

## **Enniskerry Local Area Plan 2009 - 2016**

This Local Area Plan was adopted by the members of Wicklow County Council in 2009 and on adoption, had a duration of 6 years, until 2015.

In accordance with the provisions of Section 19 of the Planning and Development Act 2000 (as amended), the members of Wicklow County Council in April 2014, resolved to defer the review of this plan, thereby effectively extending the duration of the plan until 2016.

All references in this plan to the duration or lifespan of the plan should be taken to refer to the new date of 2016, not 2015.



**ENNISKERRY  
LOCAL AREA PLAN  
2009**



**29 MAY 2009**

**This plan was prepared by the Forward Planning team of Wicklow County Council and adopted by the elected members of Wicklow County Council on 27<sup>th</sup> April 2009 and has effect from 29<sup>th</sup> May 2009**

# ENNISKERRY LOCAL AREA PLAN 2009

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## **1. Purpose & status of this plan**

### **Purpose**

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Enniskerry. The plan, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Enniskerry, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the policies and objectives set out in the County Development Plan 2004-2010 (CDP), that are relevant to the development of Enniskerry, it is an overarching objective of this Plan to identify the special characteristics of Enniskerry and accordingly craft policies and objectives to meet the town's specific needs.

### **Vision**

A key aim of a Local Area Plan is to set out the vision and overall strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision.

The key elements of the vision for Enniskerry are to:-

- Improve the quality of life of the citizens of Enniskerry by planning for and encouraging the provision of social and community facilities, and a range of recreational options, in a quality environment;
- Regulate pressures from both urban and rural development, in particular sporadic development in rural areas and development pressures from the north of the county by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Enniskerry;
- Protect the heritage of the existing town of Enniskerry and its environs along with its identity, in terms of its built and natural heritage and landscape conservation in the area.

This will be achieved by:-

- Reinforcing and improving the visual appearance of the central area of the town with particular attention on the town centre area which is an architectural conservation area, and encouraging development that will enhance the town's vitality and vibrancy;
- Improving linkages between the town centre and its environs;
- Facilitating the provision of infrastructure to meet the demand for development and future population needs in a sustainable manner;
- Ensuring the protection of natural habitats (in particular the protected habitats at Knocksink Wood and Ballyman Glen), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.

### **Plan Status**

This Local Area Plan (LAP) has been prepared in accordance with the requirements of the Planning and Development Acts 2000-2006. The plan will replace the 2002 LAP for the town of Enniskerry and shall have effect within the development boundary set out in Map 1.

This plan was adopted by resolution at the Wicklow County Council meeting on the 27<sup>th</sup> April 2009 and has effect from the 29<sup>th</sup> May 2009. Section 19 of the Planning & Development Act, 2000 as amended, states that a Local Area Plan shall be prepared for a town that has a population in excess of 2,000. The Enniskerry Local Area Plan is for a period of six years from the date of adoption. The Plan is open to review to allow for changing circumstances;

however, it is intended that the long-term vision set out will give a degree of continuity and certainty to the future development of Enniskerry.

## **2. Location & planning context**

### **Location**

Enniskerry is a picturesque town located 22 km south of Dublin city centre, 5 km west of Bray and approximately 2.5 km west of the N11, which links Dublin to Rosslare. The town is situated at the head of the wooded Cookstown River Valley between the Glencullen and Dargle Rivers, within the foothills of the Sugarloafs, and Wicklow-Dublin Mountains.

The town is principally served by the R117, which links the town to the N11, and continues across Enniskerry Bridge in a northwards direction towards The Scalp and Kiltiernan. The R760 from Rocky Valley (Kilmacanogue) links with the R117 in the town square.

### **National & Regional context**

#### **National Spatial Strategy 2002-2020**

*The National Spatial Strategy* (NSS) adds a spatial dimension to social and economic planning in Ireland. It provides a national framework for regional, county and town plans in relation to policy guidance for the long-term development of Ireland.

Enniskerry is classified as a 1,500-5,000 town in the context of the NSS, located in an area with strategic rural assets within a metropolitan hinterland. Towns of this scale in the Greater Dublin Area are also generally located on or near transportation corridors radiating from Dublin and are relatively close to the larger urban areas. Enniskerry is located just off a national Transport Corridor from Dublin to the south and south-east of Ireland.

The NSS provides that these smaller towns will cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transportation links and capacity for development. Accommodating such additional facilities must however be balanced with protecting the character and quality of these towns.

#### **Regional Planning Guidelines for the Greater Dublin Area 2004-2016**

*The Regional Planning Guidelines* (RPG) put in place a broad planning framework for the development of the Greater Dublin Area of which Wicklow forms a part. The Guidelines are informed by and flow from the *National Spatial Strategy 2002 – 2020*. The RPG's provide an overall strategic context for the Development Plans of each Local Authority.

The RPGs make a distinction between the existing built up area and its environs where the built up area is the Metropolitan and the remainder the Hinterland with a range of settlement sizes that have the potential to attain an enhanced level of sustainability. Northeast Wicklow including Bray and Greystones/Delgany and their environs are within the Metropolitan area while the remainder of the County is the Hinterland.

The settlement strategy in the Hinterland is essentially based around a clearly articulated hierarchy of settlements. This strategy seeks to promote development into a series of tiers, with the *Large Growth Towns I* and *II* and the *Moderate Growth Towns* at the urban end of the strategy with the other towns located in the lower tiers.

The RPGs categorise Enniskerry as a "*Small Growth Town*" with a population range of 1,000-5,000. Such settlement types should be "*on national primary or secondary roads with good bus links to railway and major settlements*". Its economic function should be as "*an attractor for investment*" and it must achieve a level of sustainability corresponding with its "*Small Growth Town*" status.

#### **Wicklow County Development Plan 2004 – 2010**

In the settlement hierarchy of County Wicklow, Enniskerry is designated by the CDP as a "*Small Growth Town I*" within the Hinterland Area. It is the policy of the Council to implement the strategy of the RPGs by concentrating development in the Hinterland Area to designated Growth Towns of Wicklow/Rathnew (and its environs), Arklow (and its environs), Newtownmountkennedy and Blessington.

**It is Council policy that in Enniskerry, in any new housing development, 50% of residential units are available for regional growth, where housing demand is generated from inside or outside the county; therefore there are no restrictions as to who can purchase these. The remaining 50% are restricted to County growth i.e. purchasers are required to have resided in Co. Wicklow for at least one year.**

The Council will ensure in the preparation of Local Area Plans that sufficient lands are zoned for residential uses to accommodate the projected population and the housing demand as illustrated in the County Housing Strategy. Also, sufficient lands must be zoned for employment, social, community and town centre development to sustain the projected resident population. The designation of Local Area Plan boundaries will prevent urban sprawl, ribbon development and the coalescence of settlements. Outside of designated Local Area Plan boundaries, only rural development is permitted, in accordance with the rural development policies of the Wicklow County Development Plan.

Enniskerry had a census population of **1,881** in 2006. The County Development Plan 2004-2010 envisages a population of **2,065** in 2010 and **2,190** in 2016. Although this Plan will cover the six years from 2009 until 2015, zoning will be in the context of the proposed County Development Plan population projections up to 2016.

### **3. Settlement form**

The compact town of Enniskerry was formed initially around a central square containing a clock tower dating back to 1843. However in the second half of the 20<sup>th</sup> century the town development began to extend northwards into the Monastery area and westwards in the Kilgarran area and more recently the release of land from part of Powerscourt Demesne allowed the construction of the "Eagle Valley" development south of the town. However development has generally not occurred in an eastward direction due to the topography of this area and the alignment of the R117, which generally limits the construction of new entrances. The town is surrounded in three directions by an undeveloped agricultural belt to the north, east and west with Powerscourt Demesne providing a natural green area to the south.

