Inspector's Report
PL-500334-WW-25

Development	Completion of first and second floor extensions, roof to existing ground floor, amendments to granted 08/20 and inclusion of new wastewater treatment system. A Natura Impact Statement (NIS) was submitted with this application.
Location	Woollen Mill, Derrybawn Laragh, Co. Wicklow
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	2460597
Applicant(s)	Joe O'Neill
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Aysar Barbouti
Observer(s)	None

Date of Site Inspection	16th of March 2026
Inspector	Elaine Sullivan

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1.0 Site Location and Description

1.1. The application site (1.058ha) is located just outside the settlement boundary of Laragh and is accessed by the R755. The site comprises the original woollen mills building and shop. To the rear, the two-storey extension has commenced with the roof erected and windows constructed but has been stalled for a number of years. To the front of the building is a car park, which is accessed over Derrybawn Bridge, a Protected Structure (RPS Ref. 23-07). The Wicklow Mountains SAC are to the west and intersects with the northern part of the site. The Glendasan River is directly to the east.

2.0 Proposed Development

2.1. Planning permission is sought for works to a partially completed hotel which was permitted under **PA Ref. 08/20**. The proposed works are similar in nature and scale to those previously permitted under **ABP-306905-20 (PA Ref. 20/15)**. However, this decision was quashed by order of the High Court under **2022/688 JR**.

Under the subject proposal, permission is sought for the following,

- The completion of a 366.32 sqm first floor bedroom extension and roof to existing ground floor plan consisting of dining room, reception, sun lounge, toilets, store, lift & lobby to existing ground floor extension (works to involve construction of an upper storey & roof for the north-western extension & works required for the completion of the two-storey extension), car parking, connection to existing services & site ancillary works granted under planning permission PA Ref. 08/20.
- Amendments to permission PA Ref. 08/20 to include revised parking & access arrangements including the construction of a car park & access road and the felling of 17 no. trees.
- Tree planting & landscaping around the car park, & throughout the site.
- Decommissioning of an existing on-site wastewater treatment plant & construction of a pressurised connection via a new 1.1 km rising main to an

Uisce Eireann foul sewer for treatment in the Laragh public WWTP (route will cross woodland, agricultural land, the Glendasan River & pass to & along the R756 road to the foul sewer). Foul pumping station to be constructed adjacent to the existing WWTP, as well as 2 no. air valves and a scour valve chamber along the route.

- Construction of surface water drains discharging to the Glendasan River.
- Existing wellbore for connection to hotel, and,
- All associated works including for service connections.

The proposal was amended under FI and the number of parking spaces was reduced from 90 to 80 surface spaces. This reduced the extent of the parking area and the number of trees proposed for removal.

3.0 Planning Authority Decision

3.1. Decision

Planning permission was granted by the Planning Authority (PA) subject to 15 no. planning conditions, which were mainly standard in nature.

- Condition No. 4 requires the entire development to be held in single ownership and not subdivided and that the holiday units shall be available for short term holiday letting for a maximum duration of 4 weeks.
- Condition No. 7 requires the implementation of a Tree Protection Plan that is consistent with the layout submitted on the 29th of August 2025, that shows the removal of the car park area to the north and the retention of the trees in this area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The decision of the PA was informed by two reports from the Planning Officer (PO).

The first report of the PO (dated the 21st of November 2024) recommended that FI was requested on 9 points which included the following issues;

- A review of the parking provision against the requirements of the Wicklow County Development Plan (WCDP) and to minimise new construction areas and tree removal.
- A report to assess the suitability of locating parking spaces in an area prone to flooding.
- Clarification of the extent of works included in the NIS, and if the foul sewer pumping station, associated rising main and proposed water supply (borehole) are included.
- Clarification of works to be carried out within the red line boundary. The PO notes that a section of the foul sewer is shown outside the redline boundary.
- Details of the proposed wastewater system to include the foul sewer pumping station, associated rising main and river crossing, connection to existing pumping station and details of any upgrades required to allow connections to the public sewer.
- Confirmation that UE are satisfied with the proposed sewer system and connection. Consideration should also be given to whether the petrol interceptor will be affected by flooding.
- Clarification regarding the water supply for the development.
- A CEMP addressing the impact of construction machinery on the protected bridge and biodiversity in the Glendasan River.
- Emergency access to the development and details of traffic management for the development, including deliveries and manoeuvrability within the site.

- Clarification of details in the NIS.

The second report of the PO (dated the 29th of October 2025) was generally satisfied with the applicant's response to FI and considered that any outstanding details could be addressed through planning conditions. A recommendation to grant permission was issued.

3.2.2. Other Technical Reports

- Climate, Environment, Recreation & Amenity Section – The first report recommended a refusal due to the location of the car park in the riparian buffer zone and the removal of mature trees and development in the SAC. The report also included issues that required FI to facilitate a full assessment. The second report was satisfied with the FI response and recommended conditions to be attached should permission be granted.
- Chief Fire Officer – Further information was requested. The response to FI was not satisfactory and conditions were recommended should permission be granted.
- Transportation & Infrastructure Delivery – Further information was requested regarding the cycle and car parking layouts, traffic management within the site and access to the site. It is unclear if a second report was prepared on foot of FI as there is none on the public file or the planning file.

3.3. **Prescribed Bodies**

- **Uisce Éireann** (UE) – Report dated the 4th of November 2024 requested FI in relation to a Confirmation of Feasibility. A Pre-Connection Enquiry is required to assess feasibility of connection to the public water and wastewater infrastructure.
- **Department of Housing, Local Government & Heritage** - The proposed development site is located in the Glendasan river valley in the environs of

Recorded Monument WI023-031 religious house (Augustinian Canons) and graveyard (WI023-031001), known as St. Saviour's, which forms part of the National Monument No.134 (the churches and associated structures of the Glendalough ecclesiastical complex), a national monument. The Department recommends that an Archaeological Impact Assessment and Visual Impact Assessment be requested as further information. The second report dated the 10th of October 2025 recommended that planning conditions were attached that require archaeological and visual impact assessments prior to commencement of development.

3.4. Third Party Observations

One third party observation was received during the initial public consultation stage, and a second submission was received on foot of the FI response.

The issues raised in the submissions relate to the following,

- Inadequate description of the works,
- Insufficient information in the application,
- Excessive car parking provision,
- Lack of engagement with UE re. water and wastewater,
- Unauthorised development on the site,
- Insufficient NIS.

The observation included a technical report dated November 2023 that reviewed the ecological implications of works purported to be carried out in 2019 which involved crossing the Glendasan River without adequate mitigation measures to prevent pollution.

4.0 Planning History

The site has a lengthy planning history. The following is not a comprehensive list of the planning history for the site but instead highlights the permissions of most relevance to the subject proposal.

ABP-306905-20 (PA Ref. 20/15) – Planning permission granted by the Planning Authority and upheld by the Commission (formerly the Board) for the completion of first floor extension and roof to existing ground floor plan, parking and ancillary site works at the Woollen Mills, Laragh. This decision was quashed by order of the High Court on foot of a Judicial Review, (2022/688 JR).

PA Reg. Ref. 12/6700 & PL27.241866 – Permission was refused by the Planning Authority and granted on appeal in 2013 for the retention of conversion and alterations to outbuilding to residential use comprising first floor extension to side and rear, conservatory to rear and permission for window and dormer roof.

PA Reg. Ref. 13/8751 – Extension of Duration of **PRR 08/20** was granted. Expiry date 25/7/2019.

PA Reg. Ref. 08/20 – Permission was granted in 2009 for retention of lower ground floor basement, extension to existing ground and first floor plans and minor alterations to elevations granted under **PA Reg. Ref. 04/2045**. Permission also granted for construction of two storey extension consisting of bedrooms to the first-floor dining room, reception, sun lounge, toilets, store, lift, and lobby to ground floor plan, car parking and connection to existing services and ancillary works.

PA Reg. Ref. 04/2045 & PL27.212167 – Permission was granted in 2005 for change of use of previously approved bed and breakfast (**PA Reg. Ref. No. 02/7344**) to hotel.

PA Reg. Ref. 02/7344 & PL27.206158 – Permission was granted in 2004 for extensions and alterations to existing Bed and Breakfast.

5.0 Policy Context

5.1. Development Plan

5.1.1. The operative development plan for the subject site is the **Wicklow County Development Plan 2022-2028**, (WCDP)**.**

5.1.2. The following extracts from the WCDP relate to aspects of the subject development but is not an exhaustive list of all relevant policies and objectives contained in the Development Plan.

- The site is in the 'Open Countryside', just outside the settlement boundary of Laragh.
- Laragh is categorised as a 'Level 7 Village – Type 1' in the Settlement Hierarchy for the county.
- The site is within the tourism corridor under the Laragh-Glendalough Land Use & Tourism Plan (Volume 2, Part 4 of the WCDP).
- A section of the northern part of the site is within Flood Zone A and B.
- Part of the Wicklow Mountains SAC is within the site.
- The Glendasan River is to the east of the site.
- Access to the site is from the Derrybawn Bridge, a protected structure, (RPS Ref. 23-07). The bridge is described as a 'Three-arch bridge. Likely built in 1802; said to have stones from the churches at Glendalough built into it'.
- The site is within an Area of Outstanding Natural Beauty – The Mountain Uplands. (Map No17.09A – Wicklow Landscape Category Map).
- There are no protected views or prospects on or across the site and the site is not in the vicinity of any protected views or prospects.

