

**OUTLINE PLANNING REPORT
FOR LANDS AT GLENEALY**

October 2016

FOREWORD

This report is to be read in conjunction with the accompanying proposed A1 Site Plan Drawing. (An A3 version has been attached to the end of the report for reference.)

The lands contained in this Outline Planning Submission and referred to in this report are lands owned by our Client. Additional lands outside of the current village boundary are included to show how the village could be developed as an invaluable source of tourism. These lands are also in the applicant's ownership and have been included to show further possible uses that are compatible with the proposed uses for the village.

Over the years Glenealy has seen the decline in commercial based facilities and this has led to the loss of a village centre or heart to the village. The village has lost a hotel, bar, several shops and the train station and little has been done to entice such commercial ventures back into the village. At present the village is sprawled in a linear line along the main Rathdrum Road. This road dissects the village and reinforces the idea that there is no apparent village centre.

The proposals are based on the applicant's wish to help facilitate the development of the village by overcoming the problem regarding the lack of sewage facilities within Glenealy. The applicant is willing to install a large Klargestor Envirosafe Treatment Unit and soil polishing filters within his lands to accommodate proposals within his subject site but also to accommodate an area outside his lands beneficial to the Council.

Proposals are also based on the County Development Plan.

A reoccurring statement throughout the Village Design Statement - VDS is that the locals place utmost importance on the openness, green areas/ forest walks and rustic image of the village.

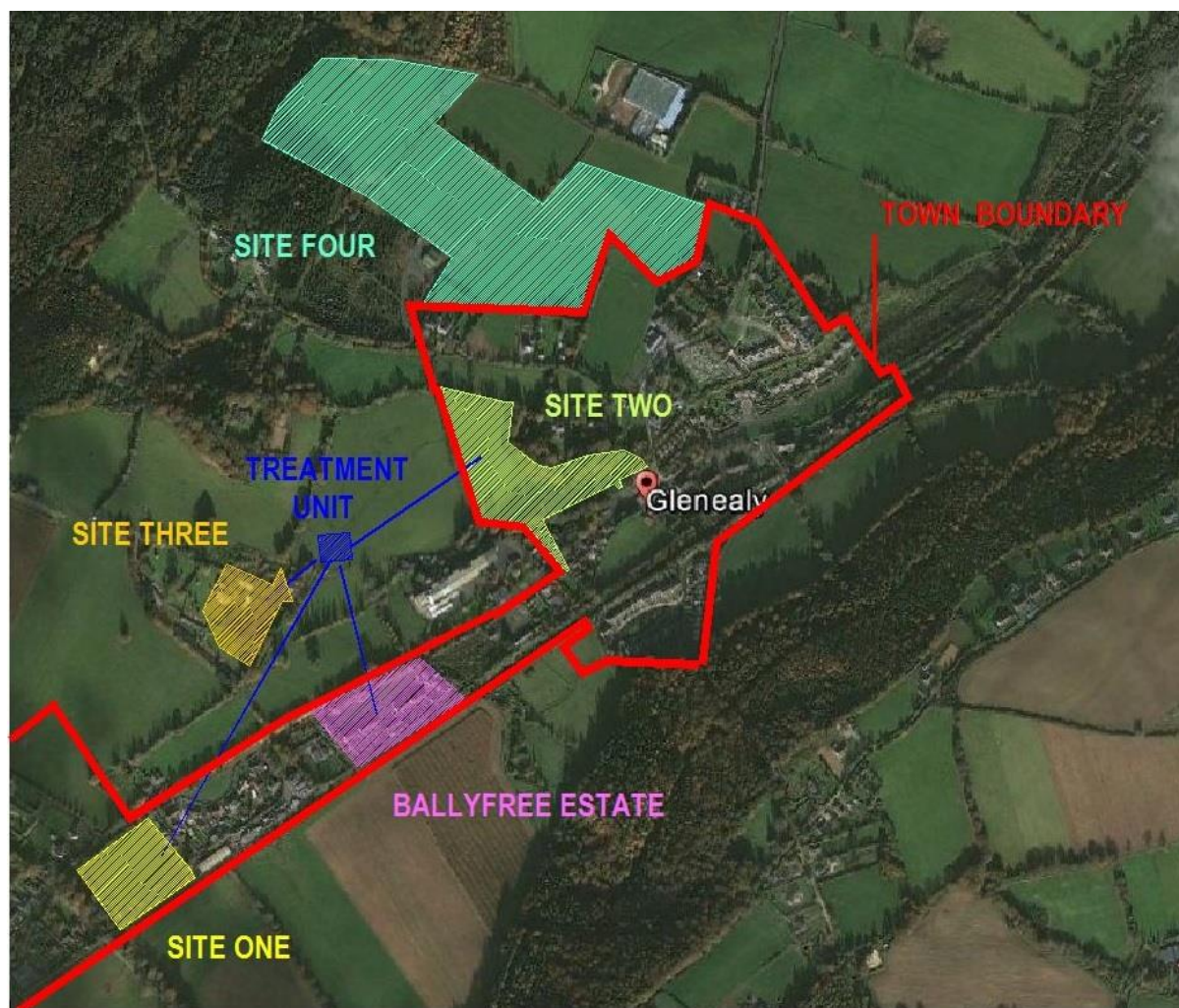
"The ribbon nature of Glenealy and the bends in the road prelude views of the whole village at once from the main road giving instead a sequential view of the village. This combined with the dramatic wooded hillsides and open lower slopes is an impressive setting to the village and creates a predominantly rural feeling when travelling through the village."