Enniskerry is located in a valley area surrounded by higher ground in all directions. The town is served with a network of roads radiating in all directions from the town centre. Enniskerry is linked to the N11 via the R117 running west-east. The R117 also extends northwards towards The Scalp and Kiltiernan and south County Dublin while south of the village is served by the R760 and R755 to Kilmacanogue with local road L1010-0 to the west to Glencree. The Dargle River runs south of Enniskerry with the Glencullen River flowing north of the historic town, through Enniskerry Bridge.

The County Development Plan 2004-2010 categorises the landscape surrounding Enniskerry in all directions as an area of outstanding natural beauty.

In deciding how the town should develop there are many options given the fashion of its spatial development history. The key parameter however, must be based on sustainability and developing the town in a manner that would generate the minimal number of car journeys. The solution adopted in this Plan is to designate residential lands as close as possible to the town centre and existing community facilities whilst avoiding conservation areas, with new employment zoning being located on existing zoned land to the west of the settlement. New residential zonings therefore are located at (a) Monastery, close to existing residential areas, (b) in Action Area 1, adjacent to existing residential areas and sports and community facilities and (c) in Action Area 4, less than 600m from the town centre, adjacent to a future primary school and opposite the gates to Powerscourt, which forms a 'gateway' into the town from the south.

#### 4. Residential development

To cater for the 2016 population of 2,190, to allow for the anticipated decrease in household sizes, provide for 30% "headroom", and adopting an "excess factor" of 6%, a total of 21.55ha of land has been designated for residential development, as follows:

Location	Proposed zoning	Area (ha)
AG lands at Cookstown (south of Enniskerry Demesne)	R1 (AA4)	2.15
AG lands south of Countybrook Lawns	R2 (AA2)	3
AG lands north of Monastery Grove	R1	3.6
AA1	R1 / R2	12
Cookstown	R2	0.8
Total		21.55

R1 = County Development Plan maximum densities for Enniskerry

R2 = 10/ha max

New residential zoning had regard to the following spatial criteria:-

- Unzoned lands closest to the existing town centre shall be considered first for new zoning (the 'town centre' being taken as the square). Within this context the choice of zoned land will be informed by the avoidance of protected areas, natural topography, accessibility and the location of established residential areas;
- Lands adjacent to existing or planned community and social infrastructure such as schools and open space sites / zones.

#### Policies / Objectives

- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2010 and 2016 population targets and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded;
- Housing development shall be managed and phased to ensure that infrastructure and in particular, water services and community infrastructure, is provided to match the needs of new residents;
- Encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish;
- The maximum size for any single residential estate shall be 60 units. Within each estate, a range of unit types / sizes shall be provided, within an overall unified design concept. Estates shall be differentiated from each other by the use of materially different design themes;
- A full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided in all new housing areas. No more than 50% of the units in any development shall exceed 3 bedrooms or 120sqm in size;
- In the RE and R (new residential) zones, house improvements, alterations and extensions and appropriate infill / new residential development in accordance with principles of good design and protection of existing residential amenity will be permitted. While new developments shall have regard to the protection of the residential and architectural amenities of houses / buildings in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity;
- To provide for 6.8ha of low density (max. 10/ha) housing at Monastery, Knocksink and Cookstown areas of Enniskerry.
- Access to the lands zoned R1 and R2 (AA2) at Monastery shall be from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road



## 5. Employment

In terms of employment and enterprise, the role envisaged for Enniskerry is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises. There are limited employment opportunities in the town, other than those presented by the tourism industry, retail, education and other town centre type services. The 2006 census revealed however that a high proportion of those in employment and residing in Enniskerry are employed in the Administration & Government, clerical, sales and other professional occupations (50% males and 70% females). There are currently no developments in Enniskerry designed specifically for these occupations. This plan will therefore make provision for the development of a small business park / employment zone which will cater for both high quality office / surgery / studio type employment and local service employment

### Policies / Objectives

- To encourage and facilitate appropriate employment opportunities in Enniskerry having regard to anticipated population growth and the current economic function of the village,
- To maintain the existing level of land in employment use in the form of service based employment and tourist based activities in Enniskerry,
- To resist changes of use from employment to other uses,
- To provide c. 1ha of employment lands in the form of high quality office / surgery / studio type employment and local service and incubator businesses (in AA1)

## 6. Town centre & retail

It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability. The Main Street of Enniskerry has a traditional, generally 2-storey village appearance, including a number of protected structures with the main town centre designated as an architectural conservation area (ACA)<sup>1</sup>. It is important that new developments, particularly in the town centre area zoned "TC" (ACA) respect the existing scale of the village and have regard to the ACA designation. The designation of an Architectural Conservation Area does not prejudice innovative and contemporary design; on the contrary, in principle, design of a contemporary and minimalist style will be encouraged within ACA's provided it does not detract from the character of the area. It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings. The replication of historic architectural styles is considered to be counter productive to heritage conservation in principle as it blurs the distinction between what is historic and what is contemporary and can lead to the emergence of poorly considered and inauthentic buildings. Given Enniskerry's retail function as envisaged by the County Retail Strategy and having regard to the significant leakage of expenditure from the town due to the close proximity to a number of high order retail centres (notably Bray, Greystones and Dundrum), it is considered there is a need to further develop and enhance the retail offer in the town, particularly with regard to convenience shopping<sup>2</sup>.

### Policies / Objectives

- All new developments on "town centre" zoned lands that adjoin the square shall include commercial / service uses at ground level;
- New town centre developments shall incorporate new "streets" where possible, and developers of town centre sites shall co-operate with each other in order to provide a

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<sup>1</sup> The objective of Architectural Conservation Areas (ACA) is to preserve the character of places, areas, structures which when grouped together are of high architectural, historical, archaeological, cultural, social, technical or scientific interest, or which contribute to the appreciation of protected structures.

<sup>2</sup> For further analysis of retail in the town, refer to the Appendix

new network of streets and spaces and to minimise duplication of car parks and vehicular access points on the square;

- New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

## **7. Community infrastructure**

Community infrastructure must be progressed in tandem with residential development and the latter will only be permitted on the basis of satisfactory provision of land for the former.

### **Community & social infrastructure**

There is a need to expand community facilities to cater for the growing population of the town.

#### **Policies / Objectives**

- Any large-scale developments in the town centre shall be required to provide appropriate community facilities;
- A community space of not less than 500sqm shall be provided in AA1.

### **Sport/Play & Parks, Open Spaces and Green Amenity**

Enniskerry requires enhancement of sporting and play facilities, particularly having regard to the settlement population target of 2,190 and the needs of its rural hinterland.

#### **Policies / Objectives**

- Active and casual open space shall be maintained at Bog Meadow;
- An equipped playground of c. 400sqm shall be provided as part of the development of AA1;
- To protect existing forest and conservation areas from inappropriate development and maintain these areas as green amenities for the town;
- To maintain an agricultural zone surrounding the settlement, to accommodate agriculture and amenity uses in a manner that protects the physical and visual land recreational amenities of the area.

### **Education**

**Primary:** The projected population for Enniskerry will be 2,190 by 2016; however, the primary schools in Enniskerry have a wider catchment area that extends beyond Enniskerry and cater for approximately 35% more pupils than the town population alone would generate. Based on this projected population of 2,190 by 2016 and increasing this by 35%, c. 350 primary school places will be required for Enniskerry (14 classrooms). Therefore there is a need to ensure that primary school provision can be expanded to 16 classrooms.

Given the anticipated increase in pupil numbers, this plan makes provision for the extension or relocation and expansion of St. Mary's and St. Gerard's by designating sufficient land for a 16-classroom school in AA1, which adjoins the existing school site. This plan shall extend the CE zone at the permitted Powerscourt NS site to 1.35ha.

