater for the proposals. We have attached the submitted report and drawings and the reply from the planning authority for your convenience, again, should you wish to refer to it.

In theory, the response from the planning authority was positive in terms of the Centre of Excellence for Cycling. If the centre was combined with an outdoor pursuit centre where the facility could be used all year, then this may further tap into the full potential of Carrick Mountain and its relationship with the village.

The response to the proposed submitted residential developments from the planning department quoted indicative growth targets up to 2022 based on existing services facilities. Proposals for the possibility of extending these services could now become a reality which would open up an opportunity for greater growth. Hence the request to upgrade Glenealy to a Level 5 Small Growth Town.

It was thought that a Centre of Excellence for Cycling alongside accommodation opportunities for both the participants and huge number of spectators that come to Glenealy every year could, in turn, bring further employment opportunities to the town in terms of providing services in the food and accommodation industry. As the Enduro is known worldwide, perhaps there is an opportunity to develop the link into the common narrative being developed for Ireland’s Ancient East and grow a unique thematic experience with the possibility of an interpretive centre within a Centre of Excellence for Cycling. There also may be an opportunity to link the cycling theme in with any Greenway proposals.

As noted above, there are also opportunities to create outdoor recreational amenities in connection with Carrick Mountain in terms of outdoor pursuits. This could be linked to the cycling aspect and the mountain biking trails be used as training facilities etc. This could also create unique accommodation opportunities for courses etc. which could be linked back into the village by extending and developing woodland walkways and roads etc.

Retail Development

“Retail is a fundamental element of town vitality and it is important that town and village centres retain retailing as a core function. The Development Plan must outline the level and form of retail activity appropriate to the various level of settlement and define by way of a map the boundaries of the core shopping areas. In accordance with national policy guidance, the County Development Plan promotes a sequential approach to retail development. This means that the overall preferred location for retail development is within town centres.”

Again, as noted previously, Glenealy has a unique opportunity for expanding the village centre centrally as there are extensive lands surrounding it available for development. It is clear that the village is lacking in retail opportunities and this issue needs to be addressed if the village is to grow. The problem does not lie with vacant premises in Glenealy but the lack of any retail centre and shop units. Again, referring to the Enduro and what tourism it could bring in as well as keeping local spending within the village, retail opportunities may exist in the form of such things like a bike shop, cafe/bookshop, chemist, off licence, food outlet, hairdresser etc. In other words, there is an opportunity to create a village/ small growth town centre on existing infrastructure and along an established main route. We believe that this could be done in a sensitive nature without taking away from the unique character of the existing village.

Community Development

“The provision of social infrastructure in the form of buildings, facilities, clubs and the means of accessing and using services, is necessary for the development of sustainable communities. A wide variety of facilities are required including:

- *Education – Primary, Secondary, Third Level, Training Centres;*
- *Care Facilities – health care services, nursing homes, childcare, special needs care;*
- *Leisure and recreation – community / youth centres, indoor halls, dancing studios, playgrounds, playing pitches and courts;*
- *Cultural – arts centres, theatres, libraries, burial grounds and places of worship.”*

Glenealy has a very strong heritage in terms of sport, particularly hurling. There are current plans to move the existing GAA club in order to further develop the potential of these sporting facilities. The relocation of the club would fit in with and enhance the concept of creating a new village/ small growth town core.

As part of the previous proposals in the Conceptual Masterplan it was suggested that there would be lands available to move the current school to a new facility that would allow a campus for further development and secondary education.

The majority of the community facilities listed above were also incorporated into this Conceptual Master Plan, again, with the view of creating a unique and all-inclusive village/ small growth town centre.

CONCLUSION

Glenealy is Unique

- Essentially there is an opportunity to start with a blank canvas as there are extensive lands available for development adjacent to and around the existing main infrastructure.
- There is an opportunity to expand the services to the village by Irish Water and a party interested in helping to facilitate this in terms of negotiated contributions. This will not only allow for expansion but will also help with the current problems facing existing housing schemes in terms of water and sewage facilities.
- There is a large stakeholder willing to work with the appropriate authorities and interested parties to help the village to grow and develop as part of a masterplan for the entire village in the medium and long term.
- There is no real existing village core, so any design is not hindered or complicated by existing buildings or infrastructure, allowing.
- The location lends itself to becoming a commuter town but has the opportunity to expand without losing the essence and sense of place associated with Glenealy.

We see Glenealy as being unique in terms of how it could be developed and the scope and potential it has to offer. Therefore, we are asking the council for Glenealy to be upgraded to a Category Level 5 – Small Growth Town status.

ENCLOSURES

- Letter from Irish Water – Doc 01
- Conceptual Masterplan for Glenealy Drawing 2014 – Doc 02
- Conceptual Masterplan for Glenealy Report 2014 – Doc 03
- Conceptual Plan for Residential Development, Hotel and Centre of Excellence for Cycling 2017 Drawings – Doc 04 & 05
- Pre-planning Report for Residential Development, Hotel and Centre of Excellence for Cycling 2016 – Doc 06
- Response to Pre-planning Submission for Residential Development, Hotel and Centre of Excellence for Cycling Drawing 2017 from the planning authority. – Doc 07



BOUNDARY OF STUDY AREA FOR PROPOSED NEW VILLAGE CENTRE WITHIN LANDS OWNED BY CLIENT
PROPOSED NEW LINK ROAD
ADDITIONAL LANDS OWNED BY CLIENT

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PROPOSED CONCEPTUAL PLAN FOR THE POSSIBLE DEVELOPMENT OF NEW VILLAGE CENTRE FOR GLENEALY

**Proposed Feasibility Report and
Conceptual Plan for the Possible Development
of a New Village Centre for Glenealy Village**

Client: Mr John Kinsella

Date: November 2014



FOREWORD

This report is to be read in conjunction with the accompanying proposed A1 Conceptual Plan Drawing. (An A3 version has been attached to the end of the report for reference)

The lands contained in the Conceptual Plan and referred to in this report are lands owned by our Client, Mr Kinsella. Additional lands outside of the proposed Village Centre study area are included to give an overall Masterplan on how the Village could develop in the long term/ distant future. These lands are also in Mr Kinsella's ownership and have been included to show further possible uses that are compatible with proposed uses for the Village Centre.

Proposed uses, activities, services, facilities, redevelopment and gateways are followed by a reference which corresponds to the same reference on the proposed Conceptual Plan and indicates the possible location of each.

Please note that all of the images included in this report are for illustrative purposes only. These images have been obtained from the internet and are neither the property of this office or actual proposals for the Conceptual Plan. They are merely a tool to convey a certain type of development, an atmosphere or idea.

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INTRODUCTION

This report had been prepared on behalf of our client, Mr Kinsella, in support of possible future proposals for the development of Glenealy Village.

Over the years Glenealy has seen the decline in commercial based facilities and this has led to the loss of a village centre or heart to the village. The village has lost a hotel, bar, several shops and the train station and little has been done to entice such commercial ventures back into the village. At present the village is sprawled in a linear line along the main Rathdrum Road. This road dissects the village and reinforces the idea that there is no apparent village centre.

As noted in the Glenealy Village Design Statement (VDS), *“Glenealy has a distinctive and diverse character which is highly valued by its local residents. Any change brought about by future growth needs to be positively managed so that the unique qualities that contribute to the village’s distinctive identity can be protected and enhanced.”*

This report and subsequent Conceptual Plan strives to use this statement as the key driving force behind any proposals and various sections of the VDS will be referred to throughout.



PURPOSE OF VILLAGE CONCEPTUAL PLAN

Our client has recently acquired a substantial section of additional lands within Glenealy. Having been an employer in the village for many years Mr Kinsella is no stranger to the problems facing Glenealy due to the sprawling nature of the village and lack of basic facilities. Even before the acquisition of additional lands our client has been actively seeking ways of improving the village as a whole and now hopes that this land could be the vehicle in which to do so. By proposing to create a Village Centre, it is hoped that Glenealy will be provided with a much needed heart and sense of place.