Wicklow County Development Plan 2022-2028 (WCDP)

Chapter 4 Settlement Strategy

Level Level 10 – Open Countryside -

CPO 4.14 - To ensure that key assets in rural areas such as water quality and natural and cultural heritage are protected to support quality of life and economic vitality.

Chapter 8 Built Heritage

CPO 8.13 - To ensure the protection of all structures, items and features contained in the Record of Protected Structures.

Chapter 9 Economic Development

CPO 9.32 - To permit the development of employment generating developments in rural areas, where it is proven that the proposed development requires to be located in a rural area (e.g. dependent on an existing local resource) and will have a positive impact on the location.

Chapter 11 Tourism and Recreation

CPO 11.1 - To promote, encourage and facilitate the development of the tourism and recreation sectors in a sustainable manner.

CPO 11.2 - To ensure that all tourism and recreation developments are designed to the highest quality and standards.

CPO 11.3 - To generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. Within existing towns and villages, the Planning Authority will promote and facilitate the development of tourist related uses at appropriate sites. In all cases, the applicant must submit a robust assessment setting out the sustainability of any proposal with respect to economic, environmental and social sustainability, as defined herein.

CPO 11.11 - To positively consider the development of new hotels in all parts of the County, with particular preference for locations in larger settlements (Levels 1-6 of the County settlement hierarchy). In other, more rural locations (villages / rural areas), it must be demonstrated that:

- the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility;

- a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and
- the distance of the location from a significant settlement is such that visitors to the area / attraction are unlikely to avail of existing hotel facilities.

CPO 11.19 - To give sympathetic consideration to the improvement of, and extension to, existing tourist accommodation related developments, subject to the proper planning and sustainable development of the area, and subject to compliance with all other objectives of this plan.

Chapter 13 Water Services:

CPO13.2 - To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.

CPO13.3 -To minimise alterations or interference with river / stream beds, banks and channels, except for reasons of overriding public health and safety (e.g. to reduce risk of flooding); a buffer of generally 25m along watercourses should be provided (or other width, as determined by the Planning Authority having particular regard to 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible.

Chapter 14 Flood Risk Management

CPO 14.10 - To prohibit development in river flood plains or other areas known to provide natural attenuation for floodwaters except where the development can clearly be justified with the Flood Risk Management Guidelines 'Justification Test'.

CPO 14.12 - Excessive hard surfacing shall not be permitted for new, or extensions to, residential or commercial developments and all applications will be required to

show that sustainable drainage techniques have been employed in the design of the development.

CPO 14.13 - Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the Wicklow County Council SuDS Policy to ensure surface water runoff is managed for maximum benefit. In particular to require proposed developments to meet the design criteria of each of the four pillars of SuDS design; Water Quality, Water Quantity, Amenity and Biodiversity.

CPO 14.16 - For developments adjacent to all watercourses or where it is necessary to maintain the ecological or environmental quality of the watercourse, any structures (including hard landscaping) must be set back from the edge of the watercourse in accordance with the guidelines in 'Planning for Watercourses in the Urban Environment' by Inland Fisheries Ireland

Chapter 17 Natural Heritage & Biodiversity

CPO 17.5 - Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan.

CPO 17.21 - To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.

CPO 17.25 - Ensure that floodplains and wetlands are retained for their biodiversity and ecosystems services value and resist development and activities that would interfere with the natural water cycle to a degree that would interfere with the survival and stability of these natural habitats.

CPO 17.26 - Protect rivers, streams and other water courses by avoiding interference with river / stream beds, banks and channels and maintaining a core riparian buffer zone of generally 25m along watercourses (or other width, as determined by the Planning Authority having particular regard to 'Planning for

Watercourses in the Urban Environment' by Inland Fisheries Ireland for urban locations) free from inappropriate development, with undeveloped riparian vegetation strips, wetlands and floodplains generally being retained in as natural a state as possible. Structures such as bridges should be clear span and designed and built in accordance with Inland Fisheries Ireland guidance.

Laragh – Glendalough Settlement & Tourism Plan

Laragh Glendalough Tourism Corridor Area

Objective: To provide facilities and infrastructure that contribute to the improvement of the visitor experience to Glendalough and to promote the movement of visitors from the area in the vicinity of Laragh towards the attractions at Glendalough through a range of sustainable transportation options so that visitors can travel to the key attractions of the Lakes and Monastic city, in an enjoyable manner.

Objectives -

- LG6 - Facilitate the appropriate development of the following sites for mixed use tourist developments, whilst ensuring the protection of the character and setting of natural and built heritage, as relevant to the site:… Woolen Mills at Derrybawn (including the provision of parking facilities and the promotion of the use of the Green Road as a pedestrian and cycle link to Glendalough),
- LG31 - All lands located within this area are considered to be within the 'rural area', and all planning applications shall be assessed on the basis of the objectives of the CDP that pertain to the 'rural area'.
- LG32 Development will be controlled to ensure that the overall landscape character of this area, and the ability to enjoy and experience same particularly on the route from Laragh to Glendalough is not diminished, and in particular vistas of Glendalough and the surrounding mountains and valley from the road shall be maintained and protected.

Appendix 1 – Development & Design Standards

Tourism and recreation developments shall be assessed against the following criteria:

- The nature, scale and use of a development shall be appropriate to the character of the area in which it is to be located and shall be visually sympathetic to its surroundings. This shall apply to matters such as the type of use, number of employees, hours of operation, amount of expected visitors, site area, building size, design, layout etc, as well as to the particular land use, and the economic and social requirements of the area and its surroundings;
- The development shall not give rise to any significant adverse environmental impact, in terms of detrimental impact on the scenic value, heritage value and the environmental, ecological, or conservation quality of the area. It shall not have a negative impact on the surrounding area in terms of nuisance, noise, odours or other pollutants;
- The development shall not be detrimental to the amenity of nearby properties, and in particular, to the amenity of nearby residential properties;
- The proposal shall be acceptable in terms of the following traffic and parking issues:
    - Car parking is required to be in accordance with the standards of the plan. Car parking shall be provided within the boundary of the site, unless the Planning Authority agrees other suitable arrangements; - There shall be safe vehicular access to and from the road network;
    - The capacity of access roads shall be adequate for the likely levels of traffic generated by the proposal;
    - There is adequate provision for pedestrians, cyclists and public transport providers.
- The proposal shall be acceptable in terms of water supply, wastewater disposal and surface water drainage;
- All developments in rural areas must be capable of being satisfactorily screened and assimilated into the landscape;

- Developments should generate economic and social benefits for local people and enhance the well-being of host communities. All planning applications should include details of the nature and scale of the proposed operation, and include opening hours and anticipated traffic levels. A business plan should also be submitted, where appropriate.

5.2. Natural Heritage Designations

- The site is not in a Natural Heritage Area (NHA) or a proposed NHA.
- The northern section of the site is located within the Wicklow Mountains SAC (Site Code 002122).
- The Wicklow Mountains SPA (Site Code 004040) is located 1km from the site.
- The Vale of Clara (Rathdrum Wood) SAC is located 4.7km to the south-east.

5.3. EIA Screening

5.3.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal include the following,

- The appellant is of the opinion that the details and drawings with the application do not accurately describe the current site or the extent of works proposed. Specific concerns are raised regarding the extent of works required for the foul drainage connection and the level of car parking.

- Based on the lack of details and drawings, (listed in full in the appeal), the appellant is of the opinion that the application is invalid.
- The site has been subject to longstanding unauthorised development queries, (Ref. UD 2515 & UD 5112). The grounds of appeal list the planning history for the site and contends that planning permissions pertaining to works partially carried out have lapsed and no further works can be constructed on foot of these permissions. It is the appellants view that all works constructed to date on the hotel are unauthorised as they are non-compliant with any of the planning permissions issued to the applicant. Any further works would constitute a consolidation of unauthorised development.
- It is put forward in the appeal that none of the approved developments as permitted under PA Refs. 02/7344, 04/2045 or 08/20 have been completed or substantially completed and it is not possible for the applicant to complete any of the three schemes in compliance with the permissions as the B&B is no longer operational. The appellant argues that it should therefore follow that the works on the site are all currently unauthorised.
- The applicant submits that the application does not adequately address the Appropriate Assessment of the proposal. In support of this view, the appeal includes a technical report from a Marine & Environmental Consultancy that was a *'Review of the ecological implications of the works carried out including the crossing of the Glendasan River in order to transport building materials, at the Woolen Mills at Laragh, Co. Wicklow'*. The applicant submits that works carried out included an unauthorised crossing of the Glendasan River, which created pollution in the river and could potentially have resulted in significant effects on the Wicklow Mountains SAC and should have been considered in the NIS.
- The applicant states that the development is premature pending adequate capacity in the water supply and foul drainage networks. Sections 1.1.4 and 1.1.5 of the Laragh – Glendalough Settlement and Tourism Plan are referenced and state that no new development shall be permitted until there is

adequate capacity in the wastewater and water supply system. There is a lack of clarity from Uisce Éireann regarding capacity for the development and no recent Confirmation of Feasibility was submitted.