#### **Policies / Objectives**

- To provide and maintain sufficient lands within the village to cater for anticipated educational expansion requirements over the period of the plan,
- Extend the existing designated 1ha primary school site located to the south of Enniskerry to 1.35ha by extending the site up to the R760;
- To provide for sufficient lands (minimum 1.2ha) in AA1 to allow for either the extension or the relocation and expansion of St. Mary's and St. Gerard's

## **8. Transportation & traffic**

Enniskerry is located 22 km south of Dublin city centre, 5 km west of Bray and approximately 2.5 km west of the N11, which links Dublin to Rosslare. The R117 links the town to the N11, and continues across Enniskerry Bridge in a northwards direction towards The Scalp and Kiltiernan. The R760 from Rocky Valley (Kilmacanogue) links with the R117 in the town square.

The provision of an alternative route to Enniskerry from the N11 is required having regard to the hazardous junction at the N11 and alignment of the R117. It is envisaged that this new route from the N11 will be via the improved Fassaroe Interchange, through the new development zone on the west side of the Fassaroe Interchange, as proposed in the Bray Environs Local Area Plan 2009-2115. This zone is to be served by the LUAS and new linkage to Enniskerry is considered to be of benefit to both road user safety and those wishing to use the LUAS.

Road improvements have taken place on Ballyman Road to facilitate development in Dun Laoghaire-Rathdown, which continues a small distance into Wicklow. The remainder of Ballyman Road, between the county boundary and the R117, requires improvement, which may entail re-alignment and the provision of a safer junction at the R117.

Car parking is a problem in the town centre due to lack of regulation and long term users occupying on-street locations.

### **Policies / Objectives**

- The following new access / distributor roads and improvements to existing roads are required to facilitate traffic movement generated by new developments adjoining or adjacent to these roads:-
  - New distributor road from the Fassaroe Interchange to Monastery;
  - Continuous footpath from Kilmalin to Enniskerry town centre;
- The following new access / distributor roads and improvements to existing roads shall be carried out by Wicklow County Council (subject to adequate finance being made available):-
  - Improvements to Ballyman Road from County Brook to the R117;
  - Improvements to the R117 between the N11 and the town centre;
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town;
- A pedestrian shortcut shall be investigated between the centre of the town and the proposed LUAS terminus in Fassaroe;
- Any road development / improvement works in or in the vicinity of Knocksink Woods or the Ballyman Glen shall be subject to 'Appropriate Assessment' under the EU Habitats Directive 92/43/EEC and / or Environmental Impact Assessment (in accordance with EIA Directive 85/337/EEC as amended by 97/11/EC and 2003/35/EC) as appropriate.

## 9. Services infrastructure

### Policies / Objectives

- No new development shall be permitted unless there is adequate capacity in the wastewater collection and treatment systems;
- Ensure the separation of foul and surface water effluent through the provision of separate sewerage networks;
- Ensure the implementation of Sustainable Urban Drainage Systems (SUDS)
- Promote and encourage the improvement of telecommunications infrastructure, including broadband services. Co-operate where possible with relevant agencies to achieve this goal;
- Require all new developments to provide service cables / ducting suitable for phone, internet and broadband services. Require all new developments to provide service cables under ground.

## 10. Heritage

Enniskerry has a rich and diverse natural heritage. The Council has a role to play in helping to ensure the conservation of these resources for current and future generations. Of importance are designated wildlife habitats and species (e.g. NHAs, SACs), areas of geological interest, and non-designated habitats for wildlife such as trees, hedgerows, stonewalls, rivers and lakes. The Wicklow County Development Plan 2004 –2010, contains policies for the protection of these features - proposed NHAs, SACs, SPAs, Nature Reserves, Geological Areas of Scientific Interest, trees subject to Tree Preservation Orders and trees worthy of preservation, which are listed in this plan.

The County Development Plan 2004-2010 categorises the landscape surrounding the settlement as an Area of Outstanding Natural Beauty with the eastern Corridor Zone surrounding the N11 located to the east of Enniskerry.

In formulating additional policies for the protection of the built and natural heritage in the Enniskerry area the Council will be required to give consideration to EU Habitats and Bird Directives, as well as national legislation in the form of the Natural Habitat Regulations.

### Policies / Objectives

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan. The tables below set out the structures and features designated for protection in the County Development Plan 2004;
- No projects giving rise to significant adverse direct, indirect or secondary impacts on Natura 2000 sites<sup>3</sup> 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 be permitted on the basis of this Plan (either individually or in combination with other plans or projects)<sup>4</sup>; any projects with the identified potential to impact on Natura 2000 sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EIS<sup>5</sup>;

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<sup>3</sup> Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

<sup>4</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. there must be:

- (a) no alternative solution available,
- (b) imperative reasons of overriding public interest for the plan to proceed; and
- (c) adequate compensatory measures in place.

<sup>5</sup> Appropriate Assessment' is a process which comprises the assessment, based on scientific knowledge, of the potential impacts of a plan / project on the conservation objectives of any Natura 2000 site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan/project, considered with any current or proposed activities, developments or policies impacting on the site

- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural / archaeological impact assessment, as part of their application for development;
- Protection of the town centre as an Architectural Conservation Area;
- All developments shall have regard to the Eastern Regional Fisheries Board *"Requirements for the protection of fisheries habitat during the construction and development works at river sites"*, and a statement of how it is intended to comply with same shall be submitted with any applications for permission;
- All proposals for development in the vicinity of the Glencullen / Cookstown River (a key spawning tributary of the River Dargle) shall comply with salmonid waters constraints. All proposed works shall be designed and implemented in an environmentally sound and sustainable manner and shall not impact negatively on the salmonid status of this system.
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Enniskerry;
- To facilitate the appropriate refurbishment and renewal of architecturally significant buildings and to accommodate new uses in old buildings to ensure their continued use/preservation;
- To encourage retention of original features, which are important to a building's character such as window type, materials, detailing, chimneys, entrances and boundary walls, both within and outside the architectural conservation area.

The following tables (and ID numbers) are extracted from the County Development Plan 2004-2010:

<b>Schedule 10.2. Candidate Special Areas of Conservation (cSAC)</b>	
3	Knocksink Wood

**Note:** Ballyman Glen is also a cSAC but in error is not included in the County Development Plan schedule

<b>Schedule 10.4. Proposed Natural Heritage Areas</b>	
1	Ballyman Glen
7	Knocksink Wood
19	Dargle River Valley

<b>Schedule 10.5. Nature Reserves</b>	
6	Knocksink Wood

<b>Schedule 10.8. Views and Prospects</b>	
<b>View No.</b>	<b>Description/location</b>
8	View from the Summerhill House Hotel towards the Cookstown Valley and Ballyman Glen
9	View from the lands near Monastery house south towards Djouce Mountain
10	View from Cookstown road towards the Great Sugarloaf Mountain

There are further views and prospects listed for preservation in the area surrounding Enniskerry, but none of these are within the plan area.