The VDS calls for the development of a Community Park in what is considered the centre of the village at present. This outline proposal seeks to expand on a Community Park by not only incorporating the woodland opposite King's Pub but to extend of the woodlands/ forestry into and around any new proposals, therefore pulling all the proposals together and recreating the rural feeling that defines Glenealy.

Proposals are broken down into four separate sites taking on board an additional area known as the Ballyfree Estate. (See map overleaf.)

Proposals are conceptual at this stage and any detail is for illustrative purposes rather than actual detailed design.

The applicant has engaged the services of L/K Design to initiate investigations into a possible solution regarding the current sewage facilities problems that has arrested potential development of the village and in some instances facilitated the demise of the village core. (Refer to attached report.)



Map showing subject sites relating to outline planning permission

EXISTING COUNCIL DWELLINGS ON THE BALLYFREE ESTATE (33 DWELLINGS)

The applicant is suggesting that the Ballyfree Council Estate would be included in the proposals for the new treatment unit. This estate does not have main sewer facilities. The applicant is proposing that the estate is connected to the new treatment unit which would then eliminate the costly practice of emptying the storage tanks weekly and remove any potential danger of pollution of existing streams.

The proposed treatment unit would be located on the applicants lands directly across from the Ballyfree Estate. The storage tank would have an overflow and would allow excess sewage discharge to the stream directly across the road from the estate.

NEW RESIDENTIAL DEVELOPMENT

Glenealy has not been able to offer any new residential units for several years now due to the ongoing problem of lack of sewage facilities as mentioned above. This has meant that the village itself is not expanding per population growth and anyone from the village wishing to settle close to family members are being forced to move to the surrounding townlands. The

applicant believes that the provision of new housing is key to reducing any further decline of the village.

As well as providing for the older generation there is scope to provide starter homes for young couples/families within a secure setting. These dwellings would have direct access to the village centre with connections to the existing infrastructure, thereby encouraging residents to remain within the village, therefore helping to ensure the future growth of Glenealy.

Providing housing in this manner will provide an economic benefit to the town and the existing businesses and in turn will help draw other facilities/ amenities to the village. The residential units have been located on either side of the main road following the urban grain of the village layout. This allows for the continuation of the character and experience of the visually both visually and functionally.

Both the proposed residential sites are contained within the village boundary.

SITE ONE – HOUSING DEVELOPMENT (24 DWELLINGS)

Based on calculations by L/K Design Site One (refer to attached map) could accommodate 24 dwellings units. This development would follow the urban grain of the village and replicate the surrounding residential developments with an in/out access and a secure green area in front of the dwellings that can be enjoyed by all. It would also have direct links to the school.

It is envisaged that there would be a mix of dwelling types to suit varying household sizes and budgets.

SITE TWO – HOUSING DEVELOPMENT (44 DWELLINGS) PLUS DEVELOPMENT OF GATE LODGE

Proposals for site two would see the development of a traditional neighbourhood with a mixture of housing types and tenants. The site was chosen for its proximity to the proposed location of the new treatment unit.

Based on calculations by L/K Design Site Two could accommodate 44 dwellings units. This would include a series of infill housing and small neighbourhoods that are laid out to connect with existing and proposed new infrastructure, the village centre and the possibility of a connecting woodland park concept. Development could include a variety of housing types to meet the income and age demands of the community today and in the future. Traditional neighbourhoods are characterised by smaller house plots with the dwellings placed closer to the pathways, tree-lined streets and links and common open space. The concept plan would integrate these neighbourhoods into the core area through roadway, walkways and trails and cycle way connections. These new and existing “village neighbourhoods” will be integrated and serve to reinforce the village centre.