- The grounds of appeal argue that the provision of car parking is excessive, and the layout is irregular and unclear. The car parking area also appears to be within the 25-metre riparian buffer zone, which is contrary to the development plan's objective to protect biodiversity.
- Concerns are raised about the impact of the proposal on the Derrybawn Bridge, which is a protected structure in the ownership of the appellant. It is unclear how the bridge would be impacted during construction from heavy vehicles. Concerns are also raised about the impact of the construction works on the Green Road. A public car park has been constructed adjacent to Derrybawn Bridge since the previous application, which has increased traffic and pedestrian movement in the area. There is insufficient room for construction traffic and pedestrians on the Bridge, which is just 3.5m wide. There is also a 20-tonne weight restriction on the bridge and the OCEMP provides for scenarios for construction traffic on the basis of a 40 tonne restriction.
- The applicant is of the opinion that the proposal would result in a traffic hazard at the R755 through the intensification of a junction with substandard sightlines.
- Should the Commission grant permission for the development, the appellant requests that Condition No. 4 and 5 (which restricts ownership of the development and requires written confirmation from UE regarding water services), of the Council's notification of decision are attached. The applicant also requests that conditions relating to the following issues are attached;
    - The use of the development is restricted to that of a hotel,
    - Access to the site shall be limited to normal transport with heavy/abnormal loads not permitted to cross the Derrybawn Bridge during construction or

operational of the development. The development shall not cater for bus or coach traffic.

- The use of the function room shall be limited to residents of the hotel only.

6.2. Applicant Response

A response was received from the applicant on the 15th of December 2025 and includes the following,

- All previous matters pertaining to the High Court decision and Judicial Review have been addressed in the subject application. All requirements of the Planning and Development Regulations 2001, (as amended), (hereinafter the Regulations), have been complied with as they relate to the public notices and the contents of the application. The application itself has been compiled by a team of experts who are listed by the applicant.
- All Appropriate Assessment requirements have been addressed. A new NIS was prepared for the response to FI and formed part of the application. It considers the cumulative and in-combination effects of the proposed development and other developments. The PA found the NIS to be acceptable.
- The applicant queries whether the appellant is the sole owner of the Derrybawn Bridge as claimed and states that they have a right-of-way over the bridge, which is sufficient for the purposes of the planning application.
- The applicant refutes the assertion that the works are unauthorised and has included a full planning history for the site. Many of the issues raised by the appellant were addressed through FI and were found to be satisfactory by the PA.
- The ecological report submitted with the appeal is acknowledged by the applicant, but they question its relevance as the report pre-dates the application by two years, and the informal river crossing referenced in the appeal no longer exists.

- Regarding the suggested planning conditions, the applicant considers them to be overly restrictive and onerous for the PA.
- A detailed point-by-point rebuttal of issues is contained in the applicant's response. In the interests of brevity, only the main points as they relate to the appeal are summarised in this section.

6.3. Planning Authority Response

- No additional comments provided by the PA.

6.4. Observations

- No observations received.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal can be addressed under the headings listed below. The issues relating to AA are dealt with under a separate heading in Section 8.0 of this report.

- Principle of Development
- Procedural Issues
- Traffic & Parking
- Impact on Derrybawn Bridge
- Water & Wastewater
- Other Issues

7.2. Principle of Development

7.2.1. The subject site outside of the settlement boundary of Laragh village. As such it is categorised as in the 'open countryside/rural area' in the WCDP. The Settlement Strategy for the county states that, *'The key development parameter in the rural area is to facilitate appropriate and necessary activities and development, but to protect the natural environment within which these activities are undertaken'*. Although the site is outside of a settlement boundary, it is within the Laragh-Glendalough Tourism Corridor Areas, which is defined in the Laragh-Glendalough Settlement & Tourism Plan (Map No. 1a).

7.2.2. The subject proposal relates to a partially completed hotel development and is for the completion of permitted works with amendments. Therefore, the principle of development has been established on the site through its planning history. The 'tourism' use of the development is compatible with its location and with the principles of the Laragh-Glendalough Settlement & Tourism Plan, which is contained in Volume 2, Part 4 of the WCDP. On this basis, I am satisfied that the proposal can be assessed on its merits against the policies and objectives of the Development Plan and any other relevant guidelines.

7.3. Procedural Issues

7.3.1. The grounds of appeal submit that the application is invalid as the application does comply with requirements of Article 22 of the Regulations. It is the appellant's view that the application does not accurately portray the extent of the 'as built' works or accurately describe the planning status of the buildings on the site. They also contend that the proposal will result in the consolidation of existing unauthorised development on the site.

7.3.2. Regarding the details in the planning application, I note that the PA validated the planning application and requested further information (FI) to clarify details in the application which they considered to be lacking. These details included the extent of works within the red line boundary and further plans and particulars that they considered necessary to fully assess the application.

7.3.3. It is not within the remit of the Commission to adjudicate on the validity of the application as this falls to the PA in the Act. I have reviewed the details in the application, and I am satisfied that there is sufficient detail regarding the development and its impacts for the Commission to make an informed assessment. Should it be deemed necessary, it is within the remit of the Commission to request additional details under Section 132 of the Planning Act 2000 (as amended). Furthermore, I note that the subject application is for the completion of the hotel which was previously permitted. Therefore, the principle and details of the operation of the development have been approved through the planning system.

7.3.4. There is a lengthy and complicated planning history for the site, which includes a planning enforcement file relating to unauthorised development. The application refers to planning enforcement file, UD 2573, which relates to 'Non-compliance with conditions 1, 2, 3, 5 and 9 of PA Ref. 08/20'. The grounds of appeal references planning enforcement files UD 2513 & UD 5112, but no details are provided. No further details regarding any of the enforcement files are available on the public record.

7.3.5. It is important to note from the outset that the issue of enforcement of the Planning Act is a function of the PA and is not a matter for the Commission to consider in their assessment of the appeal. The subject application seeks to complete works permitted and commenced under PA Ref. 08/20 and proposes additional development that relates to the layout of car parking, the supply of water and the disposal of waste-water. The appellant argues that the original planning applications for the development have expired and as such the works are unauthorised. It is also implied that as there is, or was, an enforcement file relating to unauthorised works on the site, that additional works would represent an extension of unauthorised works or a consolidation of same.

7.3.6. The appellant is correct in stating that the previous planning applications for the development have expired. However, the subject application is a new application that seeks to complete the partially constructed development as previously permitted and to extend the development. I am satisfied that the proposal does not constitute a consolidation of unauthorised development as the partially constructed building was authorised under a historic application. The subject proposal seeks to authorise its completion and can be assessed on this basis. I note that the PA did not agree that the proposal constituted a consolidation of unauthorised development and were happy to assess the application on its merits.

7.4. **Traffic & Parking**

7.4.1. The appellant put forward that the extent of car parking for the development was excessive and questioned the details provided regarding the parking layout and the overall traffic management for the development. They are also of the opinion that the development would result in a traffic hazard at the R755 junction to the south of the development.

7.4.2. In their request for FI, the PA also raised the issue of the parking layout and asked the applicant to review the number of spaces with reference to the current WCDP and to provide an Engineering Report to justify the location of parking spaces within a flood zone. In response, the applicant revised the layout of the car parking area and proposed to remove ten of the originally proposed spaces. The number of spaces proposed by the applicant is based on the mix of uses in the entire development, (which includes retail use), with reference to the car parking standards contained in Table 2.3, Appendix 1 of the WCDP.

7.4.3. The applicant proposed 80 no car parking spaces to service all the uses in the hotel. This quantum includes staff parking (15 for the hotel/function room and 6 for the retail/outlet staff). In accordance with development plan requirements, 5% of the spaces (4 no.) would be accessible spaces and 20% of spaces would allow for EV charging. The applicant acknowledges the presence of the public car park on the

southern side of Derrybawn bridge but did not rely on this in their parking assessment calculations as it is outside of their control.

7.4.4. The revised parking layout resulted in the omission of the spaces originally located to the north of the building and within the riparian buffer of the Glendasan river. All proposed spaces are in the areas immediately adjacent to the hotel building. The Site-Specific Flood Risk Assessment (SSFRA) prepared for the development states that, *'The proposed development, including all buildings, roads, car parking and other essential infrastructure are located within Flood Zone C'*. A freeboard of 1.58m would also be provided between the existing ground level for Flood Zone A (+130.2m AOD) and the car park level, (+132.7m AOD). The FI response also included drawings that demonstrated swept paths for fire tenders and refuse trucks and manoeuvres for cars and vans. Whilst the car parking layout is not specific about how the building would be serviced, drawings indicate that service vehicles would be directed along the access road to the north of the building and adjacent to the river. I am satisfied that the drawings submitted show that the parking spaces can be accessed and have sufficient space for service and emergency vehicles to manoeuvre. Should planning permission be granted, detailed design will be agreed by condition.

7.4.5. The PA had no objection to the proposed quantum of parking or to the arrangement of the layout. Whilst the quantum of parking proposed is the maximum amount permissible under Table 2.3 of the development plan, it is acceptable for the site and its context. The appellant is of the opinion that staff parking should not be included in the overall provision. I consider its inclusion to be reasonable given the nature of the development, which necessitates extended hours of operation, and its rural location. Although the site is served by bus services, the timetables and destinations are limited. Overall, I am satisfied that the quantum and layout of the car park for the development is acceptable. By reducing the number of car spaces, the applicant has reduced the extent of intrusion into the natural environment around the site and has omitted the car spaces originally proposed in the areas prone to flooding.