<b>Schedule 10.11. Trees and Groups of Trees considered for Preservation</b>	
<b>No.</b>	<b>Description</b>
1	Trees mainly beech in the vicinity of the driveway to Powerscourt House and westward to Powerscourt Demesne townland boundary
2	Both sides of the R117 at Cookstown, Monastery and Fassaroe townlands between Enniskerry village and the N11 junction
3	Trees at Monastery townland in the vicinity on Glenbrook, Enniskerry
5	Groups of trees at Rannock House, in Monastery townland

59	Trees on the ground of Church of Ireland Enniskerry
60	Trees on the ground of Kilgarron House
61	Trees on the grounds of Monastery, Enniskerry
62	Trees along Forge Road and Church Road, Enniskerry
63	Trees along Killegar lane approaching Killegar church
64	Trees south of Knocksink Wood on R2 lands, Enniskerry
65	Trees to the east of monastery road to the north of R1 lands, Enniskerry
66	Trees in the grounds of Summerhill House hotel

<b>Schedule 10.15. Record of Protected Structures</b>		
<b>Ref. No.</b>	<b>Building Address</b>	<b>Structure</b>
03-01	Enniskerry Church Hill, Rosemount	Detached house
03-02	Enniskerry Church Hill, Curam	Detached house
03-03	Powerscourt N.S.	School
03-04	Enniskerry Lawnview, Church Hill	Semi-detached house
03-05	Enniskerry, Clonlea, Church Hill	Semi-detached house
03-06	Enniskerry, St. Patrick's Church of Ireland	Church
03-07	Enniskerry, Church Hill	House
03-08	Enniskerry, Church Hill	Terrace house
03-09	Enniskerry Church Hill	Terrace house
03-10	Enniskerry Church Hill	Terrace house
03-11	Enniskerry Church Hill, Garda Station	Terrace house
03-12	Enniskerry Church Hill	House
03-13	Enniskerry, Parochial Hall	Church hall
03-14	Enniskerry Forge Road, House, adjacent to Forge	Dwelling house
03-15	Enniskerry, Kilgarron Hill House	Dwelling house (Old estate house)
03-16	Enniskerry Forge Road, Forge	Forge
03-17	Enniskerry Church Hill	Parochial Hall
03-18	Enniskerry Church Hill	Terrace house
03-19	Enniskerry Church Hill, A.O.H. hall	Hall
03-20	Enniskerry Carnegie library	Library
03-21	Enniskerry Main Street, clock tower	Ornamental tower
03-22	Enniskerry Powerscourt Arms Hotel	Hotel
03-23	Enniskerry Monastery Road	Bridge
03-24	St. Mary's Catholic church	Church
03-25	Knocksink Road Parochial House	Dwelling house
03-27	Monastery House	Country House
03-28	Enniskerry Monastery	Country
03-29	Powerscourt Enniskerry entrance gates	Entrance gates
03-31	Blundell Hill Enniskerry	Former hotel (three separate houses)

<b>Recorded monuments</b>		
<b>Location</b>	<b>Site type</b>	<b>Reference</b>
Monastery	Monastic complex site	WI003-030, WI003-031, WI007-023, WI003-032
Knocksink Moat	Motte	WI007-002
Annabasky Church	Ecclesiastical – church site	WI003-032
Parknasilloge	Megalithic tomb possible	WI007-021

## 11. Action Area Plans

Four Action Areas have been identified in this draft plan. Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the Action Area during the plan period. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority. The position, location and size of the land use zonings shown on Map 1 within the Action Areas are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the Action Areas below.

Any residential development occurring within the action area must be matched with the appropriate community / social and engineering infrastructure necessary to serve that quantum of housing.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and the Council will use its powers under the Planning & Development Acts 2000-2006 to effect this control.

### Action Area 1

This Action Area is located west of Enniskerry town centre and immediately north of Kilgarron housing development, in the townland of Parknasilloge, as shown on Map 1. This action area measures c. 16.25ha. This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:-

- A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA). In the event of the relocation of the GAA to an alternative location, this quantum of AOS shall, as a minimum, be maintained within the overall action area. Any alternative AOS shall be maintained available for general public use, shall be suitably sized to allow for organised sporting activities i.e. pitches, courts etc and shall be so located within the action area so as to be easily accessible by the wider community. (Any proposals to redevelop the existing GAA grounds will only be considered when the Council has been satisfied that suitable alternative lands have been secured for this sporting facility)
- A minimum of 1.2ha shall be provided for either the extension or relocation and expansion of St. Mary's and St. Gerard's national school
- A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm
- A minimum of 1ha shall be provided for employment uses. Generally, this shall comprise office/studio/surgery type development of the highest architectural quality and layout. A minimum of 0.4ha of this area shall however be reserved for local service and incubator businesses.
- The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use
- A maximum of 210 residential units may be provided on the remainder of the site (c. 12ha), of which a minimum area of 3ha shall be strictly reserved for lower density housing at a maximum density of 10/ha. A full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided and no more than 50% of the units shall exceed 3 bedrooms or 125sqm in size
- The development shall be delivered in phases such that adequate education, community and employment facilities are provided for each phase; in particular, the school site shall be provided in Phase 1 accompanied by no more 25% of the residential development and the employment facilities shall be provided no later than Phase 2 accompanied by no more than an additional 50% of the residential units
- A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glenree) shall be permitted.

- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceed 60 units), each containing different house designs within an overall unified theme.
- Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place.

### **Action Area 2**

This Action Area is located on the northern side of the settlement, in the townland of Monastery, as shown on Map 1. This action area measures c. 5.7ha and includes 3ha zoned for housing, 0.25ha is occupied by an existing dwelling, and the remainder being reserved for agricultural use. This action area shall be developed in accordance with the following criteria:-

- A maximum of 12 residential units may be constructed
- The optimum location for housing shall be determined following
  - an archaeological evaluation of the action area, with particular regard to the existing National Monument (Annabaskey Church)
  - agreement with the Planning Authority of the final route corridor of the Fassaroe – Monastery link road.
  - consideration of the amenities of existing properties along Ballyman Road
- Suitable access shall be provided from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road

### **Action Area 3**

This Action Area is on the R117 regional road immediately east of Enniskerry Bridge and is bounded to the south by the public road and the north by the river. This action area measures c. 0.4ha and currently comprises c. 0.13ha of commercial land (Crimmins Garage), 0.22ha of undeveloped open space and 0.066ha in community usage, in the form of existing public toilets and community hall.

This action area shall be developed in accordance with the following criteria:-

- Redevelopment in the form of either commercial or residential use, or a combination of both, may occur on an area not exceeding 0.2ha.
- Any commercial uses proposed shall be consistent with those uses allowable in the TC zone
- In the event that redevelopment proposals include the removal of the existing community hall, a replacement facility shall be provided by the developer at an agreed location within the town boundary
- The existing public toilets shall be maintained on the site unless otherwise agreed with the Local Authority
- Development proposals shall not exceed 3-storeys in height and shall be so designed to minimise impact on residential amenities of existing properties to the immediate south of the site.
- Any application shall be accompanied by
  - full ecological and hydrological assessment of the development on the river and riverbank habitats, including flood impacts
  - an assessment on the impact of any development on the structural integrity of the public road

### **Action Area 4**

This Action Area is located south of the town centre, in the townland of Cookstown, as shown on Map 1. This action area measures c. 9.3ha. This action area shall be developed as a residential, open space, community and agricultural zone in accordance with the following criteria:-

- A maximum of 2.15ha may be developed for housing at a maximum density of 20/ha (8/acre). A full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided and no more than 50% of the units shall exceed 3 bedrooms or 125sqm in size
- A minimum area of 0.4ha (1 acre) shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, in addition to any Part V obligations



under the Wicklow Housing Strategy. Permission will not be considered for private housing until sufficient progress has been made on this element

- Access to the site shall be from local road LP-1020
- An amenity zone shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along the Dargle
- The remainder of the site not designated for a particular purpose (either housing or amenity use) shall be retained in agricultural use for possible future development purposes
- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road.

