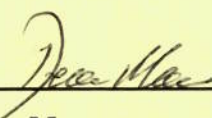


The submissions on this file and the Inspector's report were considered at a meeting held on 12 August 2026.

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

Planning Commissioner:


Declán Moore

Date:

13th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- 1 (a) the design and nature of the proposed development which comprises of tourist accommodation, bathroom facilities and kitchenettes in a newly

constructed building with parking facilities which fails to adopt a conservation led approach;

(b) the location of the development in a landscape area defined as an Area of Outstanding Natural Beauty within a listed prospect at the gateway/key point location into Glendalough;

(c) the location of the development within close proximity to The Monastic City of Glendalough and its associated National Monuments; and

(d) the cumulative scale and size of the proposed and existing development on site which would result in visual clutter and detract from the remaining architectural heritage of the old sawmill on site;

It is considered that the proposed development would detract from the visual amenities of the area and the setting of the Monastic Settlement of Glendalough and would, therefore, be contrary to Objective LG34 of the Laragh-Glendalough Land Use and Tourism Plan 2022-2028 and CPO 8.2 and 8.10 of the Wicklow County Development Plan 2022-2028, all of which seek to protect the integrity, setting and visual amenity of the Monastic City of Glendalough and its associated National Monuments and protect, conserve and manage the built heritage of Wicklow and to encourage sensitive and sustainable development to ensure its preservation for future generations.

The proposed development would set a precedent for similar type development in this area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2 a) The failure of the SFRA to demonstrate that emergency access to the site will not be impeded via the only main access road to the site via the R757 and associated bridge in a flood event.

b) The lack of justification for the clear need of such a facility at this location noting its wider context in such close proximity to the Monastic City of Glendalough, and the objectives in the Laragh-Glendalough Land Use and Tourism Plan to promote Laragh Village as the main tourism hub for visitors to Glendalough;

It is considered that insufficient information has been submitted in the SFRA to fully demonstrate to the satisfaction of the Commission that the proposed development is fully consistent with the "The Planning System and Flood Risk Management, Guidelines for Local Authorities". The development would set an undesirable future precedent for similar types of development in this area and on the floodplains, would be prejudicial to public health, and would be contrary to the proper planning and sustainable development of the area.