At present, there is no publicly owned land for affordable or social housing in the village, the provision of which is set out under Part V of the 2000 Planning & Development Act. Social and affordable housing will form an important part of the proposed residential areas and neighbourhoods.

Turning the existing Gatelodge building at the entrance to the existing woodland area / car parking area for King's Pub into a coffee shop/ bistro will create a gateway to the new residential development and create a sense of arrival in this location. The applicant has already considered how this could be achieved. Proposals could include extending an external seated area in and among the trees to create an experience unique to the village.

There is potential for a play area within this wooded area that would serve the new residential area, the café/ bistro and the wider village area. It would also act as a connection to the village centre.

The development of this area could also lead to the rehabilitation and reuse of existing buildings. The wooded area could extend to the proposed new residential area proposed on site one and connect to what is considered the existing village centre or hub i.e. the area containing King's Pub and the village shop. Some of the existing buildings in this area could be expanded or rehabilitated for existing or new uses. Reconfigured parking, access, cycle paths and landscaping will serve to pull this area into the overall concept plan.

Any improvements to pathways, landscaping etc. within the village or part of a masterplan for Glenealy would be subject to negotiations with the Council and all other interested parties.

SITE THREE – REINSTATEMENT OF FORMER HOTEL

There is evidence that a hotel i.e. the Glencarrig Hotel existed within the subject site in the 1900s. There are no places of accommodation listed for Glenealy on any tourism sites. Glenealy lacks any facility of this sort and the only existing public house has limited opening hours. The applicant is suggesting that proposals should include the rebuilding of a modest sized hotel on the grounds of the former Glencarrig Hotel site. The applicant envisages that the hotel will connect to the village centre through landscaped walkways, subject to negotiations with the Council.

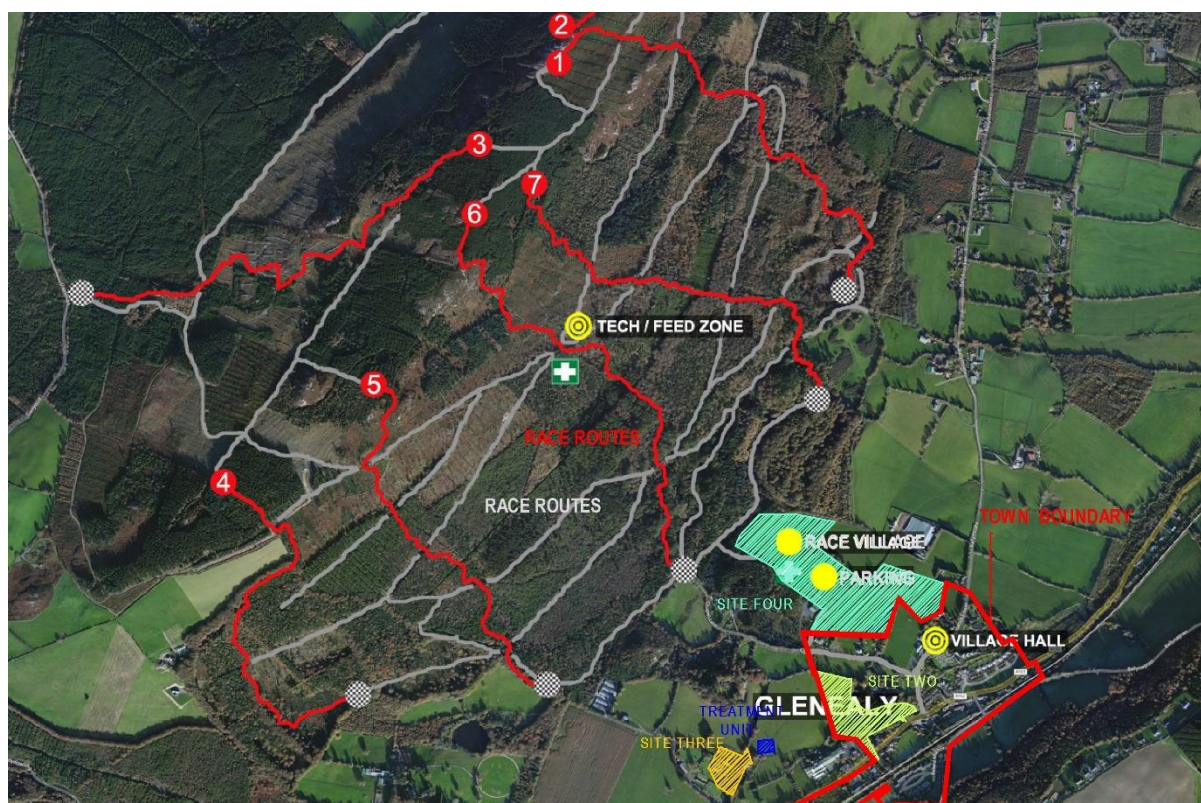
Proposals would be for a 40-bedroom hotel which would cater for functions, weddings and dining opportunities. Any proposals would again be connected to the proposed treatment unit and soil polishing filter referred to at the beginning of this outline proposal.