## 12. Zoning

The purpose of land use zoning objectives is to indicate the Council's intentions for all lands in the town. The various land use zones and their objectives are identified on the Maps of this Local Area Plan. Land use zoning objectives and the associated vision for each zone are as follows:-:

<b>Zoning Objectives</b>	
RE: Residential	Existing residential. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located
R1: New residential	To protect, provide and improve residential amenities
R2: New residential Low Density	To protect, provide and improve residential amenities at a density not exceeding 10/ha max
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.
E: Employment	To provide for the development of enterprise and employment
T: Tourism	To facilitate the provision of tourist based activities
CE: Community & Education	To provide for civic, community and educational facilities
AG	To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary
AG (eco): Eco Agriculture	To protect and provide for eco-agriculture and amenity in a manner that protects the physical and visual amenity of the area
AOS: Active Open Space	To provide for active recreational open space
OS: Open Space	To preserve, provide and improve recreational amenity and passive open space.
PU: Public utility	To protect and provide for public services. "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers

The acceptability of certain uses in particular zones are self evident, as is the unacceptability of others. Over a wide range of uses, the degree of acceptability will be assessed on the basis of a specific planning application where its nature, extent, intensity and its incidental effects can be evaluated properly.

The following table indicates the acceptability levels for any use in each of the groups:

<b>Acceptability of Uses</b>	
Y	Permitted in Principle
N	Not Normally Permitted
X	Prohibited

'Not Normally Permitted' means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan.

Uses not recorded in the Land Use Matrix will be considered in relation to the general policies of the plan and the zoning objectives of the particular area.

Many uses exist where they do not conform to the designated use zoning objectives. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area. Development within the Agricultural zoning shall be strictly in accordance with the provision of the County Development Plan.

### Land Use Matrix

Development Categories	R	TC	E	CE	OS, AOS	PU	AG	T
Bed & Breakfast/ Guesthouse	Y	Y	X	X	X	X	X	Y
Car Parks	N	Y	Y	N	N	X	N	Y
Community Facility	Y	Y	N	Y	N	Y	Y	X
Crèche/ Nursery school	Y	Y	Y	Y	X	X	X	X
Doctor/Dentist etc/Health	Y	Y	N	Y	X	X	X	X
Education	Y	Y	X	Y	X	X	X	N
Garden Centre	N	Y	N	N	X	X	N	N
Halting Site	Y	N	N	Y	N	Y	Y	X
Heavy Vehicle Park	X	X	Y	X	X	X	X	X
Hospital/Nursing Home	Y	Y	X	N	X	X	N	X
Hotel	X	Y	X	X	X	X	X	Y
Industry	X	N	Y	X	X	X	X	N
Motor Sales Outlet	X	Y	N	X	X	X	X	N
Offices	X	Y	Y	X	X	X	X	N
Petrol Station	X	Y	N	X	X	X	X	N
Public House	N	Y	X	X	X	X	X	N
Public Services	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Building/ Facility	N	Y	N	Y	Y <sup>6</sup>	X	Y <sup>6</sup>	N
Residential	Y	N	X	X	X	X	X	X
Residential Institution	Y	N	X	X	X	X	X	X
Restaurant	N	Y	X	X	X	X	X	Y
Service Garage	X	Y	Y	X	X	X	X	X
Shops (Local) <sup>7</sup>	Y	Y	N	X	X	X	X	X
Shops (Other)	X	Y	X	X	X	X	X	N
Retail Warehouse/Cash & Carry	X	N	X	X	X	X	X	X
Warehousing/Distribution.	X	N	Y	X	X	X	X	X

<sup>6</sup> A 'Recreational Building' shall be an ancillary use only

<sup>7</sup> A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

### **13. Implementation**

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be required in accordance with Wicklow County Council's Development Contribution Scheme, prepared under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permission with the inclusion of conditions requiring levies and/or bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.

### **14. Environmental Assessment**

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. A sub-section of this process is the 'Appropriate Assessment' (AA) process which comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impact on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

The key to deciding if SEA/AA will apply is whether the revised Plan would be likely to have significant effects on the environment / Natura 2000 site. The draft plan was screened having regard to the criteria set out in Schedule 2A of the SEA Regulations 2004 and the guidance set out in "*Assessment of plans and projects significantly affecting Natura 2000 sites*" (EC 2001) and subsequently notice was given to the environmental authorities<sup>8</sup>.

Having regard to the feedback received and the Council's consideration of the relevant criteria, it has been concluded that the policies and objectives contained within the draft plan and the development that will result there from are unlikely to give rise to significant impacts on the environment or Natura 2000 sites. It is concluded therefore that an SEA/AA is not required for this plan<sup>12</sup>.

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<sup>8</sup> The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage & Local Government and the Department of Communications, Energy & Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those departments.

<sup>12</sup> The SEA and Appropriate Assessment screening reports and the responses from the relevant agencies are available for inspection at Wicklow County Council offices and website

## APPENDIX

This appendix is an extract from the document published as Part A of the draft LAP, which comprised a description of the process involved in the preparation and making of the Enniskerry Local Area Plan 2009, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning.

This appendix however only includes the background analysis for the zoning contained in the plan, the infrastructural objectives and details of the SEA process. The entire Part A document is available separately, either from the Planning Authority offices or download from Wicklow County Council website.

As a number of modifications were made to the LAP during the plan adoption process, the calculations and recommendations with regard to zonings contained in this appendix may not be fully consistent with those contained in the final LAP adopted. However, this appendix will still enable an understanding of the basis of the assumptions and recommendations made in the Plan.

### 1. Quantity of zoned land

It is intended to enhance the physical and social infrastructure and accommodate the needs of the town, in accordance with its *'Small Growth Town I'* status as set out in the County Development Plan Settlement Strategy. This will require land to be designated for community and employment infrastructure, in addition to residential development.

#### 1.1 Housing

Though this Plan will cover the six years from 2009 until 2015, zoning will be in the context of the proposed County Development Plan population projections up to 2016.

While the amount of land to be zoned is based on the number of people to be accommodated, *Household Size*, *'Excess Factor'*, *'Headroom'*, and *Housing Density* are all factors in this equation.

##### 1.1.1 Household Size

The average household size has been steadily falling in Co. Wicklow, from 3.23 in 1996 to 2.9 in 2006, a fall of 0.033 per annum over the 10 year period. This accelerated to over 0.04 over the past 4 years. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of 2.56 persons per household. The 2006 census revealed a total of 554 households in Enniskerry (average household size of 3.39). The target population of 2,190 in 2016 will require 855 households (assuming household size of 2.56). Therefore this plan must make provision for these **301 new households**<sup>9</sup>

##### 1.1.2 Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or *pieds à terre*.

This essentially means that not all new houses in the town will result in the formation of a new *"household"* as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010 the *"excess factor"* will be 20% for the Greater Dublin Area, and in the Mid-East region it will be circa 13%. Given that the *"excess factor"* is greater in urban than in rural areas, that Enniskerry is

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<sup>9</sup> These figures make provision for both falling household occupancy rates of existing houses and the projected occupancy rate of new houses.

in the “*Hinterland*” and that a considerable proportion of households in the town are commuter households, **an excess factor of 6% will be used in this Plan.**

Due to the excess factor, more houses require to be built than the number of new households required; therefore the number of new houses / residential units required is **301 + 6% = 319 new houses.**

Since the adoption of the previous Enniskerry LAP in 2002, permission has been granted for c. 76 new housing units in the town. Of these, approximately 33 were completed and occupied by the time of the 2006 census. Therefore since the census, a total of 43 units have either been completed, are under construction or awaiting commencement.

Therefore up to 2016, sufficient zoned land is required to provide for **276 (319 – 43) additional houses in Enniskerry.**

### 1.1.3 Headroom

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as “*market factor*” and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the 30% - 50% range; a figure of 30% will be applied in this Plan. In this context, the LAP must zone sufficient land for **359 (276 + 30%) additional houses.** Even though land will be zoned in accordance with the market factor, the actual number of houses that will be permitted will be restricted to the target population on a first come first served basis.