Prior reports have discussed the sporadic nature of the Glenealy and have looked into how improvements such as landscaping and street furniture/ signage etc could be used to develop a brand for the village. The recently acquisition of land in a prime location together with lands previously owned could offer a more substantial method of developing the village for its inhabitants to allow it to thrive and hopefully ensuring its future as a viable village and growth area.

While this report discusses a concept plan for the proposal of a Village Centre for Glenealy, it is important to note that it is only at a conceptual stage and is intended for discussions purposes only, to initiate dialogue. It is not the intention to incorporate or develop existing reports or recommendations at this stage. It does however take aspects of the VDS into consideration. The purpose of the report was to investigate the possibility of pulling all the disparate sections of the village together in the form of a masterplan and provide a heart and village centre. It is hoped that this conceptual masterplan will facilitate discussions with the Wicklow Council Forward Planning Department and Wicklow Rural Partnership as well as locals, property owners, business owners, potential developers and other stakeholders to identify aspirations and development that could allow Glenealy to become a growth area in the future. While proposals have taken on board many aspects of the village it does not take into account detailed design at this stage nor has it investigated proposed usages in depth. However many of the proposed facilities and services have been listed as services requested in the VDS.

Keys areas noted in the VDS is that there is a *“good community spirit which could be strengthened with greater provision of basic facilities such as a post office, supermarket, health centre, crèche etc and improved facilities for children and teenagers as well as tackling the lack of public transport.”*

GOAL OF VILLAGE CONCEPTUAL PLAN

The goal of the Conceptual Plan is to establish a core area of the community with key civic, residential, and commercial uses. It is hoped that this area will incorporate essential elements of traditional village character such as historic architectural styles, a common or village green, buildings close to the street, parking on the street and behind the buildings, an attractive streetscape, an intimate pedestrian atmosphere, and a mixed-use environment. It is also hoped that it will be a place where people can grab a bite to eat, make a variety of stops for business and pleasure, and converse and socialise with friends and acquaintances.

Glenealy has good potential for a variety of future development opportunities including residential (mixed-income rental and ownership), commercial, light industrial, medical and personal service, educational and civic uses. Opportunities for a farmers / artisan market and cottage industry could be created and we also believe that the village can expand and incorporate the concepts of the Ballinagran Project by integrating an ecovillage within the new village centre. This could create further business through tourism and tap into the sustainable product/ concept industry.

It is envisaged that public and private development will be required as an integral part of the Conceptual Plan to provide the needed framework to advance the following goals:

- **Develop the Village Centre as a mixed-use centre which links new and existing services and facilities, landmarks and buildings.**
- **Rehabilitate important structures and buildings and services (some of which are historic).**
- **Develop housing types for various income and age groups.**
- **Provide opportunities for new business development that support local entrepreneurship and create high-quality jobs.**
- **Provide specific commercial and retail operations desired by the community.**
- **Create tourism opportunities and establish public transport links.**

LOCATION FOR PROPOSED VILLAGE CENTRE

To facilitate the establishment and development of a new Village Centre the Conceptual Plan is based mainly on the area centrally located along the main route through Glenealy adjacent to the main residential areas, school and the former Kerry Foods factory. The area is also located close to the former Glenealy Railway Station. As our client is also in procession of the land containing the station there is a possible opportunity of reopening the former station. This could bring numerous benefits for the village making it a commuter area.



Based on the location and connection to existing facilities we believe this area has much potential to serve as the civic and mixed-use centre for Glenealy. The location of the land will facilitate development within the village boundary therefore discouraging further ribbon development. Discouraging further ribbon development is a key concern within the VDS.

Mr Kinsella owns further lands to the south i.e. the lands indicated as Ballinacoola. These lands are included in this report as they represent an area for possible development that may benefit the village as a whole and compliment other proposed uses.

DESIGN STATEMENT FOR THE VILLAGE CENTRE

A reoccurring statement throughout the VDS is that the locals place utmost importance on the openness, green areas/ forest walks and rustic image of the village.

“The ribbon nature of Glenealy and the bends in the road prelude views of the whole village at once from the main road giving instead a sequential view of the village. This combined with the dramatic wooded hillsides and open lower slopes is an impressive setting to the village and creates a predominantly rural feeling when travelling through the village.”

The VDS calls for the development of a Community Park in what is considered the centre of the village at present. This Conceptual Plan seeks to expand on a Community Park by not only incorporating the woodland opposite Kane’s Pub but to actually place the New Village Centre within a proposed larger park.

For these reasons the concept for the future development of a Village Centre is based on a village common/ green idea with an extension of the woodlands/ forestry into and around any new proposals, therefore recreating the rural feeling that defines Glenealy.

IN ESSENCE THE CONCEPT IS FOR A VILLAGE IN A PARK.



Rural village centres are characterised by compact mixed-use settlement patterns, a community focus (such as a town common or green), traditional architectural design, and pedestrian (rather than emphasis on cars) orientation. They offer basic employment, services, and shopping for their residents as well as for those living in the surrounding lower-density rural areas. Rural village centres also provide civic facilities and activities for social interactions. At present Glenealy does not have a “main street” or Village Centre that is supported by the activities noted above.

Therefore the main design principals of the Conceptual Plan focus on the following:

- **Village in a Park**
- **Creating Vistas and Gateways**
- **Pedestrian Orientation**
- **Outdoor Activities**
- **Mixed Uses, New Land Development and Infill**
- **Building Redevelopment and Reuse**
- **Public Transport Links, Road Network, Pathways, Trails and Cycle Routes.**

DESIGN PRINCIPALS

Village in the Park

Central to the main concept is the relationship of the proposed Village Centre to the woodlands and pockets of open space and greenery within the village and surrounding areas. It is proposed that the Village Centre will be an extension of the woodlands and that the heart of the centre will be a village green/ park with a possible pond. Proposed mixed usages will integrate into the park providing a mixture of soft and hard landscaped areas, creating character and a uniqueness and brand for the village.

Buildings should respect the existing built fabric, architectural details and characteristic features of the village to create a unified identity for Glenealy.



Creating Vistas and Gateways

Village centres should be visually distinct from surrounding landscapes. They should create a sense of arrival on approaching the centre. However traveling through Glenealy there is nothing to announce the core area or village centre. This visual issue needs to be addressed through a combination of attractive gateway treatments, infill buildings and existing building renovations with traditional village design and architecture, formal streetscape improvements such as interconnecting walkways, street trees, cycle paths, and lighting etc.

While this report has not gone into detail regarding gateways at the extensive ends of the village it does suggest locations for prominent gateways announcing the village core at particular strategic points.

- **Gateway 1 (G1)** The grounds of the Church and Old School could be developed to provide an important gateway through possible appropriate signage on new stone walls and planters. This could create a sense of arrival approaching from Glenealy.
- **Gateway 2 (G2)** The Gatelodge opposite Kane's Pub could be developed into a café/bistro and signage used to announce the entrance to the Park from this direction.
- **Gateway 3 (G3)** The area beside the existing Kerry Foods Factory area will form the main entrance to the Village Centre/ Park. This could have formal gates and possible railings.

- **Gateway 4 (G4)** The intersection of the proposed relocated GAA grounds, proposed new Village Centre and existing Railway Station will form the gateway to the Village Centre on approach from the Rathdrum side. A sculpture, for example, could announce the entrance from this section. This could be anything from a sculpture depicting an historic event such as St Kevin and the establishment of the monastery at Kilmanagh through to a modern piece depicting a sense of community etc.



Pedestrian Orientation

A key characteristic of the concept is that the village centre is pedestrian-oriented and that a reasonable number of homes (representing the primary users) are within walking distance of the centre in order for it to be successful. This is one of the many advantages of the location of the proposed Village Centre in that it will be adjacent to the main residential areas and within walking distance of the majority of all residential developments. Any proposed pedestrian heart will spill out to the surrounding areas allowing links to the existing woodlands and walks further afield and permitting the pedestrian opportunities to filter through the many suggested uses for the Village Centre. Pedestrian circulation and safety are important features of the design.



