



An  
Bord  
Pleanála

**Board Direction**  
**BD-012957-23**  
**ABP-313396-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the location of the appeal site outside the settlement boundary of Laragh and within 'The Tourist Attractions Zone – Glendalough', where it is an objective of the plan to generally not permit new tourist related developments, except in limited circumstances, it is considered that the proposed development is contrary to Policy Objective LG4 of the Laragh – Glendalough Land Use and Tourism Plan and Policy Objective CPO 11.3 of the Wicklow County Development Plan, 2022-2028. The proposed development would therefore be contrary to proper planning and sustainable development of the area.
2. Having regard to the location of the appeal site within the 'Mountain Uplands' Area of Outstanding Natural Beauty and the lack of information to show how the development would be absorbed into this sensitive landscape, it is considered that the proposed development would be an intrusive feature in this highly sensitive landscape which includes protected National Monuments, and would negatively impact the landscape and visual amenities of the area and detract from the setting of the protected National Monuments in this area.

The proposed development would therefore be contrary to proper planning and sustainable development of the area.

3. Having regard to the location of the existing entrance opposite a domestic entrance and in close proximity to the junction of the R757 and the R756, it has not been adequately demonstrated that the intensification of the existing vehicular entrance to facilitate the proposed development would not endanger public safety by reason of a traffic hazard. The proposed development would therefore be contrary to proper planning and sustainable development of the area.
4. Having regard to the location, nature and extent of the proposed development, the potential ground works associated with the development within a sensitive archaeological area, and the lack of information provided to assess the potential impact of the proposed development on the archaeological heritage of the area, it is considered that the proposed development fails to accord with Policy Objective CPO 8.4 of the Wicklow County Development Plan (CDP), 2022-2028 and Objective LG22 of the Laragh – Glendalough Land Use and Tourism Plan. The proposed development would therefore be contrary to proper planning and sustainable development of the area.
5. Given the lack of detail with respect to the proposals for the disposal and treatment of waste water on site and the insufficient information as to whether alternative solutions are feasible on the site, the proposed development would be prejudicial to public health and would therefore be contrary to proper planning and sustainable development of the area.
6. Having regard to the location of the site in the vicinity and uphill of the Wicklow Mountains SAC and SPA and the lack of detail submitted with the application and appeal with respect to the disposal of waste water treatment, potential ground works on site to facilitate the proposed development and details with respect to the operation of the proposed development (for e.g. lighting to facilitate the operations of the camping facility, etc.), it is not possible to conclusively determine that no appropriate assessment issues arise. Therefore, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not result in adverse effects on the integrity of the Wicklow Mountains SAC

(Site Code: 002122) or the Wicklow Mountains SPA (Site Code: 004040) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

**Board Member**



---

Joe Boland

**Date:** 20/07/2023

