



plan 8 architects  
residential commercial

church road, delgany, co. wicklow, A63 K710 ireland



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[REDACTED]  
**Forward Planning,  
The Planning Department,  
Wicklow County Council,  
County Buildings,  
Wicklow Town,  
Co. Wicklow**

12.08.2021

**Re: Proposed draft county development plan submission on behalf of Janet Halpin of**  
[REDACTED]

Dear Ms. Walsh,

On behalf of our client, Mrs. Janet Halpin, we wish to submit a zoning proposal.

WCC Draft Development Plan 2021-2027, Part 4, Tourism Objective LG6, states that Laragh Castle is listed as a site which would be appropriate for development as a mixed-use tourist attraction. We note that Laragh Castle has been listed in several previous Development Plans. Our client – and extended family – would like to support this proposed objective.

As a family professionally involved in the creative arts, event management and marketing industries, they would like to see this site opened up to the public to allow for cultural events, holiday accommodation and the development of a tourism offering around the castle and its environs.

Our client would like to create an offering in Laragh that is to the benefit of the community at large. They would propose to create a family run business that sustains the upkeep of the castle and its environs, that would provide local employment, and increase footfall to other local businesses, adding to the experience of the Laragh/Glendalough visit.

Mrs. Halpin's daughter was granted planning permission for her own family's home to the south-west of the castle, demonstrating their long-term commitment to this area. Planning permission also exists for a vehicular entrance to the proposed site, allowing access off Military Road.

Laragh Castle is at present a family home, and if it is to be developed as a tourism offering, zoning on the adjoining lands owned by Mrs. Halpin would need to facilitate a new one-off dwelling to accommodate the family.

This would entail extending the town boundary as per the attached drawing.

There would have to be a relaxation on these lands as our client would not qualify under the 'local need requirement' given that they currently have a home at Laragh Castle.



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Our client would have no objections to the residential zoning being limited to the owners of the castle. They would not view this zoning as speculative residential zoning, and appreciate that it would be to facilitate housing the current occupants of Laragh Castle in order to develop the Castle and historic outbuildings as a new tourist offering in Laragh.

In summary, the following is being requested;

- Extend town boundary to include land within client's ownership.
- Provide 'Light Tourism Accommodation' zoning on this land for development of camping/glamping pods/chalet-type structures.
- Include R4 for one-off residential zoning to provide for re-housing of current owners of Laragh Castle, allowing a relaxation on the 'local need requirement' due to Laragh Castle being their current home.
- Laragh Castle and surrounding out-buildings should be considered as a special zoning, providing such uses as tourism, arts/culture markets, craft industry, visitor attractions, tearooms, fairs etc.

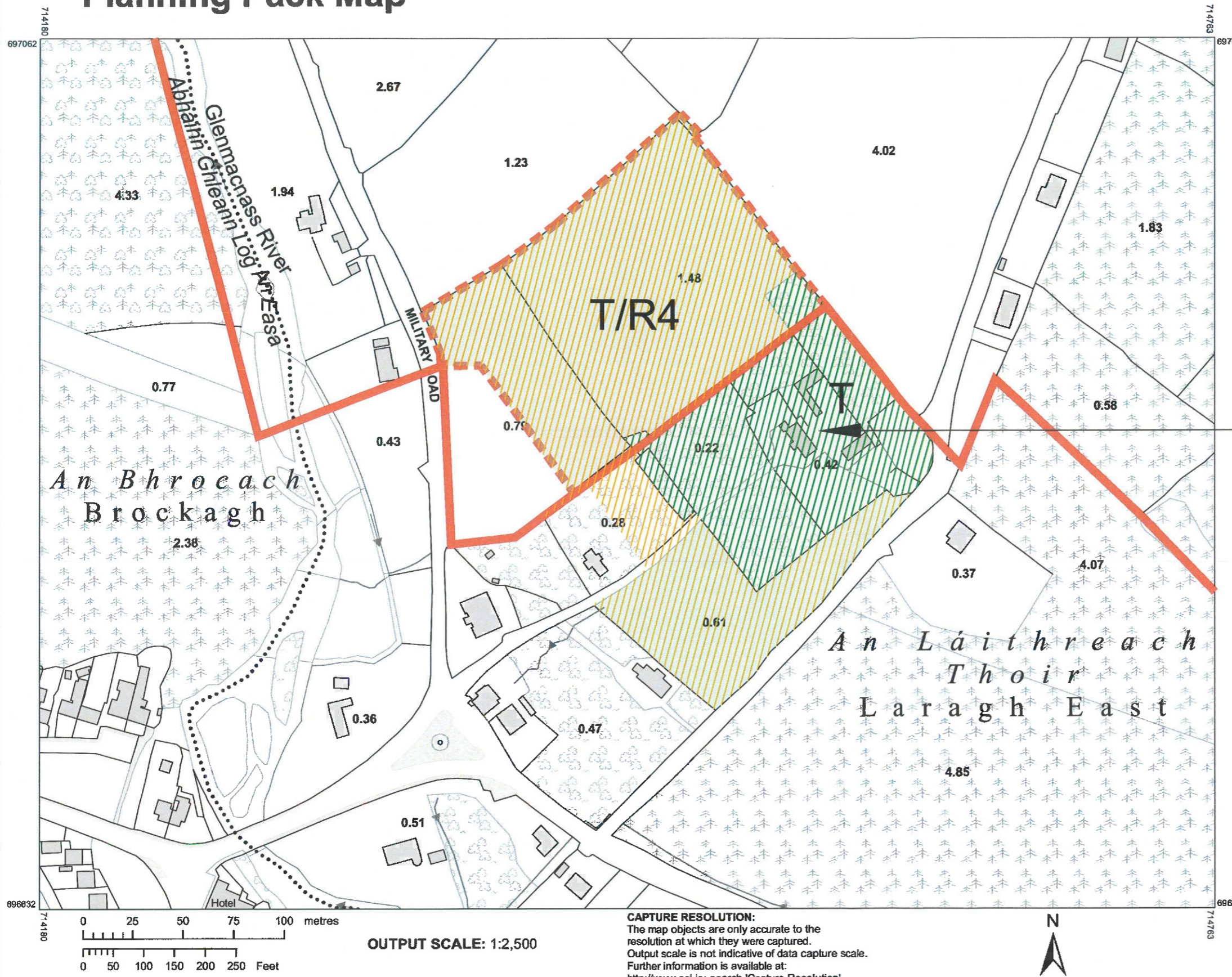
See attached map illustrating the above.