Outdoor Activities

We believe outdoor uses are very important to attracting residents and visitors to any Village Centre. While this would include formal areas such as the village green and park, other suggested activities could be useful. Proposals for outdoor retail displays, outdoor dining, vendors, entertainment and farmers' markets are proposed along the main core of the village green. While external areas for seating for cafés/ restaurants could generate new business and encourage additional pedestrian traffic, give identity and vitality to the Village Centre, serve as a special attraction, and enhance the aesthetic value of community life.



Mixed Uses, New Land Development and Infill

The long-term viability of the village is dependent on the expansion and flexibility of commercial, professional, light industrial, and residential uses. A combination of uses including retail, food and entertainment, professional services, light manufacturing and trades, recreational, cultural, and governmental will need to be catered for if the Village Centre is to become a “place of necessity” for residents and an attraction for visitors and prospective investors.

We have suggested a variety of mixed uses and development potential for the conceptual plan. Again we would like to point out that these uses are suggested here for discussion purposes and would require further investigation into the feasibility of such uses specifically for Glenealy. Requested specific services as requested in the VDS are noted when they appear as suggested services. Each service is numbered on the Conceptual Plan prefixed with MU for Mixed Use. Suggested uses include the following:

- **Medical Arts Health and Wellness Centre (Health Centre and Chemist listed in VDS) MU1**

It is noted in the VDS that the elderly residents would particularly benefit from the provision of local health facilities. With the opening of the new Health Centre in Wicklow Town we believe that any sizable health centre would now be unfeasible. However the health and wellness industry could be a potential primary employer and service provider in plans for growth and expansion. Suggested activities could include a gymnasium, spa, yoga/ dance studio, vein and laser therapy, dentistry, alternative medicine, nutrition counseling, laboratory services, pharmacy etc.



- **Light Retail and Commercial Centre (Listed in VDS) MU2**

Units to support key services such as clothes/shoe shops, hairdresser, bakery, bookshop, charity shops, eateries etc.



- **Historic Centre, Arts and Entertainment Centre (Listed in VDS) MU3**

The Village Centre could be recognised as a high-quality district for the arts, entertainment, and history that becomes the hub for local cultural activities. The Village Centre could become the site of mixed venues and support services for art exhibits, shows and entertainment. These activities could spill out onto outdoor spaces as previously discussed. A cultural centre has been included possibly containing a gallery, dance studio, hall, drama group spaces etc.



- **Civic buildings – Library MU4**

The conceptual Plan allows for a new library set in the park. This links in with the proposed playground and proposed café culture. There are other opportunities for further civic/ government buildings within the scheme.



- **Protected Playground (Listed in the VDS) MU5**

A protected playground has been located at the main entrance to the Village Centre/ Park. This will connect with the proposed library and be close to proposed shops/ café/ eateries as well as linking to a walk through the park to the existing woodlands at the existing Gatelodge and various other routes.



- **Farmer's Market/ Artisan Market MU6**

A farmers market could bring in trade to the village centre. It would allow locals and visitors the chance to purchase fresh, local fruit, vegetables, meats, dairy, breads, pastries and cheeses direct from the growers and farmers.

Artisan Markets feature gifts and handmade pieces including ceramics, jewellery, hats, handbags, cosmetics, children's toys, soft furnishings, candles, paintings, photographs, baskets, clothing and costumes, accessories, haberdashery, mirrors, pottery and antiques etc. It is a chance to experience a versatile outdoor galley showing a wide range of functional art and design items. Artists personally display and sell only their own original creations. It is a chance to purchase a unique item but also provides an opportunity to speak with the artist themselves and experience demonstrations.



- **Cottage Industry MU7**

Both of the above mentioned markets could tie in with the cottage industry theme whereby artists, niche producers, crafts persons etc could be in permanent residence in cottage style units, producing, displaying and teaching their work. This would be centrally located within the Village Centre/Park and link in with other mixed uses.



The concept plan illustrates a series of small to moderate-sized buildings that would be used for light industrial and trades. The Enterprise Centre would primarily serve as a business incubator to create employment opportunities for local residents. The proposed site is towards the rear of the subject site would be well screened from the main route through Glenealy by trees and landscaping.

- **Sheltered/ Independent Living Units for the Elderly MU8**

Another important factor in the development of the Conceptual Plan is the inclusion and integrating of the older generation of both existing and future residents. For this reason a nursing home has been located in the heart of the Village Centre/ Park with additional individual units for independent living serviced by the nursing home. Integrating these units within the actual village centre allows residents the opportunity to experience village life without having to travel. The majority of amenities will be on their doorstep.



- **Bowling Club and Green MU9**

A bowling green and club building has also been incorporated close to the nursing home. The individual units will have small self contained gardens while the nursing home itself will be in landscaped grounds. The home and independent units will connect directly to the village core and woodlands trails allowing residents to take advantage of all the amenities on offer while feeling part of the wider community.



- **Crèche (Listed in the VDS) MU10**

A crèche has been located towards the proposed residential section of the plan and close to the existing wooded area of the proposed park. The children could avail of woodlands walks and be brought to the library on foot.



- **Traditional Neighbourhoods MU11**

The Conceptual Plan incorporates a series of infill housing and small neighbourhoods that are laid out to connect with existing and proposed new infrastructure, the proposed Village Centre and woodland park concept. Development includes a variety of housing types to meet the income and age demands of the community today and in the future. Traditional neighbourhoods are characterised by smaller house plots with the dwellings placed closer to the pathways, tree-lined streets and links and common open space. The concept plan integrates these neighbourhoods into the core area through roadway, walkways and trails and cycle way connections. These new and existing “village neighbourhoods” will serve as the primary market for the Village Centre. As part of the Conceptual Plan additional residential development has been included in lands outside the Village Centre study area to show how these could be linked into the core area of the Centre to allow Glenealy to become a growth area in the future.

At present there is no publicly owned land for affordable or social housing in the village, the provision of which is set out under Part V of the 2000 Planning & Development Act. Social and affordable housing will form an important part of the proposed residential areas and neighbourhoods.



- **Ecovillage MU12**

Based on the present interest around sustainability and the close proximity of Glenealy and possible connections to the Ballyinagran Project an Ecovillage has been incorporated into the design. The idea is that the Ecovillage will be self sufficient and act as a working/ learning/ teaching environment.



- **Garden Centre and Allotments MU 13**

As part of the self sufficient idea the Ecovillage could incorporate allotments. A possible garden centre could use products from the Ecovillage to create further retail opportunities.



- **Campsite MU14**

A campsite has been incorporated into the Ecovillage as part of the overall concept which could bring tourism into the centre. It offers another type of accommodation which will be integrated with the surrounding woodlands, lake, walks etc and a chance to try out life within an Ecovillage, if interested. Alternative camping ideas such as tree houses could set it apart and pull in tourism due to a unique/ niche market.



- **Educational Centre MU15**

An educational centre/ shop is located within the Ecovillage which could serve as an interpretative centre, educating others as to the workings of an Ecovillage.



- **Live/ Work Units MU16**

These units are based within the proposed Ecovillage and could serve as a business incubator for local tradesmen, artists, and entrepreneurs.



- **Employment/ Enterprise Centre (Listed in the VDS) MU17**

The Village Centre could serve as a primary employment centre with retail, service, medical, public, and light industrial jobs. There have been little or no developments creating employment in the village to balance the increase in residential development in the past. There are no zoned or designated lands for industrial/employment use in the village and there is a danger that the village will not develop into a self-sufficient settlement unless employment zones are created. Previous industrial developments such as the food factory and Christmas Tree Farm are no longer functional.



- **Petrol filling Station/ Car Showroom/ Small Supermarket (Petrol Station listed in the VDS) MU18**

A proposal has been included to provide a petrol station/ small supermarket / car showroom on the site of the school if it ever came up for relocation and it was viable to locate it into the core of the Village Centre. These services would be located on the main route through Glenealy and could pull in passing trade.