### 1.1.4 Housing Density

It is assumed that residentially zoned lands, which are generally “*greenfield*” in nature will be developed in accordance with the density standards set out in the County Development Plan 2004-2010 i.e. at an average rate of 8/acre or 20/Ha. This is an average figure as lands closer to the town centre may be developed at slightly higher densities and lands in fringe areas may be developed at lower densities. For lands in the core of the town, which are zoned TC (Town Centre), a density of 16/acre or 40/Ha is assumed.

### 1.1.5 Amount of Zoned (Housing) Land

The table below sets out the amount of available zoned land as per the 2002 LAP.

Location	Area (ha)	Projected no. of units possible
AAP1 lands at Kilgarran (20/ha)	9.4 <sup>10</sup>	156 <sup>11</sup>
R2 lands at Knocksink Wood	3	14 <sup>12</sup>
R3 lands at Monastery (10/ha)	1.2	12
R3 lands at Cookstown (10/ha)	0.8	8
<b>Total</b>	<b>14.5</b>	<b>190</b>

Therefore existing undeveloped zoned land, could provide for approximately 53% of the required growth of the town to 2,190. This plan must therefore make provision for additional zoned lands. It should be noted that the existing R3 zoning at Monastery is proposed to be omitted in lieu of alternative zoning in the same area.

### 1.1.6 Conclusions

New residential zoning shall have regard to the following planning criteria:-

- Unzoned lands closest to the existing town centre shall be considered first for new zoning (the ‘town centre’ being taken as the square). Within this context the choice of zoned land will be informed by the avoidance of protected areas, natural topography, accessibility and the location of established residential areas;

<sup>10</sup> This includes the existing GAA grounds (2ha)

<sup>11</sup> This is in accordance with the agreed action plan, which allowed for the development of 7.8ha @ 20/ha, with 20% being devoted to voluntary, social and affordable housing

<sup>12</sup> This estimate of number of units possible is based on the existing permission granted on the site

- Lands adjacent to existing or planned community and social infrastructure such as schools and open space sites / zones;

The proposed new zonings are thus as follows:

Location	Proposed zoning	Area (ha)	No. units (max)
AG lands at Cookstown (south of Enniskerry Demesne)	20/ha	2.15	43
AG lands south of Countybrook Lawns <sup>13</sup>	10/ha	3	30
AG lands north of Monastery Grove	20/ha	3.6	72
Expand AA1	20/ha	1.2	24
<b>Total</b>		<b>9.95</b>	<b>169</b>

## 1.2 Social & community infrastructure

Enniskerry and its environs is home to the following social and community assets:

- St. Mary's Catholic Church
- St. Patrick's Church of Ireland
- Two primary schools
- Soccer pitch
- GAA pitch
- Two tennis courts
- Two golf courses
- Community Halls
- Post Office
- Garda Station
- Powerscourt House and gardens

### 1.2.1 Education

**Primary Education:** There are currently two primary schools in Enniskerry with total enrolment figures of 304 in 2007/2008 (245 pupils in St. Mary's & St. Gerard's N.S. and 59 pupils in Powerscourt N.S.). Given the current population of c. 1,900 persons, it is clear that the schools in the town provide places for a wider catchment than the town itself (approximately 35% more). Taking the population target for Enniskerry of 2,190 by 2016, and increasing this by 35%, there will be a demand for c. 350 primary school places (at least 14 classrooms)<sup>14</sup>. It is therefore considered that the plan should make provision for zoned land to accommodate, at a minimum, this expansion.

St. Mary's currently occupies a site of c. 0.6ha and given land uses in the vicinity, it is not possible to expand this area. This school already has 8 classrooms and 4 special needs rooms (including a number of temporary structures). The existing school site is also too small to provide for current recreational and parking needs and is not sufficient to accommodate its expected increase in demand. Given the anticipated increase in pupil numbers it is considered that the plan should make provision for the relocation and expansion of St. Mary's and St. Gerard's to provide for 16 classrooms.

Powerscourt N.S. has current permission for a new 4-classroom school on a site of c.1ha in Cookstown. This site meets Departmental guidelines for a school of up to 8 classrooms; however the configuration, topography and access arrangements for this site result in a constrained layout for the new school with severely restricted play and parking areas.

**Zoning:** An alternative site for St. Mary's is required. This plan will make provision for a new 16-classroom school site in AA1 (1.2ha). The existing zoned site to be developed for Powerscourt N.S. will be expanded to 1.35ha (i.e. up to the R760).

<sup>13</sup> This is 'in lieu' of the 1.2ha zoned R3 in 2002 plan south of Monastery Grove (on same family holding)

<sup>14</sup> Assuming 12% of the population at any time are of primary school going age, as per Department of Education guidelines and 25 children per classroom

### 1.2.2 Community & social facilities

**Community groups:** There are two community centres located within Enniskerry:-

- Community Hall - located on the R117 east of Crimmins garage
- Community building in Bog Meadow (it is planned to upgrade this centre)

There is a current proposal to redevelop the Crimmins site, which entails the demolition of the community hall. Therefore the plan shall make provision for a replacement community centre in the town. Having regard to the location of the existing centre in the eastern part of the town (Bog Meadow), this plan shall make provision for a new centre in the western side of the town, one the principle areas of planned new housing growth

**Childcare:** There are a number of crèches, playschools and Montessori schools in the town. New housing areas will be required to provide private crèches in accordance with the Childcare Guidelines (20 spaces for every 75 houses).

**Library:** There is an existing library in the town. It is considered to meet the needs of the town, but suffers from a lack of car parking

Services for the elderly: A need has been identified in Enniskerry for voluntary / sheltered housing for the elderly.

**Zoning:** AA1 criteria shall include the provision for a new community centre. AA4 criteria shall include the provision of minimum 0.4ha (1 acre) for sheltered / voluntary housing

### 1.2.3 Play

It is the policy of the Council to ensure the provision of active open space at a rate of 2.4ha of land per 1,000 population. For the target population of 2,190 this will require 5.3ha (2.19 x 2.4ha). In accordance with the adopted Active Open Space policy of the Council, this should be divided into:

- 3.5ha of outdoor sport areas
- 0.45ha of equipped play spaces
- 1.35ha of casual play areas

**Outdoor sport areas:** Enniskerry GAA club occupies a site of c.2ha, located at Kilgarran, west of the town centre and consists of dressing rooms and playing field. Enniskerry also contains a soccer pitch and two tennis courts located in Bog Meadow north of the town centre area of Enniskerry, occupying an area of c. 1.5ha. Therefore there is c. 3.5ha of existing outdoor sports areas in Enniskerry, which complies with the requirements set out in the Council policy document.

**Equipped play spaces:** 0.45ha of equipped play spaces is required to serve the town. There is one small equipped play space in Enniskerry at Monastery Grove but this is not suitable to meet the needs of the entire town. This deficiency shall be addressed in this plan.

**Casual play spaces:** 1.35ha of casual play space is required to serve the town. There are no established casual public play spaces located within the plan area (other than residential open spaces). There is however an abundance of amenity forest areas within an adjacent to the town, which are considered adequate to meet the casual amenity needs of the town.

**Zoning:** AA1 criteria will include a requirement for a playground.

### 1.3 Employment & enterprise

The appropriate scale of employment to be provided for such a "Small Growth Town 1" as Enniskerry is guided principally by the Regional Planning Guidelines for the Greater Dublin Area, the County Development Plan and the employment characteristics of the town.

While the comparative measurement of the economic health of settlements by the application of statistical indicators is of importance to the understanding of medium to large settlements, such detailed analysis of the economic status of smaller towns and villages is not warranted or accurate. Analysis of Enniskerry indicates that it is a town that is not serving its hinterland in terms of employment, with a high commuting population and outflows for employment that are considerably greater than inflows.

Given the location of Enniskerry and its proximity to Bray, Greystones and Dublin and the employment opportunities available in these urban centres the majority of residents will continue to find employment outside of the town itself.