7.4.6. As noted above, the impact of the proposal on flood risk was considered by the applicant who submitted (SSFRA) for the development. The northern extent of the

site is in Flood Zone A. Maps for the Wicklow County Strategic Flood Risk Assessment show the outline of potential flooding approximately 20m to the north of the closest proposed structure and 10m north of the closest existing structure. Potential flooding within Flood Zone A is indicated at the edge of the proposed red line boundary, at the northern boundary of the applicant owned lands. With the removal of the car parking spaces to the north of the site, no development is proposed within Flood Zone A. All development is proposed in Flood Zone C and is appropriate as per Table 3.2 of the Planning System and Flood Risk Guidelines. The SSFRA concluded that the proposed development will not result in undue risk of site flooding or downstream flooding.

7.4.7. Having reviewed the details of the proposal, I agree with the conclusion. The proposed development would be located entirely in Flood Zone C and the buildings would have a free board of 1.58m between the finished floor levels (+132.7m OD) and the predicted flood level for Flood Zone A (+131.75m OD). Surface water run off would be attenuated on site and would be restricted to greenfield runoff rate. For these reasons, I am satisfied that the issue of flood risk has been adequately considered and that mitigation measures have been included in the design to prevent additional flood risk.

7.4.8. Concerns were raised by the appellant that the proposed development would result in a traffic hazard due to an increase in the number of large vehicles accessing the site during the construction and operational phases. There is also a concern regarding the impact of heavy traffic on the Derrybawn bridge, which is a protected structure. This is addressed under a separate heading.

7.4.9. A Traffic Management Plan from October 2010 was submitted with the application. This plan notes that Condition No. 9 of **PA Ref.08/20** restricts access to the site and the types of vehicles to be used. Limitations regarding the size of coaches and other vehicles crossing the Derrybawn bridge will result in the provision of a shuttle service from the GAA ground to the hotel.

7.4.10. An Outline CEMP (OCEMP) was prepared and submitted in response to FI. The OCEMP acknowledges that the existing right of way to the Green Road must be

retained during construction. As it will be necessary to restrict public access to the site, whilst still providing access to the Green Road, barriers and fencing will be erected along all boundaries.

7.4.11. Section 3.3 of the OCEMP notes that there only access route to the site is via the private road from the R755. All construction traffic will have to use this road and the OCEMP states that there is sufficient visibility in both directions from 2.4m from the edge of the R755. The constraints of the access road are noted, and additional care will be required when negotiating the 90-degree turn in the road at the Derrybawn bridge. Sufficient space for turning and manoeuvring of vehicles and emergency within the site/compound area is provided.

7.4.12. The proposal does not involve any changes to the existing access road or junction with the R755. The right of way over the Green Road is noted in the OCEMP and the traffic management plan proposed takes account of this. The OCEMP has considered the constraints of the site and has confirmed that there is sufficient space for construction and emergency vehicles to turn and manoeuvre within the site area / compound. Standard construction methods will be employed to manage traffic and would include the use of banksmen and directional signage for deliveries and large vehicles entering the site. I have visited the site and acknowledge that there may be a risk of conflict between vehicles and pedestrians using the Green Road. However, the width and constraints of the access road prohibit excessive vehicular speed and require that additional care is applied when using the road. I am satisfied that the construction traffic can be managed effectively through the implementation of measures outlined in the OCEMP. As the plan is an outline plan, I recommend that a standard planning condition is attached that a final CEMP and traffic management plan is submitted to the PA for written approval should permission be granted. I note that the PA accepted the measures outlined in the OCEMP and Condition No. 3 of the notification of decision requires that the development shall be carried out in accordance with the plan and that all the mitigation measures shall be carried out in full.

7.4.13. The appellant also raised a concern that the development would create a traffic hazard during its operational phase. No changes are proposed to the access road or

the junction with the R755. This junction already provides access to the GAA club and to the public car park, which generate trips by private car. The proposed development would generate additional traffic but due to the range of uses the timing of the trips would be dispersed. There is sufficient visibility to and from the R755 and the width of the access road limits the vehicular speed on the access road. Whilst additional traffic will be generated by the development, I see no reason why the existing access road and arrangement would result in a traffic hazard over and above that which already exists. I note that the PA did not raise this as a concern in their assessment or the FI request. As previously noted, I recommend that a planning condition requiring the submission and written agreement of an operational traffic management be attached should permission be granted.

7.5. Impact on Derrybawn Bridge

7.5.1. The potential impact on Derrybawn Bridge, (RPS Ref. 23-07), was raised by the PA and by third parties. The application was accompanied by a *Structural Review & Inspection of the Stone Arch Bridge at Derrybawn Bridge*, from 2019, and '*A Derrybawn Bridge Assessment, Stage 1 Assessment Report'*, from June 2021, which includes a Technical Report on Ground Penetrating Radar survey.

7.5.2. The 2021 report concluded that the bridge was capable of carrying a 40-tonne load. It also stated that although there are no signs of visual distress in the bridge substructure, wing walls or spandrel walls, vegetation clearance is required to facilitate a comprehensive visual inspection.

7.5.3. No works are proposed to the bridge as part of the proposed development. The concern lies in its structural stability and the potential impact on heavy vehicles crossing the bridge during construction and operation of the development. I note to the Commission that the issue of the loading of the bridge was assessed in the previous planning permission relating to the development (PA Ref. 08/20). Condition No. 9 (a) attached to that decision limited the access to the site to Normal transport and stated that heavy slash abnormal loads shall not be permitted to cross the bridge. The proposed development shall not cater for or accept bus or coach traffic.

7.5.4. The grounds of appeal state that the bridge is subject to a 20-tonne weight restriction. Signs to this effect are in place to this effect at each side of the bridge. Based on the signage in place, the 20T weight restriction would appear to be a statutory restriction. If this is the case, the weight restriction is enforced under the Roads Act. No reference is made to the weight restriction by the PA or the applicant.

7.5.5. Traffic management in the OCEMP takes account of the guidance given in the 2021 Structural Report and accepts that the bridge can carry 40T loads. All vehicles and equipment expected to be used during construction are listed in the plan and consideration is given as to how each vehicle might access the site, or be transported to site, based on the 40T carrying capacity. Whilst many of the construction vehicles would be less than 20T some vehicles would exceed this weight.

7.5.6. In the absence of confirmation from the PA, there is some ambiguity as to whether the 20T restriction is a statutory limit which is applied under the Roads Act. Notwithstanding the results of the structural survey, which found that the structure of the bridge can take up to 40T, if the 20T restriction is a statutory limit, then it must be complied with. Although no reference was made to a weight restriction for the bridge, the PA were satisfied that the provisions of the OCEMP could be implemented even though three of the five loading scenarios considered in the OCEMP involved loads greater than 20T. As the WCDP contains several objectives that seek to protect protected structures, I recommend that a planning condition is attached that requires the applicant to submit a final CEMP and Traffic Management Plan for the written agreement of the PA, that clarifies the status of the 20T weight restriction and outlines how the construction traffic can be managed to comply with the weight restriction of the bridge.

7.6. **Water & Wastewater**

7.6.1. The grounds of appeal raised a concern regarding the proposed wastewater system and water supply for the development. The appellant states that there is no capacity in the wastewater collection and treatment system and refers to Section 1.1.4 and

1.1.5 of the Laragh-Glendalough Settlement & Tourism Plan that restricts additional development until there is adequate capacity in the system. Clarity was also sought regarding the proposed water supply for the development.

7.6.2. A submission was received by the PA from UE which stated that the applicant did not appear to have a Confirmation of Feasibility (CoF) that was issued in the previous 6 months. The applicant was requested to re-engage with UE by submitting a pre–Connection Enquiry (PCE) to assess feasibility of existing connection to the public water and new connection to public wastewater infrastructure. The outcome of the PCE shall then be submitted to the Planning Authority as a response to Further Information Request. The FI request from the PA reflected the submission from UE and the applicant was directed to seek confirmation from UE regarding capacity for wastewater treatment and a water connection.

7.6.3. In their response to FI, the applicant states that the foul water from the development will be pumped from an on-site pumping station to the public mains c. 620m to the north of the site via a rising main to be installed as part of the development. They noted that UE had previously reviewed the proposal for the rising main and had issued a connection offer (No. CDS220088931) in March 2023. Should permission be granted for the development the applicant will apply to UE for a connection offer/agreement. The applicant is amenable to the application of a planning condition requiring a connection offer to be in place prior to commencement of development. The applicant did not engage with UE and did not submit any further information or correspondence from UE regarding a PCE of CoF. The PA were satisfied that the issue could be addressed through a standard planning condition that requires the written agreement of UE for the provision of all water services prior to the commencement of development.

7.6.4. The publicly available Wastewater Treatment Capacity Register on the UE website shows an amber status for the available capacity at Laragh. The website states that an amber status means there is potential spare capacity and additional analysis of applications may be required on an individual basis considering their specific load requirements. Potential availability of capacity in this case would be dependent on

any additional load not resulting in a significant breach of the combined approach as set out in Regulation 43 of the Wastewater Discharge (Authorisation) Regulations 2007, which is a matter for the relevant Planning Authorities to determine. The 10-Year Water Supply Capacity Register showed that there was capacity available in the Laragh Annamoe Public Supply.