- **Solar Farm MU19**

In keeping with the Ecovillage and possible connections to the Ballinagran Project a Solar Farm has been included on the opposite side of the railway lines. Depending on planning laws and viability this farm could possibly power the proposed new Village Centre.

(An alternative or supplementary use could be a Willow Farm. Bioenergy has the potential to make a significant contribution to Ireland's 2020 targets for renewables.)



Building Redevelopment, and Reuse

Also central to the concept is the redevelopment of a few of the village's historic buildings. Areas included in this section are marked on the Conceptual Plan as BR. Proposals include the following;

- **Reopening of Glenealy Railway Station (Better public transport facilities are noted in the VDS) BR1**

As mentioned previously, proposals could be put in place for the reopening of the Railway Station which could generate potential tourism, open up Glenealy to commuters as well as benefiting potential job creation and need for housing. Car parking will be included within this part of the scheme and a possible alternative exit route could be facilitated. Commuters proceeding on foot will be in the proposed Village Centre in minutes.

- **Glencarrig Hotel, Ballyfree BR2**

There is evidence that a hotel existed within the subject site in the 1900s. There are no places of accommodation listed for Glenealy on any tourism sites. Glenealy lacks any facility of this sort and the only existing public house has limited opening hours. Proposals include the rebuilding of a modest size hotel on the grounds of the former Glencarrig Hotel site. The hotel will connect to the Village Centre/ Park through landscaped walkways.



- **New Purpose Built School BR3**

There is also the possibility that the existing school could be relocated to the core of the Village Centre should the school come up for redevelopment. This could secure the future of the school in the long term with opportunities for growth or a possible campus incorporating a secondary school, complete with a secure environment, playing fields and parking, which the current school lacks at present.



- **Gatelodge BR4**

Turning the existing Gatelodge building at the entrance to the existing woodland area into a coffee shop/ bistro will create a gateway to the new development and create a sense of arrival in this location. Mr Kinsella has already looked into how this could be achieved. Proposals include extending an external seated area in and among the trees and the images below show the concept.



- **Kerry Foods Factory**

It is hoped that the former Kerry Foods factory will be re-opened as a factory, retail or further enterprise venture. We have not developed the factory site as this stage.

- **Rehabilitation of Existing Buildings**

The rehabilitation and reuse of existing buildings is also key to the Village Centre Concept Plan. It is important to include existing uses and services within the plan. The wooded area and village in the park concept purposely extends to what is considered the existing village centre or hub ie the area containing Kane's Pub and the village shop. Some of the existing buildings in this area could be expanded or rehabilitated for existing or new uses. Reconfigured parking, access, cycle paths and landscaping will serve to pull this area into the overall concept plan.

Public Transport Links, Road Network, Parking, Pathways, Trails and Cycle Routes

To retain emphasis on the concept of the Village in the Park theme and pedestrian-orientated scheme a connector road has been proposed along the rear of the main core of the proposed Village Centre. This will keep vehicular traffic out of the main activity areas but allow for parking adjacent to these areas. Parking will be integrating into the scheme in a sympathetic manner.

This link road has been continued to show how future connections could work, allowing an alternative route into the village from any future development to the east of the proposed Village Centre.

In all cases walkways, pathways and cycle routes will link through and tie all the various areas together. Walkways and trails will also extend to the woodlands and forest walks further afield.

At present many people avail of the cycle routes in the surrounding forests. Users park opposite Kane's Pub. There could be opportunities for a cycle/ repair or hire shop if the village were to capitalise on this asset.

Glenealy could also be marketed as a stopping point along the Wicklow Way

PROGRESSIVE STAGES OF DEVELOPMENT

The overall Conceptual Plan can be broken down into various progression stages of development based on the priorities of the Wicklow County Forward Planning Department and the Glenealy Community. Before any further discussions for a possible Conceptual Masterplan takes place, many planning tools will be required to be adopted to guide new development and Village Centre design standards. Additionally, many of these development stages include public infrastructure improvements and these will need to be identified early in the process.

It is important to reiterate that this report has not taken on board the above aspects in any depth as all areas of the proposed Conceptual Plan are up for debate at this stage.

CONCLUSION

Our Client, Mr Kinsella, is a native of Glenealy and has provided employment in the area for many years. He is interested in developing his lands in a manner that would be most beneficial to the village and its inhabitants. He wishes to facilitate sustainable development that will improve the quality of life for the existing inhabitants and make provisions for the possible future development of the area as a more self-sufficient village.

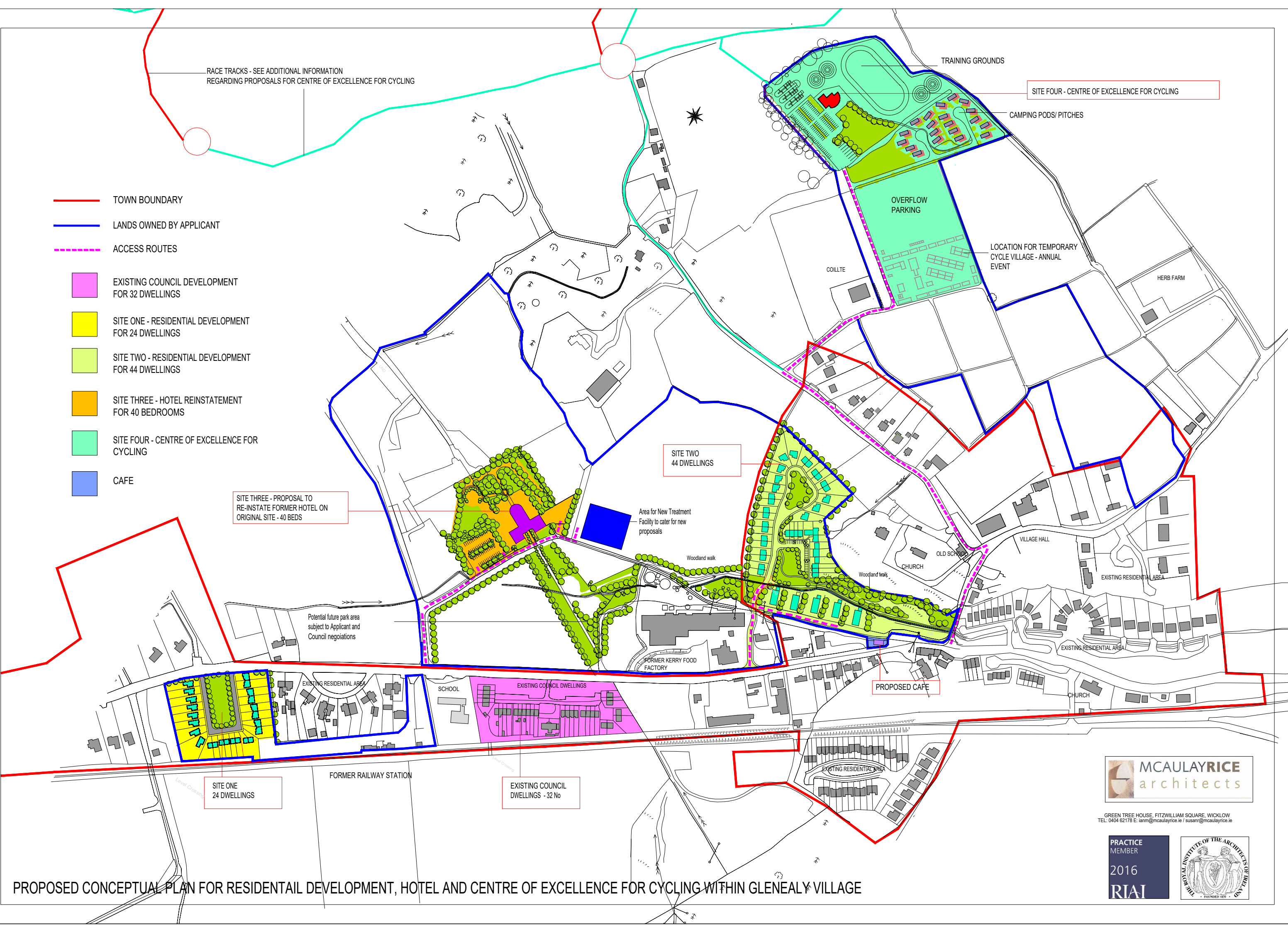
He is in ownership of a substantial section of land in a prime location within the Village, providing the unique opportunity that could allow growth while maintaining the rural setting so characteristic of Glenealy.