We trust the above is a satisfactory proposal, and will be given favourable zoning consideration.

Yours sincerely,

**Bernard Burke**  
for and on behalf of  
plan8 architects

# Planning Pack Map



## Laragh Castle

Laragh Castle is a protected structure, 23-05 No. 384

Draft Dev. Plan 2021-2027 Tourism Objective LG6:  
Facilitate the appropriate development of the site for mixed use tourist developments, whilst ensuring the protection of the character and setting of natural and built heritage.

T: Open Laragh Castle to the general public in order to provide for tourism related uses including tourist accommodation, cottage industry uses, cultural facilities, home based economic activity, community facilities, Farm Shop, Agri-Tourism.



T: To provide for 'light tourist accommodation' in the form of camping facilities, glamping pods, chalet type structures.  
R4: To include one-off residential zoning to provide for re-housing of current owners of Laragh Castle.



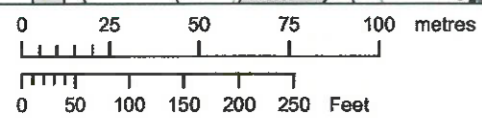
Existing Town Boundary



Proposed Extended Town Boundary



### Proposed Land Use Legend



OUTPUT SCALE: 1:2,500

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
<http://www.osi.ie>; search 'Capture Resolution'



### Proposed Land Use Map

<p>Title copyright and right to use this document reserved by plan 8 architects.</p> <p>This drawing has been produced for planning purposes only and shall be used for no other purpose.</p>	<p>Do not scale off this drawing. All dimensions to be verified on site by main contractor before the commencement of any shop drawings or work whatsoever.</p> <p>Report all discrepancies to architect immediately. This drawing is to be read with all related architects and engineers drawings and other relevant information.</p>	<p>Design Team</p> <p>plan 8</p> <p>Church Road, Delgany, Co. Wicklow. A63 K710</p>	<p>Drawing Revisions</p> <table border="1"> <thead> <tr> <th>REF.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>T.</td> <td>087 4159177</td> <td></td> </tr> <tr> <td>T.</td> <td>087 1626546</td> <td></td> </tr> <tr> <td>T.</td> <td>087 1626540</td> <td></td> </tr> <tr> <td>E.</td> <td>info@plan8.ie</td> <td></td> </tr> <tr> <td>W.</td> <td>www.plan8.ie</td> <td></td> </tr> </tbody> </table>	REF.	DESCRIPTION	DATE	T.	087 4159177		T.	087 1626546		T.	087 1626540		E.	info@plan8.ie		W.	www.plan8.ie		<p>Client</p> <p>Janet Halpin</p>	<p>Project Title</p> <p>Draft Development Plan Submission Laragh Castle Land Zoning</p>	<p>Drawing Title</p> <p>Land Use Zonings</p>
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<p>DRAWN BY</p> <p>IGK</p>	<p>CHECKED BY</p> <p>AA</p>	<p>REV.</p> <p>1</p>	<p>JOB NO.</p> <p>H006</p>	<p>STATUS</p> <p>CDP</p>	<p>DRG. NO.</p> <p>01</p>	<p>SCALE</p> <p>1:2500</p>	<p>DATE</p> <p>20.08.2021</p>																	