7.6.5. Planning permission for the hotel was originally granted in 2005 under **PL27.212167** (**PA Reg. Ref. 04/2045).** A second application for retention and alteration was granted in 2009 under **PA Reg. Ref. 08/20.** The life of this permission was extended to 2019 under **PA Reg. Ref. 13/8751**. A further permission was granted by the PA in 2020 under **ABP-306905-20 (PA Ref. 20/15),** but this decision was quashed by the High Court. Based on the lengthy planning history for the development, an assumption is made that the demand of the hotel was factored into the capacity of the wastewater treatment plant and the public water supply. Whilst Section 1.1.4 and 1.1.5 of the Laragh-Glendalough Settlement & Tourism Plan restricts development pending confirmation of adequate capacity in the wastewater system, the PA had no objection to the development on this matter. Therefore, I am satisfied that the additional loading generated by the previously granted extension to the hotel has already been factored into the capacity of the Laragh wastewater treatment plant and the principle of connection to the treatment plant from the subject development has already been permitted under PRR 08/20.

7.6.6. A query was raised in the appeal regarding the water supply to the site. This issue formed part of the FI request from the PA. The applicant confirmed that at present, the primary source of water supply to the development is form a metered public water main service connection which is currently rateable through UE. An existing well is present and will exist as a secondary or back up source of water for the development. This wellbore forms part of the subject application. As noted above, the water supply capacity register for Laragh shows capacity in the area for new connections, which indicates that the development can be accommodated.

7.6.7. The appellant queried when the works were carried out to facilitate the connection. As the connection does not form part of the subject application it is outside the remit of this appeal and is not a matter for the consideration of the Commission.

7.7. Other Issues

7.7.1. Should permission be granted for the development, the appellant suggested that specific conditions were attached. The first condition proposed that the use of the development be restricted to that of a hotel. As any change of use for the development would require a separate planning application, I do not consider this condition to be necessary.

7.7.2. Two other conditions were recommended; one related to the traffic management for the site and the restriction of heavy loads on the bridge, and the other requested that the use of the function room be ancillary to the hotel and shall be for the use of residents only. I note that Conditions 7, 8 and 9 of PA Ref. 08/20 relate to the management and operation of the hotel. Conditions 7 and 8 include restrictions on the service to be provided to patrons and restrict the use of the function room. Condition No. 9 states that no heavy loads shall cross Derrybawn Bridge and that no bus or coach traffic will be permitted. The subject application is for the completion of, and amendments to, the partially developed hotel, which was permitted under 08/20. As the previous permission was commenced and partially implemented, PA Ref. 08/20 is the parent permission. Therefore, conditions attached to this permission regarding the operation and management of the hotel are still relevant. Should the applicant wish to remove or amend these conditions, a separate application would be required. For this reason, I do not consider it necessary to include the conditions suggested in the appeal.

8.0 Appropriate Assessment

8.1. The grounds of appeal submit that the subject application does not adequately address the Appropriate Assessment of the development as it does not assess the in-combination effects of the proposal. The appellant also provides a list of discrepancies in the numbering and referencing of the report. A Natura Impact Statement (NIS) was submitted with the application, and a revised NIS was submitted under FI. In the following section I will review the application details and

the NIS with a view to the potential impact of the development on the integrity of any European Sites. The issues raised in the grounds of appeal are considered in my assessment and set out in Appendix 2 and Appendix 3. The following paragraphs are conclusions of the full assessment.

Appropriate Assessment Stage 1

8.1.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of objective information provided by the applicant, I conclude that it is not possible to exclude that the proposed development alone, or in combination with other plans and projects, will give rise to significant effects on the Wicklow Mountains SAC in view of the sites conservation objectives. It is therefore determined that Appropriate Assessment (Stage 2) [under Section 177V of the Planning and Development Act, 2000, as amended] for the proposed development is required.

Appropriate Assessment Stage 2

8.2. Following an examination, analysis and evaluation of the NIS, all associated material submitted and taking into account any observations/submissions received, I consider that adverse effects on site integrity of the Wicklow Mountains SAC (Site Code 002122) can be excluded in view of the conservation objectives of this site and that no reasonable scientific doubt remains as to the absence of such effects. My conclusion is based on the following:

- Detailed assessment of all aspects of the proposed development that could result in significant effects or adverse effects on European sites within a zone of influence of the application site.
- Consideration of the conservation objectives and conservation status of Qualifying Interest / Special Conservation Interest habitats and species.
- Application of mitigation measures designed to avoid adverse effects on site integrity and likely effectiveness of same.

9.0 **Water Framework Directive**

9.1. The subject site is a partially developed site on the banks of the Glandasan River in Laragh. There is a separation distance of c. 10 metres between existing buildings and the river at the closest point. It is proposed to construct a road adjacent to the river and to install a rising main in a trench along the river. The rising main will also cross the river to connect with the mains network. Water deterioration concerns were raised in the planning appeal.

9.2. The site is underlain by the Wicklow groundwater aquifer (IE_EA_G_076) which is poorly productive bedrock. It's WFD status overall groundwater status is 'Good' but it is also categorised as 'At Risk'. The site is in the Ovoca-Vartry (IEEA 10) catchment and the Avonmore_SC_020 sub-catchment. The partially completed development is on the banks of the Glendasan River, known as the Glenealo_020 in the WFD. This river has a 'Bad' ecological status and is 'failing to achieve good' chemical surface water status. The northern part of the site is within Flood Zone A and B. A SSFRA was carried out for the development and states that only land uses compatible with the flood zones will be located within the flood zone, i.e. the rising main.

9.3. I have assessed the project and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and prevent deterioration. The proposed development is for the completion of a partially constructed hotel with ancillary works to include car parking, landscaping and the installation of a rising main and pumping station to connect with the public wastewater treatment plant. This would result in the decommissioning of an existing onsite WWTP which currently discharges treated water into the Glendasan / Glenealo River. Providing a connection to the mains wastewater treatment system would be positive impact on the water quality on the river as it would reduce the risk of accidental discharges of untreated water.

9.4. An NIS and OCEMP were prepared for the development. Due to the proximity of the site to the watercourse, additional measures will have to be employed during the construction works. These will include the recommended pollution prevention measures for construction works as per the *Guidelines on protection of fisheries during construction works in and adjacent to waters (Inland Fisheries Ireland, 2016).* Works to provide the rising main crossing at the river will comprise directional drilling which will ensure that the main is installed underneath the bed of the river. This will avoid any in-stream works or diversion of the watercourse.

9.5. In Appendix 4, I have outlined a range of potential pathways with the relevant waterbodies and potential impacts at construction and operational stages. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project and associated mitigation measures, I am satisfied that it can be eliminated from further assessment because there is no residual risk to any surface and/or groundwater water bodies, either qualitatively or quantitatively.

9.6. The reasons for this conclusion are as follows:

- The nature and scale of the proposed works, which include the decommissioning of an onsite WWTP,
- The mitigation measures included as part of the application to address surface water, wastewater, water supply, ecology, and construction activity.

9.7. I conclude on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal), either qualitatively or quantitatively, or on a temporary or permanent basis, or otherwise jeopardise any water body in reaching its WFD objectives. Accordingly, the proposed development can be excluded from further assessment.

10.0 **Recommendation**

10.1. I recommend that planning permission is GRANTED for the development subject to the conditions outlined below.

11.0 **Reasons and Considerations**

11.1. Having regard to the planning history of the site, the provisions of the current Wicklow County Development Plan including the Laragh – Glendalough Land Use & Tourism Plan 2022-2028, the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

12.0 **Conditions**

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further plans and particulars received by the planning authority on the 7th day of September 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. **Reason**: In the interest of clarity.
2.	Prior to the commencement of development, the applicant shall enter into a legal agreement with the Planning Authority specifying that the entire

	development that this permission refers to, shall be held in single ownership and shall not be subdivided, and the holiday units shall be available for short term holiday letting only of maximum duration 4 weeks. This agreement shall be registered as a burden against this site in the Land Registry within three months of commencement of development. **Reason:** To ensure that the water supply and sewage effluent facilities can be adequately maintained, in interest of public health, and to ensure that the development accords with the policies of the County Development Plan as regards tourism infrastructure.
3.	Prior to commencement of development, the material to be used on the access road for the refuse trucks and fire tender vehicles shall be agreed in writing with the Planning Authority. The proposed material shall be selected in liaison with the project ecologists. **Reason:** In the interest of proper planning and sustainable development
4.	The lids of the foul pumping station shall be constructed at a safe level above the Flood Zone A level to prevent ingress of flood water and overflow. **Reason:** In the interest of proper planning and sustainable development
5.	Prior to the commencement of development, the developer shall engage with Inland Fisheries Ireland to develop a detailed method statement for the construction of the proposed river crossing and to agree any further design details for the protection of the watercourse during the construction and operational phases of the development. The method statement shall be submitted to the planning authority in writing prior to the commencement of development. **Reason:** To protect the environment.
6.	Artificial lighting shall be designed in accordance with the 2023 BCT Lighting Guidance (GN08/23 Bats and Artificial Lighting At Night). A

	lighting plan shall be submitted to and agreed with the planning authority for approval, prior to commencement of development. Reason: To protect biodiversity and to reduce disturbance of species.
7.	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including: (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; (b) Location of areas for construction site offices and staff facilities; (c) Details of site security fencing and hoardings; (d) Details of on-site car parking facilities for site workers during the course of construction; (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; (f) Measures to obviate queuing of construction traffic on the adjoining road network; (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

	(k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority; (o) Details of how Derrybawn Bridge will be protected during the construction stage and how construction traffic will be managed to adhere to the weight restriction on the bridge. **Reason:** In the interest of amenities, public health and safety and environmental protection
8.	Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times. **Reason:** In the interest of reducing waste and encouraging recycling.
9.	The applicant shall submit a Car Park Management Plan and details of car parking design, layout and management to the planning authority for agreement in writing prior to the commencement of development.