Mr Kinsella has invested a great amount of time and energy in producing a Conceptual Plan for his lands and has put much thought into what he thinks might be lacking in the village in terms of housing, employment opportunities and community facilities. He is prepared to supply land for such community facilities, the positioning of which have been proposed within the overall Conceptual Plan for the site. The report has taken on board many aspects of the VDS.

It is important to reiterate that this is a Conceptual Plan produced to investigate the possibility of pulling all the disparate sections of the village together in the form of a masterplan and provide a heart and village centre. It is hoped that this Conceptual Plan will facilitate discussions with the Wicklow Council Forward Planning Department and Wicklow Rural Partnership as well as locals, property owners, business owners, potential developers and other stakeholders to identify aspirations and development that will allow Glenealy to become a growth area in the future.

Mr Kinsella is also prepared to facilitate the reopening of the Glenealy train station and redevelop the lands that would be left vacant should he relocate his existing business to any future Enterprise Centre or the Kerry Foods factory site.

Proposals would be required under certain phases and if the Council deems that certain facilities could, or should, be provided at certain stages then Mr Kinsella would be willing to accommodate such requests, within reason.



PROPOSED CONCEPTUAL PLAN FOR RESIDENTAIL DEVELOPMENT, HOTEL AND CENTRE OF EXCELLENCE FOR CYCLING WITHIN GLENEALY VILLAGE



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PROPOSED CONCEPTUAL PLAN FOR RESIDENTIAL DEVELOPMENT & HOTEL, GLENEALY VILLAGE

- TOWN BOUNDARY
- LANDS OWNED BY APPLICANT
- ACCESS ROUTES
- SITE TWO - RESIDENTIAL DEVELOPMENT FOR 44 DWELLINGS
- SITE THREE - HOTEL REINSTATEMENT FOR 40 BEDROOMS
- CAFE

SITE THREE - PROPOSAL TO RE-INSTATE FORMER HOTEL ON ORIGINAL SITE - 40 BEDS

SITE TWO
44 DWELLINGS

Area for New Treatment Facility to cater for new proposals

Woodland walk

PROPOSED CAFE

CHURCH
OLD SCHOOL

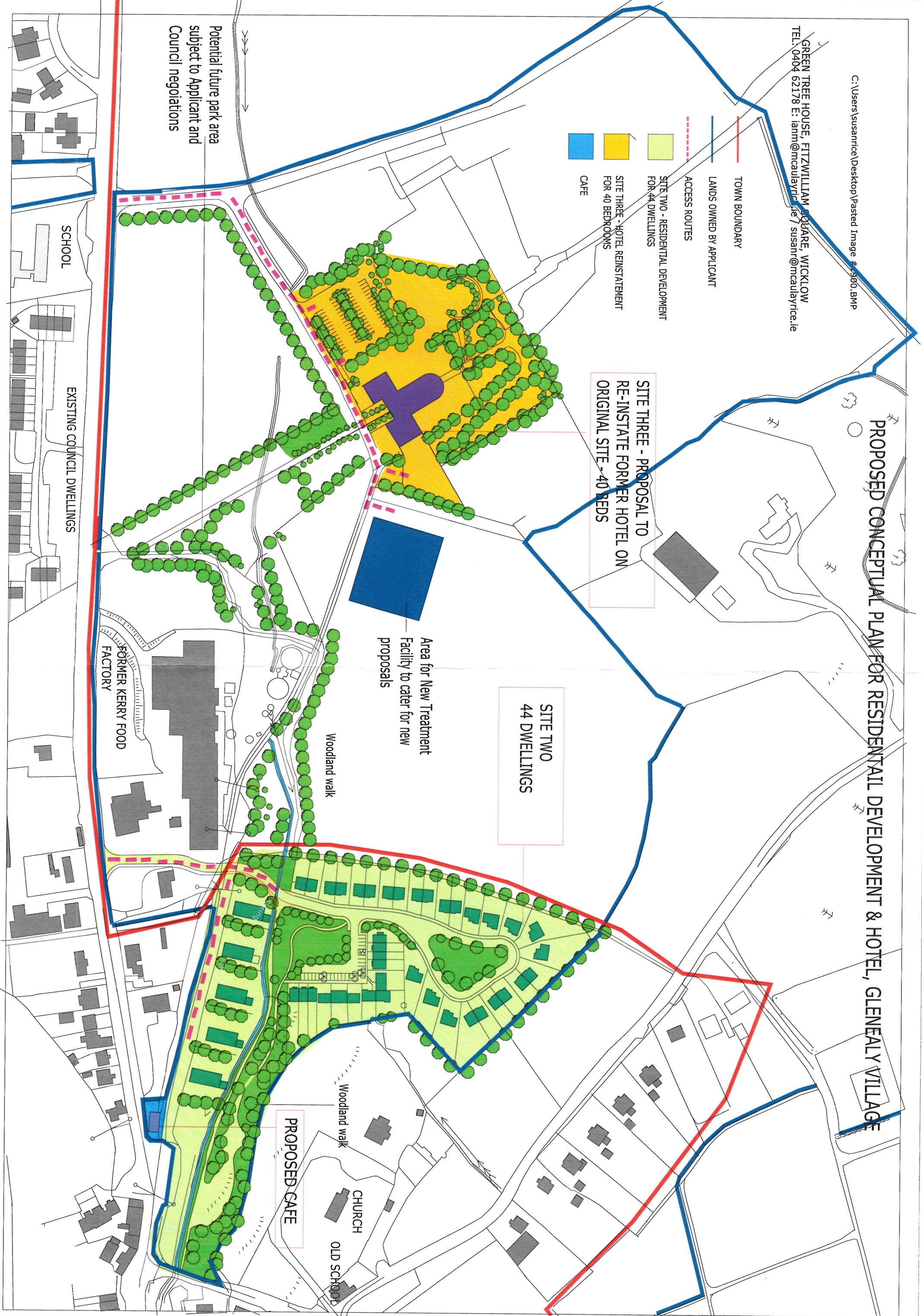
Woodland walk

FORMER KERRY FOOD FACTORY

SCHOOL

EXISTING COUNCIL DWELLINGS

Potential future park area subject to Applicant and Council negotiations



OUTLINE PLANNING REPORT FOR LANDS AT GLENEALY

October 2016

FOREWORD

This report is to be read in conjunction with the accompanying proposed A1 Site Plan Drawing. (An A3 version has been attached to the end of the report for reference.)

The lands contained in this Outline Planning Submission and referred to in this report are lands owned by our Client. Additional lands outside of the current village boundary are included to show how the village could be developed as an invaluable source of tourism. These lands are also in the applicant's ownership and have been included to show further possible uses that are compatible with the proposed uses for the village.

Over the years Glenealy has seen the decline in commercial based facilities and this has led to the loss of a village centre or heart to the village. The village has lost a hotel, bar, several shops and the train station and little has been done to entice such commercial ventures back into the village. At present the village is sprawled in a linear line along the main Rathdrum Road. This road dissects the village and reinforces the idea that there is no apparent village centre.

The proposals are based on the applicant's wish to help facilitate the development of the village by overcoming the problem regarding the lack of sewage facilities within Glenealy. The applicant is willing to install a large Klargestor Envirosafe Treatment Unit and soil polishing filters within his lands to accommodate proposals within his subject site but also to accommodate an area outside his lands beneficial to the Council.

Proposals are also based on the County Development Plan.

A reoccurring statement throughout the Village Design Statement - VDS is that the locals place utmost importance on the openness, green areas/ forest walks and rustic image of the village.