While this site is outside the town boundary it is directly located adjacent to the area zoned for the treatment unit and will therefore not be a burden on any existing drainage facilities. The site is situated on an existing laneway and is therefore also serviced by existing infrastructure.

SITE FOUR – CENTRE OF EXCELLENCE FOR CYCLING

Emerald Enduro - 2016 Enduro World Series

“The Emerald Enduro presented by Biking.ie took place on the Carrick Mountain on the outskirts of Glenealy on the 13th to 15th of May 2016. This was the 3rd Round of the 2016 Enduro World Series. The best bike riders in the world completed seven timed technical downhill stages, in a rally style format called 'Enduro'. Several thousand spectators and dozens of international journalists, photographers and film crews descended on County Wicklow, to witness the most spectacular biking event in Ireland!”



Map showing the Emerald Enduro Race Course in relation to Glenealy Village and Applicant's Lands

Carrick Mountain is now considered an internationally renowned location for providing world class competition rally courses. As noted above, an event of this stature attracts a vast number of people and the tourism possibilities are far-reaching.

While the subject site for this event is essentially outside the village boundary it has been included in this outline proposal due to the immense impact this sort of activity could have on the potential development of Glenealy.

Following on from the huge success of this event the applicant is proposing that Glenealy capitalises on the numerous potential tourism possibilities in attracting this and similar events by proposing a Centre of Excellence for Cycling for the County. Rather than attracting an event of this size annually the applicant is proposing to provide facilities that can cater for all-

year events and provide training facilities for potential champions in this field who could represent the County, Country or even go on participate in international competition.

The race village, parking and ancillary facilities required for Emerald Enduro were located on the applicant's lands on the outskirts of the village due to the easy access and proximity to Carrick Mountain. The applicant has ample lands to facilitate this annual event in the future but also has additional lands that could accommodate more permanent training facilities. The applicant is proposing a purpose-built Centre of Excellence for Cycling for the County. This would be unique to the County and the facility would house all the necessary training and ancillary facilities for both indoor and outdoor usage with potential for a repair/bike shop and possible exhibition area etc.

These types of cycling events attract a wide range of competitors and spectators which include families as well as clubs that require a range of accommodation. Unfortunately, there is no access to any such facilities within Glenealy and those wishing to attend the whole event had to go further afield to find accommodation. The applicant is suggesting that Glenealy could provide and cater for a host of possibilities and that the village itself could benefit greatly from the commercial aspect that such tourism presents.

As mentioned previously the applicant is proposing that the former hotel is re-instated. This would link in to the accommodation required for such events mentioned above.

To cater for a variety of accommodation and differing budgets the applicant is also suggesting a small camping section adjacent to the proposed Centre of Excellence for Cycling. Proposals could include camping pods, again unique to the village, and an area for tents.

CONCLUSION

The applicant is a native of Glenealy and has provided employment in the area for many years. He is interested in developing his lands in a manner that would be most beneficial to the village and its inhabitants. He wishes to facilitate sustainable development that will improve the quality of life for the existing inhabitants and make provisions for the possible future development of the area as a more self-sufficient village.

He is in ownership of a substantial section of land in a prime location within the village, providing the unique opportunity that could allow controlled growth, with the benefit of dealing with one party, while maintaining the rural setting so characteristic of Glenealy.

The applicant wishes to accommodate development of the village by installing a treatment unit that will not only cater for new development but will ease the burden on the Council in relation to sewage works and is prepared to incorporate an existing Council estate into the proposals to further eliminate existing problems.

The applicant is hoping to facilitate the development of the village by providing residential and commercial ventures that will secure the continued growth of the village both now and in the future.