	Reason: In the interest of sustainable transport and safety.
10.	The applicant shall submit a plan for the provision of Cycle Spaces and adequate storage facilities for bicycles for agreement in writing with the planning authority prior to the commencement of development. **Reason:** In the interest of sustainable transport and safety.
11.	Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services. **Reason:** In the interest of public health.
12.	Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network. **Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.
13.	The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development. Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in

	consultation with the National Monuments Service, regarding appropriate mitigation. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer. **Reason:** To ensure the continued preservation, either in situ or by record, of places, caves, sites, features or other objects of archaeological interest.
14.	Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. **Reason:** In order to safeguard the residential amenities of property in the vicinity.
15.	All works shall be supervised by an on-site Ecological Clerk of Works who will report on compliance with the relevant mitigation measures. The Ecological Clerk of Works shall be empowered to halt works where they consider that the continuation of the works is likely to result in a significant pollution or siltation incident or impact on protected habitats or

	species, and on-site works will cease until authorised to continue by the planning authority. A compliance monitoring report shall be prepared by the Ecological Clerk of Works and shall be submitted to the planning authority at the end of the main construction period. **Reason:** In the interests of protecting the environment and biodiversity.
16.	The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented in full. **Reason:** To protect the integrity of European Sites.
17.	(a) An accurate tree survey of the site, which shall be carried out by an arborist or landscape architect, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The survey shall show the location of each tree on the site, together with the species, height, girth, crown spread and condition of each tree, distinguishing between those which it is proposed to be felled and those which it is proposed to be retained. (b) Measures for the protection of those trees which it is proposed to be retained shall be submitted to, and agreed in writing with, the planning authority before any trees are felled. **Reason:** To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.
18.	All trees and hedgerows within and on the boundaries of the site, except those specified trees/hedgerows whose removal is authorised by the Planning Authority to facilitate the development, shall be protected during construction and retained thereafter. **Reason:** To protect the environment and biodiversity.
19.	Prior the commencement of felling/works, trees and buildings with bat roosting potential shall be surveyed by a suitably qualified Ecologist who is appropriately qualified and experienced in undertaking bat surveys and in line with best practice at the appropriate time of year to confirm the

	absence of roosting bats. In the event that a previously undetected bat roost is identified and is likely to be disturbed, the applicant shall acquire a derogation under Regulation 54 of the European Communities (Bird and Natural Habitats) Regulations 2011 prior to the commencement of the relevant works. Prior to the removal of trees and/or works to building, the bat survey results, methodologies for felling/works and any derogations shall be submitted for the written agreement of the planning authority. **Reason:** To protect the environment and biodiversity
20.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. **Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Elaine Sullivan

23rd of March 2026.

Appendix 1 - Form 1 EIA Pre-Screening

[EIAR not submitted]

An Coimisiún Pleanála Case Reference	ACP-500334-25
Proposed Development Summary	Planning permission is sought for the completion of development permitted under PA Ref. 08/20 which includes an extension to a hotel, the construction of a car park, landscaping, decommissioning of an on-site WWTP and the construction of a pressurised connection to the public foul water system and installation of on-site surface water management. (For full description see Section 2.0 of the Inspectors Report).
Development Address	Woollen Mill, Derrybawn, Laragh, Co. Wicklow.

1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)	**Yes**	X
	No	

2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?

Yes			EIA Mandatory EIAR required
No	X		Proceed to Q.3

3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?

		Threshold	**Comment (if relevant)**	**Conclusion**
No	X			No EIAR or Preliminary Examination required

Yes				Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	X	**Preliminary Examination required**
Yes		**Screening Determination required**

Inspector: _____ Date: _____

Appendix 2 - AA Screening

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	Planning permission is sought for the completion of development permitted under PA Ref. 08/20 which includes an extension to a hotel, the construction of a car park, landscaping, decommissioning of an on-site WWTP and the construction of a pressurised connection to the public foul water system and installation of on-site surface water management. (For full description see Section 2.0 of the Inspectors Report).
Brief description of development site characteristics and potential impact mechanisms	The development site is located to the south of Laragh village. The site contains some old stone-walled stables / residences of approx. 200 years age, external gravel / hard surfaces, and some woodland. The eastern boundary of the site is formed by the Glendasan River, the northern boundary by beech woodland associated with Glendalough Valley, the western boundary by the grounds of Derrybawn House (a private property), and the southern boundary by a private road. The surrounding landscape is characterised by broadleaf woodland and commercial forestry (much of which is associated with Glendalough National Park), playing fields, extensive pastures and low-density residential properties. Part of the site is within the Wicklow Mountains SAC. The works would involve the completion of partially constructed buildings, ground works for car parking, the installation of a rising main and pumping station and all ancillary works. They would involve standard construction methods and would not involve large scale excavations or structures.

	A full description of the works is contained in Section 2.2 of the NIS.
Screening report	Y
Natura Impact Statement	Y
Relevant submissions	The grounds of appeal state that the NIS is inadequate and that the development has the potential for significant impacts on the Wicklow Mountains SAC.

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

The following list contains all European sites within the zone of influence for the project. They have been identified by using the source-pathway-receptor method. This method distinguishes sites that have a tangible connection through watercourses, over land, air and through ecological corridors. The most common pathway for impacts is surface water. Other potential pathways are groundwater, air (e.g. airborne dust or sound waves), or land (e.g. flow of liquids, vibration). The zone of effect for hydrological impacts can be several kilometres, but for air and land it is rarely more than one hundred metres.

The grounds of appeal queried why all European Sites within a 15km radius were not considered. This distance is arbitrary and there is no need to include European sites that do not have a viable connection or pathway with the subject site.

European Site (code)	**Qualifying interests Link to conservation objectives (NPWS, date)**	**Distance from proposed development (km)**	**Ecological connections**	**Consider further in screening Y/N**
Wicklow Mountains SPA (004040)	Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103] Link to Conservation Objectives on NPWS website - CO004040.pdf	c. 1km at the closest point	None	N
Wicklow Mountains SAC (002122)	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Natural dystrophic lakes and ponds [3160]	Part of the site is within the SAC.	Direct	Y

	Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Lutra lutra (Otter) [1355] Link to Conservation Objectives on NPWS website – ConservationObjectives.rdl			
Vale of Clara (Rathdrum Wood) SAC (000733)	Old sessile oak woods with Ilex and Blechnum in the British Isles Link to Conservation Objectives on NPWS website – ConservationObjectives.rdl	c. 4.7km to the southeast of the site. (c. 6.3km hydrological distance).	Indirect – there is a weak hydrological connection via the Glendasan River which flows through the SAC.	N
Summary – **Wicklow Mountains SPA** – The subject site is not suitable as an ex-situ site for breeding or nesting for either QI of the SPA. The subject site is at a lower altitude than the SPA so pathways				

via surface water, groundwater, land or air can be ruled out due to the distances between sites. There is no viable pathway between sites.

Vale of Clara (Rathdrum Wood) SAC – An indirect hydrological pathway exists between the sites via the Glendasan River which flows through the subject site and through the SAC which is downstream. The QI for the SAC is a terrestrial habitat that has minimal association with watercourses. As the QI habitat is terrestrial and the hydrological distance between sites is c. 6.3km, which would dilute any pollutants to negligible concentrations, the river is not considered to be a viable hydrological pathway. All other pathways can be ruled out due to the distances involved.

Wicklow Mountains SAC – As the site is partially within the SAC viable direct pathways exist.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

There is potential for direct impacts on the Wicklow Mountains SAC from the construction of a new rising main and pumping station.
The new rising main will lead north-west along an existing unsurfaced road within the woodland and across an agricultural field for approx. 500m, then will cross the Glendasan River and run uphill in a northerly direction for 250 m to reach the R756 road, and will subsequently head east alongside the road to reach a UE foul sewer approx. 350 m to the east. The pipeline will be installed in a trench for the majority of the route, with directional drilling underneath the Glendasan River. A new foul pump station will be constructed at the southern end (adjacent to the existing WWTP), as well as 2 no. air valves and a scour valve chamber along the route. proposed development will involve work within the boundary of the Wicklow Mountains SAC. The pumping station and part of the rising main will be installed in the boundary of the SAC.

The NIS has considered the impact of works to provide car parking to the north of the building which would be in the SAC. These works were omitted during the FI stage and will no longer be carried out. Further to the amendments during FI, the only works to be carried out in the SAC are the laying of the rising main and the pumping station.

AA Screening matrix

Site name Qualifying interests	**Possibility of significant effects (alone) in view of the conservation objectives of the site***	
Site 1 Wicklow Mountains SAC	**Impacts**	**Effects**
Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]	Direct: Disturbance to species from noise and lighting. Emissions from construction related activities.	Habitat loss. Displacement of species. Changes to habitat quality / function and prey availability.

Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Lutra lutra (Otter) [1355]	<u>Indirect:</u> Negative impacts on habitats from construction related emissions including increased sedimentation and construction related pollution. Negative impacts on surface water quality from uncontrolled run-off/discharge into ground water or surface water.	Changes to habitat quality / function and prey availability. Indirect habitat loss or deterioration.
	Likelihood of significant effects from proposed development (alone): Yes	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects?	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		
The only Annex I habitat that occurs in the vicinity of the proposed development site is 'old sessile oak woods with Ilex and Blechnum in the British Isles'. This habitat occurs as part of a larger woodland complex on the northern and eastern slopes of Derrybawn Mountain, which extends west along the Glendalough Valley. Further details of the woodland habitat within the SAC is provided below. The only Annex II species in the Wicklow Mountains SAC is otter. It is known to occur in the		

lakes of Glendalough and could potentially use the Glendasan River.

A National Survey of Native Woodland was carried out by BEC Consultants (Perrin & Daly, 2010), which identified areas of Annex I woodland, ancient woodland and long-established woodland throughout Ireland. The results have been digitised (BEC Consultants, 2010) and are available on the online mapping service of the National Biodiversity Data Centre. Maps relevant to the subject site are included in the NIS (Figure 3). The site is included in the area identified for long-established woodland, but not for the Annex I habitat 'Old sessile oak woods'. The Broadleaf Woodland habitat at the subject site does not qualify as the Annex I habitat 'old sessile oak woods with Ilex and Blechnum', (see Section 3.4 of the NIS). Therefore, development will not have any direct effects on this habitat.

An otter survey of the adjacent section of the Glendasan River was carried out during the site inspections in 2020 and 2024. No holts, couches or other breeding / resting places were found within the site boundary, nor any of the characteristic field signs (e.g. spraints, prints) of this species. Nonetheless, the river is likely to be an important feeding area and commuting route for this species, so the site is of Local importance for otters.

Based on the information provided in the screening report, site visit, review of the conservation objectives and supporting documents, I consider that in the absence of mitigation measures beyond best practice construction methods, the proposed development has potential to result in significant indirect effects on the Wicklow Mountains SAC. I conclude that it is not possible to exclude the possibility that proposed development alone would result significant indirect effects on the Wicklow Mountains SAC from effects associated with disturbance of species, indirect habitat loss or deterioration. An appropriate assessment is required on the basis of the possible effects of the project 'alone'. Further assessment in-combination with other plans and projects is not required at screening stage.

Proceed to AA.

Significant effects cannot be excluded
In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that it is not possible to exclude that the proposed development alone will give rise to significant effects on the Wicklow Mountains SAC in view of the sites conservation objectives. Appropriate Assessment is required.

This determination is based on:

- The location of proposed construction works to be carried out within the SAC.
- The potential for construction works to result in disturbance to mobile species.
- The potential for construction related emissions to have a negative effect on the quality and function of habitats.

Appendix 3 - AA – Stage 2

Appropriate Assessment
The requirements of Article 6(3) as related to Appropriate Assessment of a project under part XAB, sections 177V of the Planning and Development Act 2000 (as amended) are considered fully in this section.
Taking account of the preceding screening determination, the following is an Appropriate Assessment of the implications of the proposed car park development in view of the relevant conservation objectives of **Wicklow Mountains SAC** based on scientific information provided by the applicant and considering expert opinion through observations on nature conservation. The information relied upon includes the following: • Natura Impact Statement (NIS) (updated at RFI stage) • Site Specific Flood Risk Assessment • Ecological Impact Assessment • Engineering Report • National Parks and Wildlife Service Conservation Objectives Supporting Document and related publications. • Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2009). • Managing Natura 2000 sites, The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (European Commission, 2019). I am satisfied that the information provided is adequate to allow for Appropriate Assessment. All aspects of the project which could result in significant effects are considered and assessed in the NIS and mitigation measures designed to avoid or reduce any adverse effects on site integrity are included and assessed for effectiveness.
Submissions/observations Third parties raised concerns regarding the quality of the NIS and whether all in-combination effects were considered. The grounds of appeal include an ecological report regard alleged unauthorised works carried out in 2019 at the location of the proposed river crossing for the rising main. The appellant is of the view that the works carried out had the potential for significant impacts on the Wicklow Mountains SAC through the release of silt.

Table AA1 – Wicklow Mountains SAC (Site Code 002122) Summary of Key issues that could give rise to adverse effects (from screening stage): Water quality degradation (construction and operation)			
Qualifying Interest features likely to be affected	**Conservation Objectives Targets and attributes (as relevant – summary)**	**Potential adverse effects**	**Mitigation measures (summary)**

Lutra lutra (Otter) [1355]	To maintain favourable conservation condition. Distribution – measured by percentage of positive survey sites. Extent of terrestrial habitat – no significant decline. Extent of freshwater (river) habitat – no significant decline. Couching sites and holts – no significant decline. Fish biomass available – no significant decline – diet dominated by fish, in particular salmonids, eels and sticklebacks in freshwater. Barriers to connectivity – no significant increase - Otters will regularly commute across stretches of open water up to 500m e.g. between the mainland and an island; between two islands; across an estuary (De Jongh and O'Neill, 2010). It	Applies to all Conservation Objectives listed opposite: Water quality degradation and/or alteration of habitat or availability of prey (from release of silt and sediment during site works and release of construction / maintenance related compounds including hydrocarbons to surface waters) would undermine conservation objectives. No holts or couching sites were identified in the site during surveys carried out. Iti is noted that the proposal would result in an improvement to the aquatic environment by providing a connection to the mains wastewater services and decommissioning an existing wastewater treatment plant servicing the development which discharges to the Glendasan River.	Mitigation measures are detailed in Section 5 of the NIS and include: • Mitigation by design (surface water drainage infrastructure), • Application of industry standard controls during the construction phase including pollution control measures. • Application of industry standard controls during the operational phase including pollution control measures. • The installation of a line of silt fences along the eastern boundary of the main construction site to be retained for the duration of the works. • The use of directional drilling where the rising main pipeline crosses the Glendasan River to avoid in-stream works or diversion of the watercourse. Additional silt fences will be installed between the drilling sites and the edge of the river.

	is important that such commuting routes are not obstructed.		• Additional measures to deal with slurry from the excavations will be required and are outlined in Section 5.2 of the NIS. • Additional measures for the decommissioning of the wastewater treatment plant. • All works to be carried out in accordance with the Guidelines on protection of fisheries during construction works in and adjacent to waters (Inland Fisheries Ireland, 2016).

Assessment of issues that could give rise to adverse effects:

Water quality degradation

. The Glendasan River arises in oligotrophic / dystrophic lakes of the Glendalough Valley, and flows in a south-easterly direction past the proposed development site. No river / flowing water habitats are listed as qualifying interests of the SAC, and the proposed development site is downstream of the lakes, so surface water pathways can be ruled out. The nearby 'old sessile oak woods' habitat is located at a higher altitude than the proposed development site, so it would not be associated with surface water or groundwater from the development. Therefore, the construction of the proposed development will not cause indirect impacts on any of the Annex I habitats listed in the SAC. (A full habitat survey was carried out for the Ecological Impact Assessment and describes the existing habitats in full).

. Otter are likely to be active along the Glendasan River corridor and may feed in the vicinity of the proposed development site. In a worst-case scenario it is possible that pollutants generated during the construction of the proposed development (e.g. hydrocarbons, suspended sediments) could reach the watercourse and cause a reduction in water quality, which could impact on feeding opportunities for the species. Pollution of surface water is not listed as a threat to otters in Ireland (NPWS 2019), so the risk of indirect impacts is considered to be very low.

. The NIS contains a comprehensive list of mitigation measures to be employed during the construction and operational phases. The mitigation measures include good practice industry standards and additional measures where river crossings occur. I am satisfied that the measures listed are suitably robust to ensure that any emissions from the development will not have a significant impact on the conservation objectives for the SAC and are adequate to ensure the integrity of the SAC.

In-combination effects

The grounds of appeal raised an issue regarding the information contained in the NIS. A report was included in the appeal which related to the carrying out of alleged unauthorised works to the Glendasan River in 2019. The report stated that works were carried out at the point of the proposed river crossing for the rising main and that no mitigation measures to prevent pollution of the river were employed. It was suggested that in the absence of appropriate mitigation measures, the works would have released additional silt in the waters and could have had a subsequent impact on the Wicklow Mountains SAC. The appeal put forward that these works should be included in the consideration of in-combination effects, as well as the works for the public car park.

In-combination effects are considered in Section 4.3 of the NIS. A planning search was carried out by the applicant to determine if any extant permissions were in place that could work in-combination with the subject proposal to cause significant impacts on any European Sites. The planning search identified two recently-approved planning applications which included some small-scale modifications to the entrance and grounds at the adjacent Derrybawn House (planning reference 16575), and an extension to the existing changing room building and the construction of an all-weather pitch at the adjacent GAA grounds (planning reference 181192, subsequently amended by 2349). It is understood that the former has already been completed, but the latter has not yet been constructed. The GAA grounds are located on the eastern side of the Glendasan River, on the opposite bank from the proposed development site. If construction works took place at the same time as the proposed development, it is possible that pollutants from both construction sites could cause in-combination effects on the watercourse. Therefore, mitigation measures will be required for the proposed development in order to avoid or minimise any in-combination impacts.