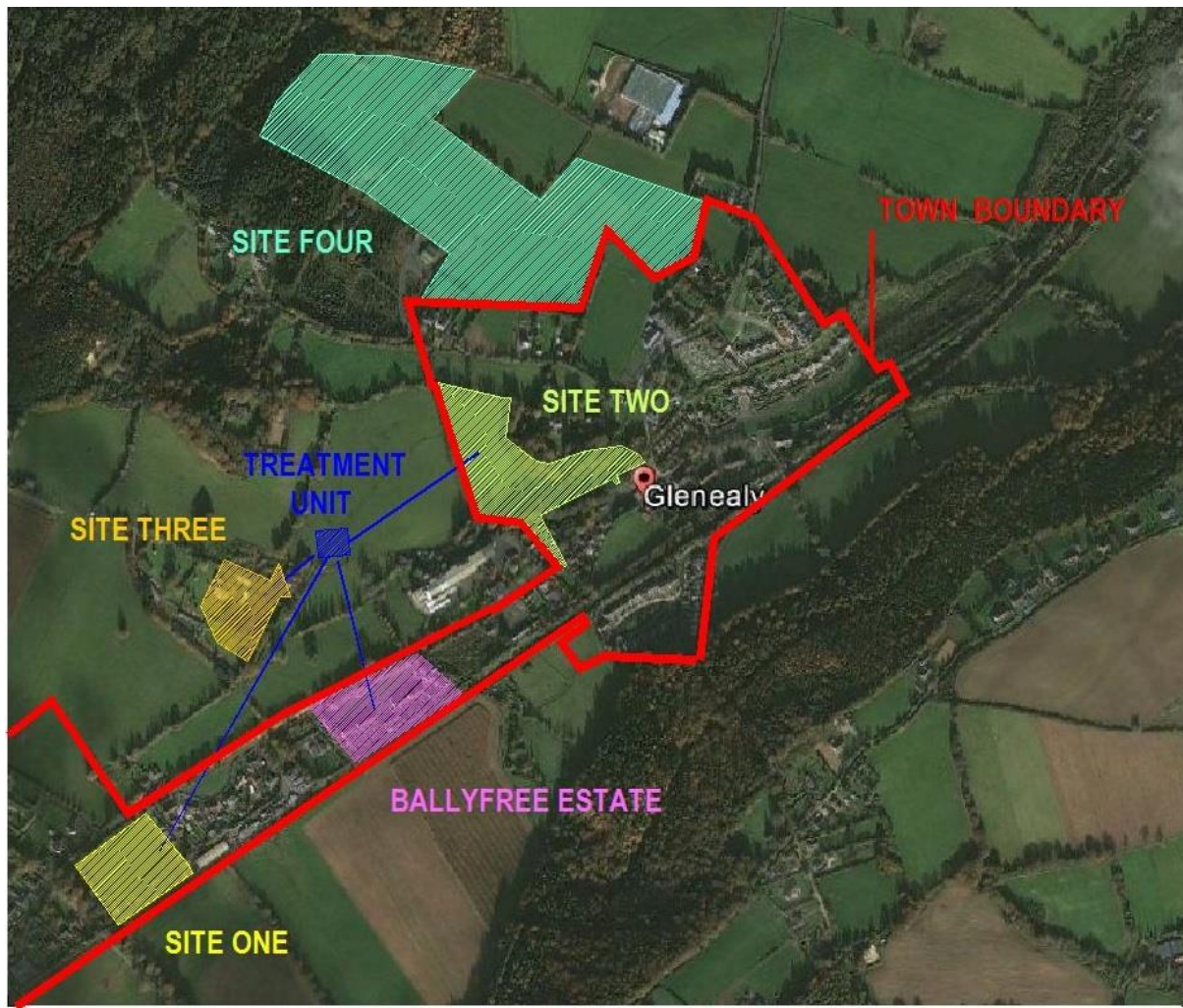
"The ribbon nature of Glenealy and the bends in the road prelude views of the whole village at once from the main road giving instead a sequential view of the village. This combined with the dramatic wooded hillsides and open lower slopes is an impressive setting to the village and creates a predominantly rural feeling when travelling through the village."

The VDS calls for the development of a Community Park in what is considered the centre of the village at present. This outline proposal seeks to expand on a Community Park by not only incorporating the woodland opposite King's Pub but to extend of the woodlands/ forestry into and around any new proposals, therefore pulling all the proposals together and recreating the rural feeling that defines Glenealy.

Proposals are broken down into four separate sites taking on board an additional area known as the Ballyfree Estate. (See map overleaf.)

Proposals are conceptual at this stage and any detail is for illustrative purposes rather than actual detailed design.

The applicant has engaged the services of L/K Design to initiate investigations into a possible solution regarding the current sewage facilities problems that has arrested potential development of the village and in some instances facilitated the demise of the village core. (Refer to attached report.)



Map showing subject sites relating to outline planning permission

EXISTING COUNCIL DWELLINGS ON THE BALLYFREE ESTATE (33 DWELLINGS)

The applicant is suggesting that the Ballyfree Council Estate would be included in the proposals for the new treatment unit. This estate does not have main sewer facilities. The applicant is proposing that the estate is connected to the new treatment unit which would then eliminate the costly practice of emptying the storage tanks weekly and remove any potential danger of pollution of existing streams.

The proposed treatment unit would be located on the applicants lands directly across from the Ballyfree Estate. The storage tank would have an overflow and would allow excess sewage discharge to the stream directly across the road from the estate.

NEW RESIDENTIAL DEVELOPMENT

Glenealy has not been able to offer any new residential units for several years now due to the ongoing problem of lack of sewage facilities as mentioned above. This has meant that the village itself is not expanding per population growth and anyone from the village wishing to settle close to family members are being forced to move to the surrounding townlands. The

applicant believes that the provision of new housing is key to reducing any further decline of the village.

As well as providing for the older generation there is scope to provide starter homes for young couples/families within a secure setting. These dwellings would have direct access to the village centre with connections to the existing infrastructure, thereby encouraging residents to remain within the village, therefore helping to ensure the future growth of Glenealy.

Providing housing in this manner will provide an economic benefit to the town and the existing businesses and in turn will help draw other facilities/ amenities to the village. The residential units have been located on either side of the main road following the urban grain of the village layout. This allows for the continuation of the character and experience of the visually both visually and functionally.

Both the proposed residential sites are contained within the village boundary.

SITE ONE – HOUSING DEVELOPMENT (24 DWELLINGS)

Based on calculations by L/K Design Site One (refer to attached map) could accommodate 24 dwellings units. This development would follow the urban grain of the village and replicate the surrounding residential developments with an in/out access and a secure green area in front of the dwellings that can be enjoyed by all. It would also have direct links to the school.

It is envisaged that there would be a mix of dwelling types to suit varying household sizes and budgets.

SITE TWO – HOUSING DEVELOPMENT (44 DWELLINGS) PLUS DEVELOPMENT OF GATE LODGE

Proposals for site two would see the development of a traditional neighbourhood with a mixture of housing types and tenants. The site was chosen for its proximity to the proposed location of the new treatment unit.

Based on calculations by L/K Design Site Two could accommodate 44 dwellings units. This would include a series of infill housing and small neighbourhoods that are laid out to connect with existing and proposed new infrastructure, the village centre and the possibility of a connecting woodland park concept. Development could include a variety of housing types to meet the income and age demands of the community today and in the future. Traditional neighbourhoods are characterised by smaller house plots with the dwellings placed closer to the pathways, tree-lined streets and links and common open space. The concept plan would integrate these neighbourhoods into the core area through roadway, walkways and trails and cycle way connections. These new and existing “village neighbourhoods” will be integrated and serve to reinforce the village centre.

At present, there is no publicly owned land for affordable or social housing in the village, the provision of which is set out under Part V of the 2000 Planning & Development Act. Social and affordable housing will form an important part of the proposed residential areas and neighbourhoods.

Turning the existing Gatelodge building at the entrance to the existing woodland area / car parking area for King's Pub into a coffee shop/ bistro will create a gateway to the new residential development and create a sense of arrival in this location. The applicant has already considered how this could be achieved. Proposals could include extending an external seated area in and among the trees to create an experience unique to the village.

