
ENNISKERRY
LOCAL AREA PLAN 2009

DRAFT

2008



Forward Planning Section

Wicklow County Council

November 2008

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While Part A will not be published once the Plan has been adopted, it will be available on the Wicklow County Council website, or at the Planning Office, for those who wish to further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

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PART B

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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 draft 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. 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 20th 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 21.55ha¹ 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	9
Knocksink	R2	3
Cookstown	R2	0.8
Total		21.55

R1 = 20/ha max

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 zone, house improvements, alterations and extensions and appropriate infill 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 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.

¹ For further information on this calculation, refer to Part A of the plan

- 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)³. 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 shopping⁴.

³ 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.

⁴ For further analysis of retail in the town, refer to Part A

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 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)⁵. 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 relocation and expansion of St. Mary's and St. Gerard's by designating land for a 16-classroom school in AA1. 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,

⁵ 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

- 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;
- Provide a site of 1.2ha for a new 16 classroom school in AA1.

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 continue 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 sites⁶ 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)⁷; any projects with the identified potential to impact on Natura 2000 sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EIS⁸;

⁶ 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)

⁷ 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.

⁸ '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;
- 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:

Schedule 10.2. Candidate Special Areas of Conservation (cSAC)	
3	Knocksink Wood

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

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

Schedule 10.5. Nature Reserves	
6	Knocksink Wood

Schedule 10.8. Views and Prospects	
View No.	Description/location
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.

Schedule 10.11. Trees and Groups of Trees considered for Preservation	
No.	Description
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

Schedule 10.15. Record of Protected Structures		
Ref. No.	Building Address	Structure
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)

Recorded monuments		
Location	Site type	Reference
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. 13.5ha. 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 a primary school site, at a location that is easily accessible by vehicles and pedestrians
- 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.
- A maximum of 180 residential units may be provided on the remainder of the site (c. 9ha). 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. Pedestrian linkages through the R2 zone to the east shall also be provided.
- 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 low-medium density 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 3ha may be developed for low-medium density housing at a maximum density of 10/ha (4/acre);
- 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 filed 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

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:-:

Zoning Objectives	
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:

Acceptability of Uses	
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 Centre	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 ⁹	X	Y ¹	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) ¹⁰	Y	Y	N	X	X	X	X	X
Shops (Other)	X	Y	X	X	X	X	X	N
Retail Warehouse/ Cash and Carry	X	N	X	X	X	X	X	X
Warehousing/ Distribution.	X	N	Y	X	X	X	X	X

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

¹⁰ A Local Shop is one that primarily serves a local community and does not generally attract business from outside that community.

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 authorities¹¹.

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 plan¹².

¹¹ 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.

¹² 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