In the past demand has not been strong for industrial/employment sites in Enniskerry. Given the close proximity of Enniskerry town to larger urban centres, its topographical and environmental constraints and the physical incompatibility of such development with the town's tourism oriented service based activities, it is considered appropriate that only a modest amount of lands shall be zoned for employment purposes.

**Zoning:** Provision shall be made for 1ha (maximum) of employment land in AA1. This land shall be developed for (a) high quality commercial / office / studio type employment and (b) local services and manufacturing, at maximum plot ratio of 0.4.

#### 1.4 Retail

Enniskerry is a Hinterland Area **Tier 2, Level 4 Local Centre** in the Greater Dublin Area (GDA) Retail Hierarchy. Small Towns and Village Centres are considered to perform the equivalent role within the Hinterland as Neighbourhood centres perform in the Metropolitan Area, which typically comprise a parade of convenience stores, the occasional lower order comparison outlet and limited local services, primarily served by a 'walk-in' population and will have limited parking.

Given the rural nature of the Hinterland Area of the County and the spatial distribution of centres and population, there is reliance on the private car and public transport and hence the Small Towns & Village Centres serve more than a 'walk-in' population. The Village Centres have a more important role therefore in meeting shopping needs than the Metropolitan Area 'Neighbourhood Centres', particularly in respect to convenience shopping, economic and lifestyle changes, combined with retail trends, have however resulted in the retail and service offer in the village centres declining with greater consolidation in larger centres. It is the policy of the Council to facilitate the local provision of shops and services in Tier 2 Level 4 Local Centres to meet the needs of existing and expanding populations.

A survey of retail floor space in Enniskerry was carried out during the course of drawing up the retail planning strategy for the GDA in November 2001. At that time, there was c. 225sqm of convenience floor space and c. 430sqm of comparison floor space<sup>15</sup>. Since the 2001 survey, a number of retail units have ceased trading (but still available for up take as retail use) and some new retail developments have been constructed, mainly involving a change of use from residential to commercial use to include shops, coffee shops etc.

It is currently estimated that there is c. 325sqm convenience floorspace and c. 510sqm of comparison floor space available in Enniskerry. This quantum of floorspace would have a turnover of c. €4.8m for convenience and €3.4m for comparison shopping<sup>16</sup>. It is estimated that by 2016 the available expenditure for Enniskerry will be c. €7.3m for convenience and €11.2m for comparison shopping, based on a projected population of 2,190<sup>17</sup>.

Therefore on occupation of all existing and permitted developments, approximately 66% of all available convenience expenditure and 30% of all comparison expenditure in the town would be absorbed in the town. Given Enniskerry's retail function as envisaged by the County Retail Strategy, the close proximity to the Level 1 centre of Bray (4km) and the Level 3 centre of Greystones (8km), it is considered that only 75% of convenience spend and 25% of comparison spend and requires to be catered for within Enniskerry. Therefore it is considered that there is sufficient comparison shopping in the town but there is a need to expand the convenience offer.

**Zoning:** While there is a need to expand the retail offer in the town, this can be catered for within existing zoned town centre lands, which are not in current retail use but are considered suitable for retail use.

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<sup>15</sup> Convenience goods comprise food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods; Comparison goods comprise clothing and footwear, furniture, furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreation equipment and accessories, books, newspapers and magazines, goods for personal care and goods not elsewhere classified

<sup>16</sup> Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison

<sup>17</sup> Derived from CSO / ESRI data (expressed in 2004 prices) – approx €3,355 per capita expenditure of convenience goods and €5,117 per capita expenditure of comparison goods



## **2. Infrastructure**

### **2.1 Roads & transportation**

Enniskerry is located 22km south of Dublin city centre, 5km west of Bray and approximately 2.5km west of the N11, which links Dublin to Rosslare. The R117 links the town to the N11, and continues across Enniskerry Bridge in a northwards direction towards The Scalp and Kiltiernan. The R760 from Rocky Valley (Kilmacanogue) links with the R117 in the town square.

The provision of an alternative route to Enniskerry from the N11 is required having regard to the hazardous junction at the N11 and alignment of the R117. It is envisaged that this new route from the N11 will be via the improved Fassaroe Interchange, through the new development zone on the west side of the Fassaroe Interchange. This zone is to be served by the LUAS and new linkage to Enniskerry is considered to be of benefit to both road user safety and those wishing to use the LUAS.

A number of road and footpath improvements have been carried out within the town and its environs. Recently bus stop and footpath improvements have been implemented in the town centre with further works currently ongoing from Forge Road to the Parochial Hall and from "Buttercups" to Spar supermarket. These works are being coordinated by Eircom who will be laying new ducting in tandem with the footpath renewal. Some road strengthening/surfacing along with some kerbing and footpath improvements are ongoing on Cookstown road and Church hill from Powerscourt entrance to Forge Road.

There are two Dublin Bus routes servicing Enniskerry, both of which operate a frequent service to both Dublin and Bray:

- Route 44 (Dublin to Enniskerry)
- Route 185 (Shop River to Enniskerry)

### **2.2 Water Supply**

An improved water supply scheme to Enniskerry and surrounding areas is to be provided including a new water storage reservoir in Killegar (2,000 cu m), to be fed from the Dublin City Council Vartry water supply scheme and the existing Kilmalin water treatment plant (which extracts water from the Glencullen River) is to be substantially upgraded. Until 2006, the only water supply to Enniskerry was from the Glencullen River. In 2006, a new connection to the Vartry Scheme was made at Cookstown. This supply now meets 70% of Enniskerry's water needs. While the remaining 30% will still be sourced from the Glencullen River, the treatment plant at this location is to be significantly improved (electrically and mechanically), abstraction will not exceed the original plant design capacity (which is not being expanded).

### **2.3 Waste Water**

Currently Enniskerry is served by the Wastewater Treatment Plant at Cookstown on the Bray Road, which discharges treated effluent to the Cookstown River. This plant has capacity of 6,000p.e. and a current loading of 5,200p.e. Therefore the plant has sufficient capacity for the growth of the town to 2,190 and associated employment and community facilities.

### **2.4 Surface Water**

Surface water in Enniskerry is generally drained by separate surface water networks to surface waters in the town, in particular to the Cookstown River, which passes through the northern section of the town from west to east and through the townlands of Cookstown and Fassaroe. Subject to all new developments providing for separate surface water networks, attenuation where appropriate and measures to ensure no contamination enters the surface system, there are no issues with regard to surface water disposal in the town or impacts on downstream areas.

### **2.5 Telecommunications**

Enniskerry is served by telecom and cable services, delivering both telephone and television services. There are a number of companies offering Internet services and broadband. Mobile phone coverage is available in the town and environs.

### 3. Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. A sub-section of this process is the 'Appropriate Assessment' (AA) process which comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site<sup>18</sup> and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impact on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

#### 3.1 Legal Framework

On the 21<sup>st</sup> of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant 'Guidelines for Planning and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage & Local Government in November 2004. As the Enniskerry LAP is being prepared in accordance with the provisions of the Planning & Development Acts 2000-2006, the plan will supersede the existing Enniskerry Local Area Plan 2002. As the population within the plan area is less than 10,000 it is a requirement that the County Council undertakes a "screening" of the plan in respect of SEA. Under the ruling in Case 418/04 EC Commission v Ireland, it was found that Ireland had not correctly transposed and implemented the Habitats Directives by not providing explicitly for 'appropriate assessment' of land use plans. This judgement is expected to require legislative change to complete the transposition of the Directives; however to date no legislation or guidelines have been produced with regard to 'appropriate assessment'. It is the current recommendation of the Department of the Environment, Heritage & Local Government that any land use plan is screened for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the draft plan may have an impact, a full 'appropriate assessment' must be carried out, as well as a full SEA.

