



An
Coimisiún
Pleanála

**Commission Order
PL-501177-WW-26**

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 26/60095

Appeal by God's Cottage Charitable Trust against the decision made on the 31st day of March, 2026 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: New 126.06 square metres single-storey extension to the existing 80.98 square metres pilgrim's coffee dock and prayer room together with the repositioning of the existing wastewater treatment plant and all associated site works. The proposed extension will provide pilgrim accommodation and a store, all at God's Cottage, Lake Road, Camaderry, Glendalough, County Wicklow.

Decision

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

Reasons and Considerations

1. Having regard to:

- (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. Having regard to:

- (a) the failure of the Site Flood Risk Assessment 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 the event of flooding,
- (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 set out 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 Site Flood Risk Assessment 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 Planning Authorities". The proposed 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, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 13th day of AUGUST 2026