There is potential for a play area within this wooded area that would serve the new residential area, the café/ bistro and the wider village area. It would also act as a connection to the village centre.

The development of this area could also lead to the rehabilitation and reuse of existing buildings. The wooded area could extend to the proposed new residential area proposed on site one and connect to what is considered the existing village centre or hub i.e. the area containing King's Pub and the village shop. Some of the existing buildings in this area could be expanded or rehabilitated for existing or new uses. Reconfigured parking, access, cycle paths and landscaping will serve to pull this area into the overall concept plan.

Any improvements to pathways, landscaping etc. within the village or part of a masterplan for Glenealy would be subject to negotiations with the Council and all other interested parties.

SITE THREE – REINSTATEMENT OF FORMER HOTEL

There is evidence that a hotel i.e. the Glencarrig Hotel existed within the subject site in the 1900s. There are no places of accommodation listed for Glenealy on any tourism sites. Glenealy lacks any facility of this sort and the only existing public house has limited opening hours. The applicant is suggesting that proposals should include the rebuilding of a modest sized hotel on the grounds of the former Glencarrig Hotel site. The applicant envisages that the hotel will connect to the village centre through landscaped walkways, subject to negotiations with the Council.

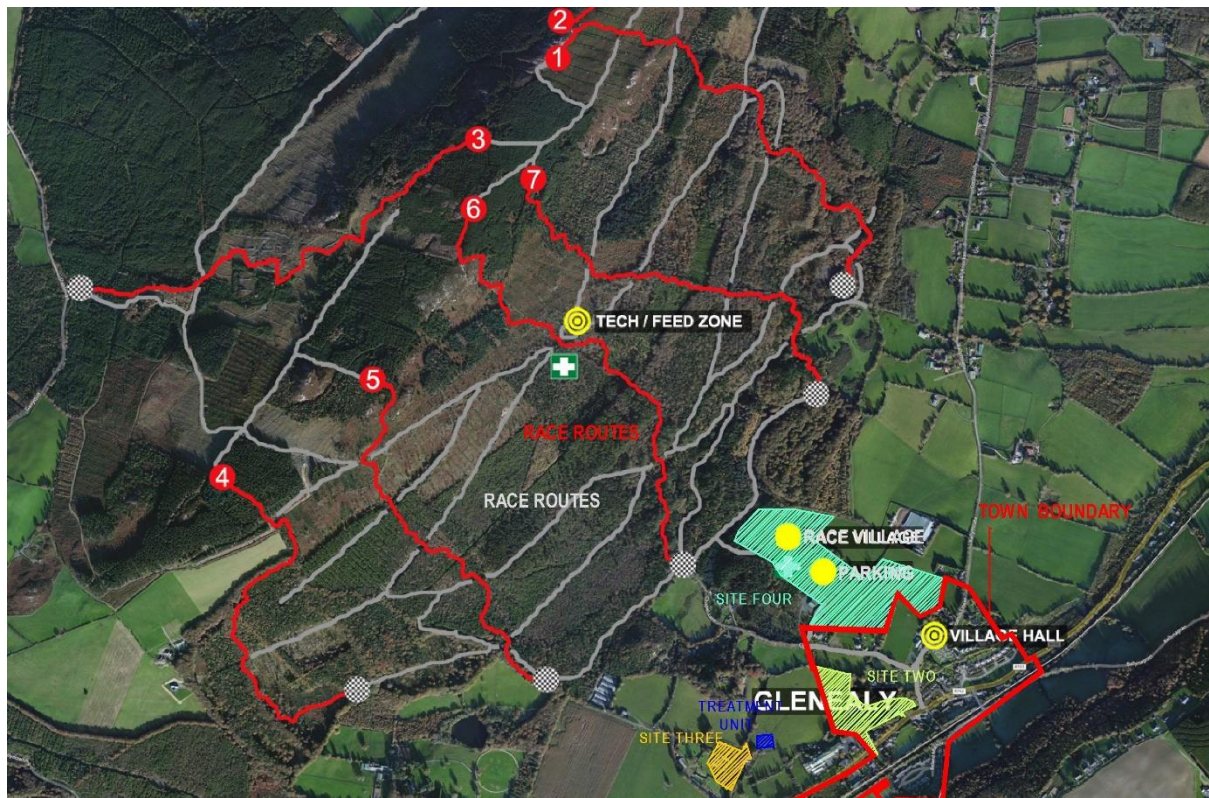
Proposals would be for a 40-bedroom hotel which would cater for functions, weddings and dining opportunities. Any proposals would again be connected to the proposed treatment unit and soil polishing filter referred to at the beginning of this outline proposal.

While this site is outside the town boundary it is directly located adjacent to the area zoned for the treatment unit and will therefore not be a burden on any existing drainage facilities. The site is situated on an existing laneway and is therefore also serviced by existing infrastructure.

SITE FOUR – CENTRE OF EXCELLENCE FOR CYCLING

Emerald Enduro - 2016 Enduro World Series

“The Emerald Enduro presented by Biking.ie took place on the Carrick Mountain on the outskirts of Glenealy on the 13th to 15th of May 2016. This was the 3rd Round of the 2016 Enduro World Series. The best bike riders in the world completed seven timed technical downhill stages, in a rally style format called 'Enduro'. Several thousand spectators and dozens of international journalists, photographers and film crews descended on County Wicklow, to witness the most spectacular biking event in Ireland!”



Map showing the Emerald Enduro Race Course in relation to Glenealy Village and Applicant's Lands

Carrick Mountain is now considered an internationally renowned location for providing world class competition rally courses. As noted above, an event of this stature attracts a vast number of people and the tourism possibilities are far-reaching.

While the subject site for this event is essentially outside the village boundary it has been included in this outline proposal due to the immense impact this sort of activity could have on the potential development of Glenealy.

Following on from the huge success of this event the applicant is proposing that Glenealy capitalises on the numerous potential tourism possibilities in attracting this and similar events by proposing a Centre of Excellence for Cycling for the County. Rather than attracting an event of this size annually the applicant is proposing to provide facilities that can cater for all-

year events and provide training facilities for potential champions in this field who could represent the County, Country or even go on participate in international competition.

The race village, parking and ancillary facilities required for Emerald Enduro were located on the applicant's lands on the outskirts of the village due to the easy access and proximity to Carrick Mountain. The applicant has ample lands to facilitate this annual event in the future but also has additional lands that could accommodate more permanent training facilities. The applicant is proposing a purpose-built Centre of Excellence for Cycling for the County. This would be unique to the County and the facility would house all the necessary training and ancillary facilities for both indoor and outdoor usage with potential for a repair/bike shop and possible exhibition area etc.

These types of cycling events attract a wide range of competitors and spectators which include families as well as clubs that require a range of accommodation. Unfortunately, there is no access to any such facilities within Glenealy and those wishing to attend the whole event had to go further afield to find accommodation. The applicant is suggesting that Glenealy could provide and cater for a host of possibilities and that the village itself could benefit greatly from the commercial aspect that such tourism presents.

As mentioned previously the applicant is proposing that the former hotel is re-instated. This would link in to the accommodation required for such events mentioned above.

To cater for a variety of accommodation and differing budgets the applicant is also suggesting a small camping section adjacent to the proposed Centre of Excellence for Cycling. Proposals could include camping pods, again unique to the village, and an area for tents.