#### 3.2 The Screening Process

Screening is the technique applied to determine whether a particular project or plan would be likely to have significant environmental effects and would thus warrant an SEA/AA. The key indicator that will determine if an SEA/AA is required of particular non-mandatory Plans, is if they are likely to have *significant environmental effects* on the environment/Natura 2000 site or not.

Where the Planning Authority is uncertain that there is a prima facie case for an SEA/AA, the Plan must be screened for its possible significant effects and the designated environmental authorities should then be formerly consulted during, and as part of, the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage & Local Government (DoEHLG), and the Department of Communications, Energy, and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those departments.

#### 3.3 Enniskerry Local Area Plan Screening

As stated above, the key to deciding if SEA/AA will apply is whether the proposed plan would be likely to have significant effects on the environment / Natura 2000 site. The draft plan and proposed modifications to the draft plan were screened having regard to the criteria set out

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<sup>18</sup> Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)

in Schedule 2A of the SEA Regulations 2004 and the guidance set out in "*Assessment of plans and projects significantly affecting Natura 2000 sites*" (EC 2001) and subsequently notice was given to the EPA and the two relevant departments. The screening exercise came to the following conclusions:-

- Policies and objectives of this Local Area Plan are unlikely to have significant effects on the built or natural heritage of the Plan area. Environmental effects are expected to be generally positive in nature specifically regarding the improvement of services infrastructure, the protection afforded to natural and built amenities and views / prospects and the designation of sites for community facilities,
- The population is projected to increase from 1,881 to 2,190 by 2016. This represents a 16.42% increase for this period. While additional residential zoning will be required, a large proportion (61%) of the town's growth will be accommodated by extant planning permissions on zoned land. Sufficient capacity in the wastewater treatment plant and availability of water supply will be a prerequisite for considering the development of land,
- Development Management Provisions in the Wicklow County Development Plan 2004-2010, and this Plan, will ensure appropriate assessment of proposed developments on a case-by-case basis
- The Plan will not give rise to significant adverse impacts on the Natura 2000 site (Knocksink Wood SAC and Ballyman Glen SAC) as a result of increased visitor use, increased water abstraction from the Glencullen River or disturbance to protected flora and fauna at the sites. However, following screening of the proposed modifications to the draft plan, the possibility of significant adverse impacts of Knocksink SAC from proposed modification No. M1 could not be ruled out.

### **3.4 Consultation with Environmental Authorities**

#### ***Environmental Protection Agency***

Response to SEA screening:

- The conclusion of Wicklow County Council's assessment that no SEA is warranted is noted
- The following issues should be considered in the preparation of the new plan
  - drinking water
  - wastewater treatment infrastructure
  - water quality
  - flooding
  - biodiversity and designated sites
  - climate change
  - soil and contamination
  - energy and energy conservation
  - traffic management
  - human health / quality of life
  - cultural heritage
  - landscape / townscape
  - environmental policies and objectives
  - environmental Impact Assessment
  - urban wastewater discharge licensing
  - waste management
- A number of documents (list provided) should be taken into consideration during the preparation of the Draft Plan where appropriate.
- Response to AA screening: None received

#### ***Department of the Environment, Heritage and Local Government***

Response to SEA screening:

- Enniskerry is situated adjacent to Knocksink Wood cSAC designated under the Habitats Directive. The proposed LAP is a plan which has the potential to impact on the cSAC through increased visitor use arising from increased population. In particular, the plan needs to be assessed in combination with any other proposals in

the locality, such as more housing or road improvements, which may also lead to increased visitor use of Knocksink Wood

- The Glencullen River is also part of the cSAC. The LAP envisages improving water supply which entails abstraction from the river. This also has the potential to impact on the cSAC
- The taking of additional water supply from the Vartry scheme may also impact on natural heritage
- There is a necessity to strictly protect bat species and otters under the Habitats Directive and extra night lighting resulting from extra housing may impact on such species
- The plan therefore requires to be screened for Appropriate Assessment

Response to AA screening:

- Ballyman Glen should be included on the list of cSACs
- The plan should include a policy requiring AA screening or full AA and/or EIS for any application for development that has the potential to impact on a Natura 2000 site
- The R2 zoning south of Knocksink has the potential to impact on this Natura 2000 site. Therefore any application for development on this site should be accompanied by AA screening or full AA and /or EIS
- The conservation objectives of the cSAC sites should be stated
- The AA should make reference to any impact on the Broadlough SAC and SPA from water abstraction from the Vartry
- The issue of habitat disturbance should be included under 'potential impacts' as well as 'cumulative impacts'
- The AA screen must address any possible impact on the Ballyman Glen cSAC from the proposed LUAS line extension from Cherrywood into Fassaroe including any river crossing and park and ride facilities
- The extension of the LUAS to Fassaroe and the provision of associated park and ride facilities is likely to go hand in hand with rezoning of lands in the area (and the associated provision of infrastructure including new roads). These developments require to be addressed in the AA
- The draft LAP includes zoning for a new school in AA1. Any future alternative use for the existing NS could have an impact on Knocksink cSAC given its proximity. This use should be appropriately controlled.
- In response to the screening of the proposed modifications to the draft plan and in particular with regard to proposed modification M1, the DoEHLG indicated
  - concern about potential contaminants getting into the water table via the gravel. The appropriate assessment mentions that the GSI classifies the subsoils as high vulnerability and a locally important aquifer;
  - the impact on the conservation objectives for the cSAC was not assessed, as required by the EU Habitats Directive;
  - if this land were zoned for residential development and was subsequently developed, there could be impacts on species biodiversity such as impacts on badgers and bats. Bats are strictly protected under the Habitats Directive and badgers are protected under the Wildlife Acts of 1976 & 2000.

***Department of Communications, Energy and Natural Resources***

Response to SEA screening:

- In terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this LAP
- Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings both organic and hydraulic that are likely to arise from the projected population increases anticipated in the LAP. In this regard it is noted that the existing WWTP has a design capacity of 6,000p.e
- In relation to proposals to upgrade the water supply network, any abstractions from the Glencullen River must take due cognisance of the requirement to sustain

sufficient flows in the river at all times in order to maintain suitable fish pass conditions.

### **3.5 Conclusions**

All issues raised by the authorities have been addressed in the SEA and AA screens and Wicklow County Council is satisfied that the plan does not warrant full SEA / AA. With particular regard to the feedback from the Department of the Environment, Heritage and Local Government

- the suggested policy improvements have been included in this plan
- the R2 lands south of Knocksink Wood were zoned in the previous development plan and permission has been granted (which is under appeal as at November 2008). In the event that this permission is refused, any new application would be subject to the policies of this plan including the necessary to carry out an Appropriate Assessment screen or full Appropriate assessment and / or EIS. Similarly, any application for change of use at the national school site would be subject to the policies of this plan.
- the AA screen has been amended to include reference of potential impact on the Vartry system and Broadlough
- the issue of habitat disturbance is included under the section entitled 'Potential Impacts', subheading (4) "Physical changes to the cSAC that will flow from the plan (e.g. land reclamation and drainage, landfill, clearance, conversion, flood control measures, excavation, piling, dredging etc)"
- The Rail Procurement Agency has indicated a preferred route for the LUAS extension into Bray and Fassaroe which would entail a bridge crossing of the Ballyman Glen c. 250m east and downstream of the eastern boundary of the cSAC. Given this location, is it not considered likely that an impact will result from this project; however, this project will be subject to AA screening or full AA and /or EIA.
- The proposed Bray Environs LAP will not facilitate or require interference with the Ballyman Glen and this plan is the subject of separate SEA and AA process whereby any potential impacts identified will be addressed through appropriate measures
- Proposed modification M1 was not adopted into the final plan.