
ENNISKERRY

LOCAL AREA PLAN 2009

DRAFT

2008



Forward Planning Section

Wicklow County Council

November 2008

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DRAFT 2008**

This document is in two sections:

- A** Consists of a description of the process involved in the preparation and making of the Plan, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning. This part of the document is to enable an understanding of the basis of the assumptions and recommendations made in the Plan.
This section will not form part of the final published Plan.

While Part A will not be published once the Plan has been adopted, it will be available on the Wicklow County Council website, or at the Planning Office, for those who wish to further understand the process behind the Plan.

- B** The plan itself, includes all relevant policies and objectives, and two maps.

**Enniskerry
DRAFT LOCAL AREA PLAN**

PART A

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1. PURPOSE OF THIS PLAN

It is the purpose of this Plan to establish a framework for the planned, co-ordinated and sustainable development of Enniskerry. The aim of the Plan is 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 develop and enhance the previous policies of the Enniskerry Local Area Plan 2002 in order to provide objectives which meet the town's needs during the period up to 2014.

The Local Area Plan consists of a written statement and maps. The written statement takes precedence over the maps should any discrepancy arise between them.

2. LOCAL AREA PLAN STATUS AND PROCESS

Part II, Chapter II, Section 19 of the Planning & Development Act 2000 (the Act), as amended, provides that a Local Area Plan (LAP) may be prepared in respect of any area which a planning authority considers suitable; and in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large scale development within the lifetime of the Plan.

A LAP shall be made in respect of an area which is designated as a town in the most recent census of population other than a town designated as a suburb or environs in that census, which has a population in excess of 2,000 and is situated within a functional area of a planning authority which is a County Council.

The Planning & Development (Amendment) Act 2002, (Section 8) indicates that a LAP can include specific objectives pertaining to the zoning of the land, however these objectives must be consistent with the CDP.

Once the Draft Plan is prepared, notice of the intention to make the proposed Local Area Plan will be advertised in one or more newspapers circulating in the area. Information will also be disseminated through public counter, website and by phone. The statutory time frame as set out in the Planning & Development Acts, commences upon public display of the Draft Local Area Plan.

Timeframe	Progress of statutory LAP process
Week 1	Draft Local Area Plan on display and submissions invited. Minimum 6 weeks
Week 6	Preparation of Manager's Report on submissions received. Maximum 6 weeks
Week 12	Manager's Report given to Council Members for consideration. Maximum 6 weeks
Week 18	Plan made unless Council Members decide not to make it, or vary or modify it, in which case the modifications must be advertised within 3 weeks
Week 21	Modifications on display and submission invited. Minimum 4 weeks
Week 25	Preparation of Manager's Report on submissions (modifications only). Maximum 4 weeks
Week 29	Manager's Report given to Council Members for consideration. Maximum 6 weeks
Week 35	Plan made by Council Members as per Manager's recommendation with or without modifications

3. PUBLIC CONSULTATION

A background issues paper went on public display on Wednesday 4th June 2008. This paper was prepared in order to stimulate debate on the planning issues that the new plan may address over its duration. It sets out some of the main issues under various topic headings. The headings were not exhaustive and the public were invited to raise any other matters of relevance to the Local Area Plan. Submissions were invited from the public up to and including Wednesday 2nd July 2008.

A Public Consultation Meeting was held on Tuesday 10th June from 3 p.m. to 9 p.m. at the Powerscourt Arms Hotel in Enniskerry. Upon arrival at the meeting each attendee was issued with the Background Issues Paper and a submission form.

The afternoon session was reserved for local community groups and stakeholders and was held in a clinic format where each group/stakeholder had an opportunity to speak to a Planner individually. The evening meeting was an information disseminating session whereby information on various topics was presented in display form, with planners available to answer any questions arising.

Written submissions were invited from the public from the 4th June 2008 up to the closing date of the 2nd July 2008 at 5.00 p.m.

List of those who made pre-plan submissions:

1. Berridge, Patrick
2. Bluetone Ltd. (part of Treasury Holdings Ltd.)
3. Byrne, Frank
4. Chandler, Reg
5. Coleman, Eamonn, c/o Hendrik W. van der Kamp
6. O Connor, David
7. Corcoran, Noel
8. Corolan, Oscar
9. Cowzer, Edward
10. Craig, Rose Mary
11. Cronin, Jackie c/o Enniskerry Village Forum
12. Cronin, Lynda
13. Forest Friends Ireland Ltd.
14. McGlinchey, Gerard
15. Jordan, Peter
16. Kavanagh, Dunne Anne
17. Kelly, Maoliosa c/o Cookstown Residents Association
18. Landseer, Gabrielle
19. Lawlor, Colin, Valerie and family
20. Magee, Maeve
21. Moore, Charlie
22. Petters, Yanny
23. Poveda, Jose c/o B.O.M. of St. Mary's and St. Gerard's N.S.
24. Prosser, John H.
25. Taheny, Dominick
26. Velda, John and Phillipa