. The public car park near the site is in place and operational and as such will not have any in-combination effects with the proposal during its construction or operational phases. The alleged unauthorised works to the river were carried out in 2019 and at the time of the site visit there were no ongoing works at this location. Notwithstanding the potential release of silt into the watercourse at the time the works were carried out, they will not result in any in-combination impacts with the proposed development during the construction or operational phases.

I am satisfied that in-combination effects have been assessed adequately in the NIS (Section 4.3). I am satisfied that the applicant has demonstrated that no significant residual effects will remain post the application of mitigation measures.

Findings and conclusions

The applicant determined that following the implementation of mitigation measures the construction and operation of the proposed development alone, or in combination with other plans and projects, will not adversely affect the integrity of this European site.

Based on the information provided, I am satisfied that adverse effects arising from the proposed development can be excluded for the **Wicklow Mountains SAC**. No direct impacts are predicted. Indirect impacts would be temporary in nature and mitigation measures are described to prevent ingress of silt laden surface water and other construction and operational related pollutants. I am satisfied that the mitigation measures proposed to prevent such effects, have been assessed as effective and can be implemented and conditioned if permission is granted.

Reasonable scientific doubt

I am satisfied that no reasonable scientific doubt remains as to the absence of adverse effects.

Site Integrity

The proposed development will not affect the attainment of the Conservation Objectives for the **Wicklow Mountains SAC**. Adverse effects on site integrity can be excluded and no reasonable scientific doubt remains as to the absence of such effects.

Appropriate Assessment Conclusion: Integrity Test

In screening the need for Appropriate Assessment, it was determined that the proposed development had the potential to result in significant effects on the Wicklow Mountains SAC in view of the conservation objectives of those sites and that Appropriate Assessment under the provisions of Section 177U was required.

Following an examination, analysis and evaluation of the NIS, all associated material submitted, and taking into account observations on nature conservation, I consider that adverse effects on site integrity of the Wicklow Mountains SAC can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

My conclusion is based on the following:

- Detailed assessment of all aspects of the proposed development that could result in significant effects or adverse effects on European sites within a zone of influence of the application site.

- Consideration of the conservation objectives and conservation status of Qualifying Interest / Special Conservation Interest habitats and species.
- Application of mitigation measures designed to avoid adverse effects on site integrity and likely effectiveness of same.
- Consideration and assessment of in-combination effects with other plans and projects, including those specifically referred to by the appellant.

Appendix 4 - Water Framework Directive Screening Determination

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	**500334-25**	**Townland, address**	Woollen Mills, Derrybawn, Laragh, Co. Wicklow.
Description of project		Planning permission is sought for the completion of development permitted under PA Ref. 08/20 which includes an extension to a hotel, the construction of a car park, landscaping, decommissioning of an on-site WWTP and the construction of a pressurised connection to the public foul water system and installation of on-site surface water management. (For full description see Section 2.0 of the Inspectors Report).	
Brief site description, relevant to WFD Screening,		The site is a partially developed site on the banks of the Glendasan River to the south of Laragh village. The site contains some old stone-walled stables / residences of approx. 200 years age, external gravel / hard surfaces, and some woodland. The eastern boundary of the site is formed by the Glendasan River, the northern boundary by beech woodland associated with Glendalough Valley, the western boundary by the grounds of Derrybawn House (a private property), and the southern boundary by a private road. The surrounding landscape is characterised by broadleaf woodland and commercial forestry (much of which is associated with Glendalough National Park), playing fields, extensive pastures (e.g. grazing for horses) and low-density residential properties. The site is underlain by metamorphic rock (dark blue-grey slate, phyllite & schist), which is a locally-important aquifer. Subsoils are sandstone / shale till, with alluvium near the river channel. Soils are a mixture of fine loamy drift and alluvium. The closest major watercourse is the Glendasan River (also referred to in places as the Glenealo River), which flows along the eastern boundary of the proposed development site. The site slopes from west to east, so it is expected that most surface-water runoff would flow towards the river.	

	Upstream of the proposed development site, the Glendasan River is fed by the lakes of Glendalough Valley. It then flows south-east and forms the Avonmore River approx. 0.5 km downstream of the proposed development site. It continues to flow south, and merges with the Avonbeg River to form the Avoca River approx. 18 km downstream. It subsequently flows south and east and meets the coast at Arklow a further 15 km downstream. Under the Water Framework Directive Status assessments 2016 – 2021, the Glendasan River is of Bad status in the vicinity of Laragh, the Avonmore River is of Good Status, and the Avoca River is of Moderate Status.
Proposed surface water details	Rainwater runoff from roofs and hard surfaces will be channelled to a swale and detention pond and discharged to the Glendasan River at greenfield runoff rates. A hydrocarbon interceptor will be installed to capture any pollutants from the car park.
Proposed water supply source & available capacity	The site is supplied by an Uisce Eireann water main, which will meet the requirements of the proposed development. An existing borehole could provide a backup water supply in case of outages, but it is not proposed for regular use. A review of the Uisce Eireann Capacity Register (Published August 2025) on 19/03/26 indicated that capacity is available in the Laragh Annamoe Public Supply.
Proposed wastewater treatment system & available capacity, other issues	The Woollen Mills property is currently served by an on-site wastewater treatment plant (WWTP), which discharges to the Glendasan River upstream of the site. The existing WWTP will be decommissioned as part of the proposed development, and a new 1.1 km rising main will provide a connection to an Usice Éireann (UE) foul sewer, for treatment in the Laragh public WWTP. A review of the Uisce Eireann Capacity Register (Published August 2025) on 19/03/26 shows an Amber status for Laragh WWTP, which means that there is potential spare capacity and additional analysis of applications may be required on an individual basis considering their specific load requirements.

Others?	The application is supported by an Engineering Report and Flood Risk Assessment, a Natura Impact Statement and an OCEMP. A portion of the site outside of the construction works is located in Flood Zone A and Flood Zone B. I have reviewed the SSFRA and I am satisfied that there is no unacceptable flood risk associated with the proposed development. The Glendasan River flows through the Vale of Clara SAC with a hydrological distance of c. 6.3km between both sites. As outlined in Section 8.0 of this report and Appendix 1, 2 and 3, I consider that the proposed development would not have a likely significant effect on this or any European Sites, either alone or in combination with other plans or projects.

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River	C. 20m to the northeast of the site	Glenealo_020 (IE_EA_10G050400)	Bad	At Risk	Historically polluted site.	Yes – potential for surface water runoff during construction and operation.
	c. 6.3km downstream of the site.	Avonmore_050 (IE_EA_10A050200)	Good	Not at Risk	None Identified	
Lake	No lakes downstream. The river is fed from the Upper and Lower lakes in the					

	Glendalough Valley.					
Groundwater	Underlying	Wicklow Aquifer (IE_EA_G_076)	Good	At Risk	Unknown, agriculture.	Yes - Via the overlying soil & watercourse (Glenealo_020)

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

CONSTRUCTION PHASE

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Glenealo_020 (IE_EA_10G050400)	Surface water would discharge to Glenealo River and on to the Avonmore River during the construction and operational stage.	Siltation, pH (Concrete), hydrocarbon spillages.	Good Site management measures to be implemented – as set out in Section 5.0 of the Outline CEMP and the additional mitigation measures in Section 5 of the NIS submitted with	No. I am satisfied that the proposed measures will prevent any unacceptable impacts on water quality or water regime.	Screened out.

					the application.		
2.	Ground	Wicklow Aquifer (IE_EA_G_076	Via the overlying soil and Glenealo_020	Siltation, pH (Concrete), hydrocarbon spillages.	Good Site management measures to be implemented – as set out in Section 5.0 of the Outline CEMP and the additional mitigation measures in Section 5 of the NIS submitted with the application.	No. I am satisfied that the proposed measures will prevent any unacceptable impacts on water quality or water regime.	Screened out.
OPERATIONAL PHASE							
1.	Surface	Glenealo_020 (IE_EA_10G050400)	Surface water will be discharged to the Glenealo_020 following attenuation and filtration. Wastewater from the Laragh WWTP will be discharged to the Avonmore River. This will improve the existing situation whereby an onsite	Hydrocarbon spillage / pollution associated with surface water. Pollution associated with wastewater discharge.	SUDs features and storm water management. Compliance with Uisce Eireann (UE) wastewater requirements. Discharge	No. I am satisfied that the proposed measures will prevent any unacceptable impacts on water quality or water regime.	Screened out.

			WWTP discharges to the Glendasan River. Water supply will be from the Laragh Water Treatment Plant and is sourced from a surface water source at Glenmacnass which is fed to the Laragh Reservoir by gravity from the Glenmacnass Treatment Works.	Water regime impacts.	licence conditions. Compliance with (UE) requirements. Abstraction approval conditions		
2.	Ground	Wicklow Aquifer (IE_EA_G_076	Via the overlying soil.	Hydrocarbon spillage / pollution.	SUDs features, storm water management.	No. I am satisfied that the proposed measures will prevent any unacceptable impacts on water quality or water regime.	Screened out
DECOMMISSIONING PHASE							
5.	N/A	N/A	N/A	N/A	N/A	N/A	N/A