

Reasons why Glamping and Other should be given Planning Permission

	Reason	Justification
1	Own land pods built on	Person applying for PP must own the land and retain business for 10 years. (Killarney Racecourse has pp granted for pod park, to person who does not own land).
2	Cannot transfer Planning Permission with sale of land	People applying for pp for sites to increase its value. The planning permission given for group of pods o a site increases the value - and should be developed by the owner of land. If land sold PP has to be applied for again (Ballydehob 10 pod site for sale)
3	Noise and Light Control	Noise control and other safety measures in place. In urban areas clear guidelines on booking conditions in relation to noise, use of hot tubs etc, lighting level. There is a Pod Park on Sheeps Head, West Cork where rural where lights are on all night, even when park is closed, changing the ambience of a rural area, and permanently affecting the neighbourhood.
4	For 1-3 units	Clear spacing between units, sewage and water supply separate to domestic houses if more than 3 units
5	Reception Centre	Each group of pods should have a clear reception area for services, sign in and extra facilities.
6	Quality Assurance	ISCF Inspection and ISCF Quality Assurance or Failte Ireland Assurance Awarded. Health and Safety Statement - Needed for Insurance Fit out the pods and take photos of the site and facilities. Tidy area and decorate area around the site. Set up signage. Lighting of site during season managed. ISCF Inspection and Quality Assurance Awarded.

7	Extra Equipment - Sauna, Steam Room, Hot Tubs	Hot tubs per site - with booking calendar, secluded area, lighting, and cleaning logs. Sauna - booking calendar, cleaning logs and secluded area with lighting. Test equipment and keep log of tests, use and cleaning.
8	Play Area	Play areas for more than 4 units on a site, even if market is for adults only.
9	Pod Park	<p>A minimum of 5 pods are considered a pod park. They should have:</p> <ul style="list-style-type: none"> • Welcome block with kitchen, communal sitting room, showers, toilets, laundry, and office. • Min 6 meters between each unit • On hard stands with external deck per unit. • Outside grass area per pod with rail or wall around pods • Toilets in each unit. • Clear sewage and water supply system • Signage to site and on site with units numbered/named. • Paths, roads, and parking for site. <p>Optional</p> <ul style="list-style-type: none"> • Firepit and BBQ area. • Small units have communal toilets and shared facilities in a toilet blocks. • Children play area. • Parking for camper vans with chargers, shoes, dump site. • Electric Car Recycling area • Re-Wilding Areas - local fauna and flora. • Limited camping sites on flat ground. <p>Eco facilities - Solar panels, EV chargers, low energy lighting and dark sky bulbs in rural areas Eco Toilets on site.</p>
10	Noise and Light Control	Noise control and other safety measures in place. In urban areas clear guidelines on booking conditions in relation to noise, use of hot tubs etc, lighting level.
11	Business Plan in Place	Booking System + Terms and Conditions of Booking Fit out the pods and take photos of the site and facilities. Signage and opening hours stated.
12	Marketing Plan	Clear Marketing plan to identify customer focus included for planning permission - family, group only, couples, luxury, to ensure. Marketing plan linked into the Development Plan for the area - Wild Atlantic Way, Hidden Heartlands etc
13	Family pets	Clear guidelines on pet policy, if allowed on site.

14	Community Impact Considerations	How Glamping Park will affect life in the local area. How Glamping Park will reach out to fully utilise the landscape, the food produce, the people in the area.
15	Local Economic Vitality include ways to support local economy sustainability	List ways in which venture can help interact with the local economy, to include local food producers, activity providers, walks and natural attractions.
16	Include Rewilding Area	Help preserve and expand local fauna and flora as well as educating visitors on the importance of conservation.

Situation at Present with Glamping Pods

- Lack of clarity on who can get permission for Glamping pods in Ireland, many people have contacted the ISCF and expressed an interest in setting up a Glamping business. They have the necessary land and start-up capital but have found the planning process to be both daunting and disheartening.
- While in Northern Ireland the Glamping Industry is very well developed. Support and coordinated planning from local and national bodies exists in the North of Ireland. Their Glamping Businesses are thriving.
- There are many glamping pods being places in existing businesses, with the hope of retention, due to a lack of clarity on planning permission. With the Register for STR these units will also needs planning permission, no matter how many units an owner provides. Huts, bathes, Single remote units and all forms of STR, whether plumbed or not should require certification.
- Glamping sites can be located in areas right across the country. Each site can draw from the strength and characteristics of key destination areas while grounding their offering in personable, local interactions.
- Income is retained in the area. Successful Glamping sites - due to their very personal nature- often draw from the local community i.e., local food produce, local guided walks, local pubs and restaurants, local crafts etc.
- Festivals and events deliver income to rural areas and are being supported and incentivized to return to normal. There is a massive shortage of beds in key areas around the country - due to war needs, urgent viable sustainable bed stock is needed. Lahinch, Lisdoonvarna, Kinsale, Clifden, Tralee, Westport, Killarney to name but a few, all lack mid-priced tourism beds, due to the number contracted to housing refugees in the hotels.
- The airline and ferry infrastructure has greatly increased access to Ireland with Tourism Ireland expecting an increase of up to 10 million guests by 2025.
- Where there is a serious overlap of the Tourism Destinations and RPZ areas, allowing these areas to provide adequate tourism beds is essential. Killarney & Kinsale being prime examples. These towns face not just a collapse in growth but are facing a collapse in their bed stock available for tourists. Sites on the edge of these towns could be identified as suitable sites which could add to the accommodation. Rugby, GAA clubs, yacht clubs who all have space could be used as well as private sites.
- Glamping like self-catering is supportive of local economies with money being spent by those in such accommodation in the local area and on the accommodation. It has long been a policy goal of successive governments to increase the benefits of tourism spending



into the local economy. By situating visitors in these communities, we can prompt growth and vitality across rural Ireland communities.

- When a Glamping business applies to be placed on the edge of a village or town a flat rate for connection of services - water, sewage and power, would allow a clear simple viable business plan. These businesses would in turn be paying rates for services provided.
- There are many Greenways in development, which add to the diversity of the tourism offering. However, there is a lack of planning or development of the accommodation structure for such projects, with glamping bringing a quick and easy solution to the market. We are currently building cycling and walking trails across the country. There are ample opportunities to build Glamping Accommodation along these routes and turn Ireland into a world best-in-class hiking / cycling destination.
- The pods are an example of sustainable tourism, with a lower carbon footprint which appeals to the modern tourists. There are many examples in the UK and Scotland offerings which are more sustainable.