Headline Issues

A summary of the main planning issues raised in public submissions and during the public consultation meeting included:

Population, settlement strategy and residential development

- 5 requests to rezone "GB" lands to "R" - residential,
- The density of development proposed in AAP1 should be amended to allow for a range of densities ranging from low to high,
- Calculations of population growth in the lifetime of the plan are not reflective of reality (decline since 1996) and the current population targets are not appropriate,

- The new LAP should not zone any additional land for housing
- Any new development should be located on unzoned or underutilised land in the town core
- The 'Local growth' criteria applied are inappropriate for Enniskerry
- Population growth should be located at Monastery and Kilgarran
- Residential densities should be maintained low and no development should exceed two-storey,
- Social housing for the elderly and mobility impaired is required
- Request to rezone a site with "AG" zoning in Kilgarran to "R" with the provision of a town green on-site,
- Development in the green 'bowl' surrounding the town core should be resisted
- The plan should ensure a range of house types and sizes, to ensure that the needs of family types are accommodated,
- 3 requests to zone "AG" land to residential,
- 1 request to zone site outside Enniskerry LAP boundary for residential use.

Town centre and retail

- A neighbourhood centre (including retail and commercial use) should be facilitated in AAP1
- No additional lands should be zoned for retail development,
- Improved footpaths are required, including around clock tower
- Need to create a better balance of shops within the town centre,
- The site of Powerscourt Arms Hotel is the most suitable town centre site for expanded activities
- Derelict / underutilised sites in the town core should be development for commercial uses

Transport, traffic and parking (including pedestrian issues)

- Long term parking facilities should be improved in Bog Meadow,
- Requests for pedestrian crossings and traffic management / calming measures
- Parking issues in the town centre need to be addressed,
- Policies RT5, 8, 9 and 12 for 2002 LAP should be retained
- Transport linkages to tourist attractions and Glencree Valley would benefit the town
- One way system should be installed in the town centre
- Pedestrian shortcuts should be included in the plan along with objectives to preserve, repair and maintain them
- Measures are required to restrict town parking
- Cycle and pedestrian linkages from areas of new residential development to town centre should be encouraged,
- Need to upgrade the existing Enniskerry/ Glencree Road, the Forge road and Kilgarran hill

Community infrastructure

- Site for the redevelopment of St. Mary and St. Gerard's N.S. is restricted and a greenfield site should be designated for its relocation and this should be in AAP1,
- Need to improve existing facilities and provide additional facilities in Enniskerry to cater for existing and future population growth e.g. schools, recreational facilities
- Bog meadow should be further developed to provide good parkland and recreational areas linked to Knocksink wood,
- The land between the two roads at Monastery should be developed as a properly designed and laid out park with walks etc.
- Proposal to rezone a section of "GB" area for nursing home,

Employment and economic development (including tourism)

- No land should be zoned for industrial use apart from small service based industries within the town,
- Tourism within the town should be encouraged, including the provision of a tourist office, maps, camp sites and walks
- Proposal to rezone a section of the existing AAP1 to provide a neighbourhood centre containing residential accommodation, small business/enterprise units etc.

Natural and built heritage

- 4 requests for the retention of "AG" zoning on lands in Kilgarron Hill/Forge Road,
- Retention of policies T1-T12 in 2002 LAP relating to TPOs, more TPOs required. Wooded area at Monastery should be retained. TPOs should be enforced not just recommended
- Policies in 2002 LAP relating to conservation and heritage protection should be retained, particularly with regard to the preservation of the natural green "bowl" enclosing the town core
- Greenbelt between the town and Bray / Fassaroe should be maintained
- Skyline behind St. Mary's Church should be retained
- Original street features should be retained (walls, kerb stones, phone box, post box, cobbled gulleys)
- The river is under utilised and not even visible from the town centre
- Existing objectives in 2002 LAP to be retained such as HO12-14,
- Protect the cSAC of Knocksink wood and the pNHA of Powerscourt,

4. DEVELOPMENT MANAGEMENT

As this Plan must conform to the policies and objectives of the County Development Plan it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this Plan, the provisions of the CDP shall apply. The Plan will however include appropriate Enniskerry specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

Development Contributions

Having regard to the capital expenditure required to adequately provide for Roads and Transportation, Environmental and Community Facilities Infrastructure, the Council will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council's development contribution scheme, adopted December 2005, and crafted by virtue of its powers enacted under Section 48 (1) of the Planning and Development Act, 2000.

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

5. 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 site¹ 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.

5.1. Legal Framework

On the 21st 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

¹ 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)

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 (September 2008) 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

5.2. The Screening Process

Screening is the technique applied to determine whether a particular 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.

