



An
Bord
Pleanála

Board Order ABP-313396-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/77

Appeal by Alan Farrelly of Alan Farrelly Architecture, 2 Burnaby View, Hillside Road, Greystones, County Wicklow against the decision made on the 25th day of March, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Rewilding/planting of native trees with cleared areas within for the location of 10 number bell tents for extended use beyond the 30 days permitted under exempt development to allow for seasonal use from May to October and for temporary structures to accommodate sanitary facilities and associated tourist facilities, all at lands at Glendalough, County Wicklow.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the site outside the settlement boundary of Laragh and within the 'Tourist Attractions' zone, where it is an objective of the Wicklow County Development Plan 2022-2028 to generally not permit new tourist related developments except in limited circumstances, it is considered that the proposed development would be 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 the proper planning and sustainable development of the area.
2. Having regard to the location of the site within the 'Mountain Uplands' Area of Outstanding Natural Beauty and the lack of information to show how the proposed 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 the area. The proposed development would, therefore, be contrary to the 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, the Board is not satisfied that it has been adequately demonstrated that the intensification of the existing vehicular entrance to facilitate the proposed development would not endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the 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 proposed 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 would be contrary to Policy Objective CPO 8.4 of the Wicklow County Development Plan 2022-2028 and Objective LG22 of the Laragh-Glendalough Land Use and Tourism Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
5. Having regard to the lack of detail with respect to the proposals for the disposal and treatment of wastewater on site, and the insufficient information as to whether alternative solutions are feasible on the site, it is considered that the proposed development would be prejudicial to public health and would, therefore, be contrary to the 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 Special Area of Conservation (Site Code: 002122) and the Wicklow Mountains Special Protection Area (Site Code: 004040), and the lack of detail submitted with the planning application and the appeal with respect to the disposal of wastewater treatment, potential ground works on site to facilitate the proposed development, and details with respect to the operation of the proposed development (for example lighting to facilitate the operations of the camping facility), the Board is not satisfied that it is possible to conclusively determine that no appropriate assessment issues arise. The Board is not 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 Special Area of Conservation (Site Code: 002122) or the Wicklow Mountains Special Protection Area (Site Code: 004040) in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.



Joe Boland

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 31st day of July 2023.