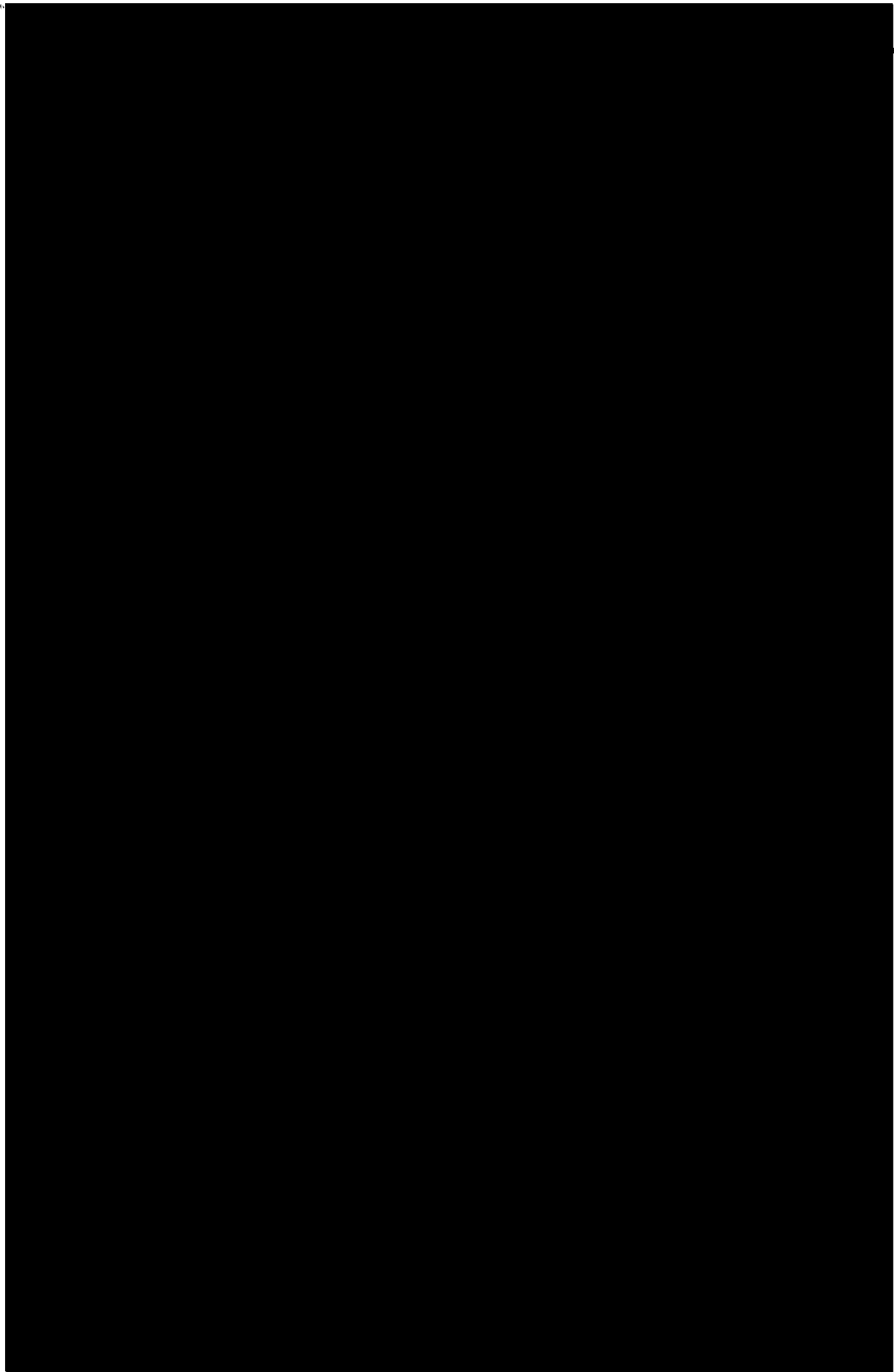
CONCLUSION

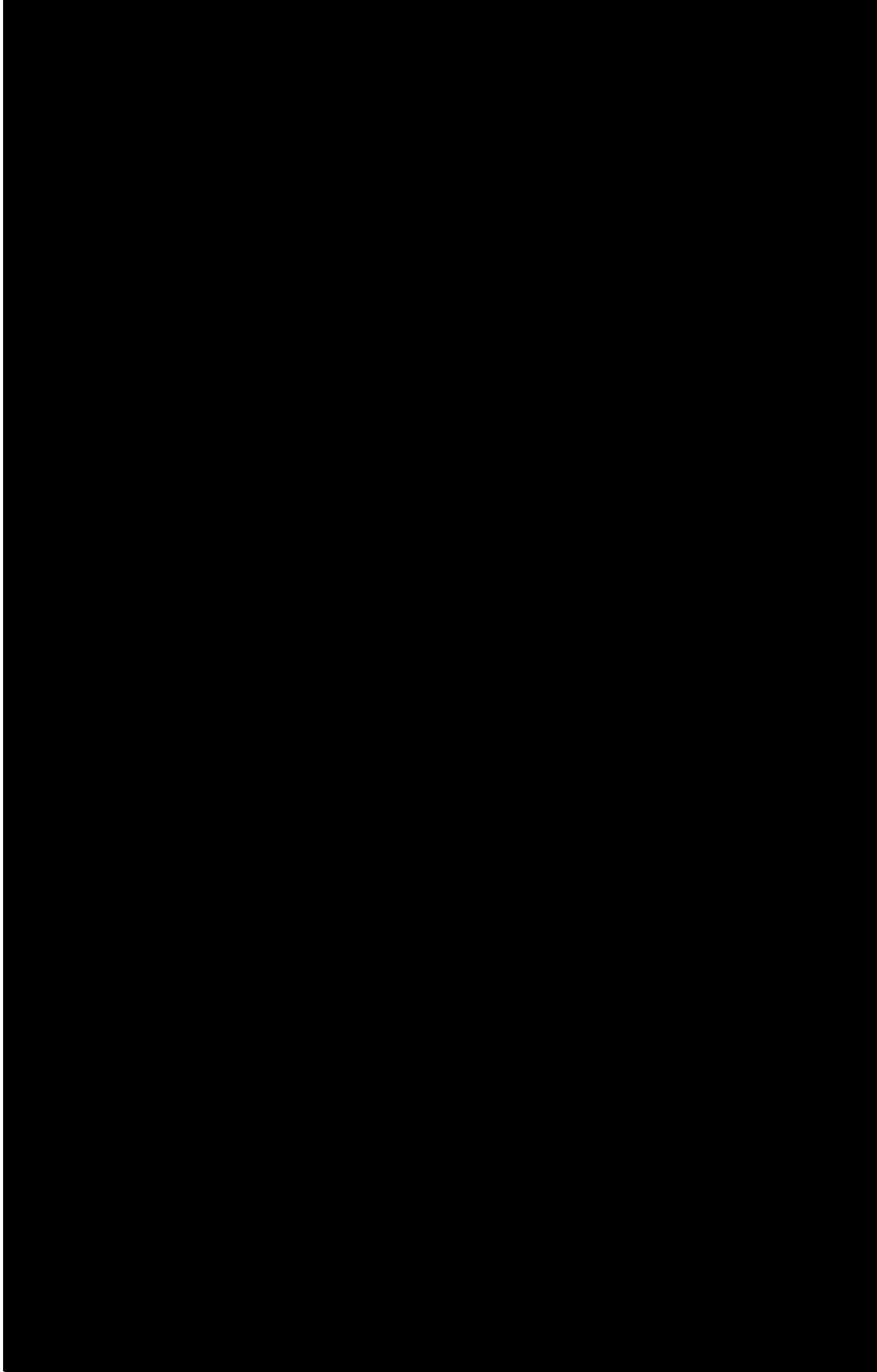
The applicant is a native of Glenealy and has provided employment in the area for many years. He is interested in developing his lands in a manner that would be most beneficial to the village and its inhabitants. He wishes to facilitate sustainable development that will improve the quality of life for the existing inhabitants and make provisions for the possible future development of the area as a more self-sufficient village.

He is in ownership of a substantial section of land in a prime location within the village, providing the unique opportunity that could allow controlled growth, with the benefit of dealing with one party, while maintaining the rural setting so characteristic of Glenealy.

The applicant wishes to accommodate development of the village by installing a treatment unit that will not only cater for new development but will ease the burden on the Council in relation to sewage works and is prepared to incorporate an existing Council estate into the proposals to further eliminate existing problems.

The applicant is hoping to facilitate the development of the village by providing residential and commercial ventures that will secure the continued growth of the village both now and in the future.





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