5.3. 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 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 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

5.4 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 listed 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 200 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.

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.

5.6. 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 can 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

6. STRATEGIC CONTEXT

6.1. The 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 RPG's 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.

6.2. Wicklow County Development Plan 2004 – 2010

County Wicklow is located in the most rapidly growing region in Ireland today (Mid-East Region). Its population has increased from 114,676 in 2002 to 126,194 in 2006, an increase of 10%. This growth rate is significantly below the growth rate in the other counties in the region, such as Kildare (13.7%) and Meath (21.5%). In-migration and natural population increase has resulted from Wicklow's location within the Greater Dublin Area and the influence of Dublin's Urban Shadow, together with the amenities it offers, including its coastline, mountains and scenic rural areas.

The County Development Plan settlement strategy seeks to locate population growth and channel development in line with the principles of the RPGs. The application of such a strategy includes the promotion of growth within the Metropolitan area settlements of Bray and Greystones/Delgany, the Hinterland "*Large Growth Towns*" of Wicklow/Rathnew and Arklow, and the "*Moderate Growth Towns*" of Blessington and Newtownmountkenedy. It also seeks to facilitate local growth, where in-migration is restricted, in Small Growth towns, villages and other rural areas.

The CDP promotes a hierarchy of settlements in recognition that settlement role and function is a product of scale and spatial distribution. Enniskerry, designated by the CDP as a "*Small Growth Town I*", is circa 5km west of Bray which is a "*Metropolitan Consolidation town*" and circa 4km northwest of Kilmacanogue, which is defined as a "*Small Growth Town II*". The County Development Plan provides a settlement strategy which is configured in accordance with the Regional Planning Guidelines and recognises the reality that larger settlements have critical mass and are thus more successful at providing a wide range of environmental, economic and social facilities, in generating indigenous employment growth, and attracting inward investment. Furthermore, it promotes the development of rural towns, villages and rural areas in a manner that is appropriately scaled and reinforces the character of settlements and other rural areas. To fulfil its remit this Plan shall not make provision for development of a scale that is commensurate with and appropriate for higher order settlements. Rather, Enniskerry's role is to sustain the local community and those of the town's environs through crafted land use policies and objectives scaled to meet the needs of the settlement.

As stated above, the County Development Plan designates Enniskerry as a level 5 "*Small Growth Town I*". Policy SS3 of the settlement strategy contains the criteria for local growth for multi-house and single house developments for Enniskerry (a level 5 settlement). This policy restricts single house developments to those living and/or working in the County for 1 year. For multi-house developments, 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, where purchasers are required to have worked and/or resided in Co. Wicklow for at least one year.

7. POPULATION

The role of the LAP is to cater for an increase in population in Enniskerry to 2,065 by 2010 and 2,190 in 2016 (as provided in the County Development Plan 2004-2010). The 2006 Census revealed a population of 1,881 persons. The table below gives the context of population growth since 1996.

Year	Population	% change on previous population	Source
1996	2,118	-	1996 Census
2002	1,904	-10.1%	2002 Census
2006	1,881	-1.2%	2006 Census
2010	2,065	+9.78%	CDP Indicative Population
2016	2,190	+6.05%	CDP Indicative Population

8. 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.

8.1 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.

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**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 in the *"Hinterland"* and that a considerable proportion of households in the town are commuter households, **an excess factor of**

² These figures make provision for both falling household occupancy rates of existing houses and the projected occupancy rate of new houses.

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 current Enniskerry LAP in 2002, permission has been granted for c. 76 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**.

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.

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.

Amount of Zoned (Housing) Land

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

Location	Area (ha)	Projected no. of units possible
AAP1 lands at Kilgarran (20/ha)	9.4 ³	156 ⁴
R2 lands at Knocksink Wood	3	14 ⁵
R3 lands at Monastery (10/ha)	1.2	12
R3 lands at Cookstown (10/ha)	0.8	8
Total	14.5	190

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.

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;

³ This includes the existing GAA grounds (2ha)

⁴ 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

⁵ 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 ⁶	10/ha	3	30
AG lands north of Monastery Grove	20/ha	3.6	72
Expand AA1	20/ha	1.2	24
Total		9.95	169

8.2 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

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)⁸. 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).

⁶ This is 'in lieu' of the 1.2ha zoned R3 in 2002 plan south of Monastery Grove (on same family holding)

⁸ 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

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

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.

8.3 EMPLOYMENT & ENTERPRISE

The appropriate scale of employment to be provided for such a "Small Growth Town I" 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.

8.4 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 space¹⁰.

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 shopping¹¹.

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 2,190¹².

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.

¹⁰ 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

⁶ Based on turnover of €14,552/sqm convenience and €6,600/sqm comparison

⁷ 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

9. INFRASTRUCTURE

9.1 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)

9.2 Water services

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).

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.

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.

9.3 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.