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SECTION ONE – PREAMBLE

1.1 Enniskerry and its Setting

Enniskerry is a picturesque village located 22kilometres south of the Dublin city centre, 5 kilometres to the west of Bray and approximately 2.5 kilometres west of the N11, which links Dublin to Rosslare (the location of Enniskerry is indicated on Map 1). The village is situated at the head of the wooded Cookstown River Valley between the Glencullen and Dargle Rivers, within the foothills of the Sugar Loaf, and Wicklow-Dublin Mountains. This rolling topography to a large extent determines the layout and streetscape character of the village.

Enniskerry grew as an estate village at the entrance to Powerscourt Demesne, with its Cassels-designed house and gardens. The village dates back to the mid-1700's when it was built to accommodate the workers of Powerscourt. The clock tower, which was added by the Wingfield family in 1843, provides a focal point for the village that radiates from this point along the triangular street-pattern layout.

Steep, wooded slopes on three sides envelop the village and strongly enforce its compact form. Enniskerry village has a well maintained; attractive built environment, with many buildings of architectural merit. The natural heritage also enhances the amenity value of Enniskerry, with the proposed Special Area of Conservation (SAC) of Knocksink Wood and Natural Heritage Area (NHA) of Powerscourt Woodland located in close proximity to the village core.

1.2 Regional Context

County Wicklow is one of the most rapidly growing counties in Ireland due primarily to its proximity to Dublin. Most of this growth is concentrated in the north and north-east of the county. The growth of the Dublin area has resulted in an overspill of population into the surrounding counties, including Wicklow. This in turn has led to the expansion of towns in the north of the county, particularly Bray and Greystones to the east and more recently, Blessington to the west. As road infrastructure improves and land and property prices rise, the extent of the commuting zone around Dublin has continued to expand outwards from the centre.

The Planning and Development Act 2000 states that the Planning authority shall have regard to any regional guidelines in force for its area when making and adopting a development plan. County Wicklow falls under the remit of the *Strategic Planning Guidelines (SPGs) for the Greater Dublin Area*. These statutory guidelines inform and have an impact upon the settlement strategy for the county. The SPGs distinguish between the existing built up Metropolitan Area of Dublin and its more rural Hinterland Area environs. Separate but complementary development strategies have been drawn up for both areas. The strategy aims to consolidate development in the Metropolitan Area, thereby allowing for the accommodation of a greater population than at present, with a much-enhanced public transport system. This consolidation will require some increase in overall densities, leading to a more compact urban form, relative to the size of the population, and a reduction in the growth in overall demand for travel. Growth in the Metropolitan Area will be balanced by the concentration of development into major centres in the Hinterland Area. The longer-term objective will be to create development centres in the Hinterland area which will become as self-sufficient as possible, with only limited commuting to the Metropolitan Area.

The Wicklow County Development Plan sets out a Settlement Strategy for the county under which Enniskerry is designated as a 'village', that is, a settlement with a nucleus of social, economic and physical infrastructure, which renders it suitable for organic growth. As such it is not suitable for substantial expansion. Limited growth is envisaged for Enniskerry as it is considered that demand for large-scale development will be accommodated within the Development Centres as outlined in the *Strategic Planning Guidelines* and the County Development Plan.

Concentrating growth in Enniskerry is considered the most appropriate way of reducing pressure for one-off housing in the surrounding countryside. It is also deemed essential that future development will be appropriately phased to ensure the sustainable development of the village.

1.3 Sustainable Development

The principles of sustainable development as set out in the document *Sustainable Development – A Strategy for Ireland* (DoE&LG, 1997) which has been adopted by the Government, are supported in this Plan. Where possible in the preparation of this plan, efforts were made to facilitate and integrate the strategic aims of Local Agenda 21 through consultation with all relevant Local Authority sections and also with members of the public. The latter measure was facilitated through public meetings at the local scale, which were directly related to Enniskerry, and also by incorporating the principles and policies formulated through the county-wide public participation processes which were facilitated by the 'Community and Enterprise Development' Section of Wicklow County Council. The Council will therefore seek to integrate its land use planning with strategic economic, social and environmental aims.

1.4 Legal Basis

This is the proposed Enniskerry Local Area Plan, 2002, made pursuant to the provisions of the Planning and Development Act 2000. In the text it may be referred to as "the Plan" or "this Plan". In this Plan "the Council" or "the Planning Authority" shall mean Wicklow County Council.

The Plan shall have effect within the boundaries as illustrated in Map 2 and 3 of this Plan. The majority of the Plan's objectives are for implementation within 6 years of making the Plan and that is the statutory period or 'life' of this Plan although it shall adopt a longer term view seeking to make provision for the sustainable development of the area over the period 2002-2016, with an overview to the year 2020. This Plan is subject to review by 2008 and the policies and objectives therein may be varied at that time.

1.5 Local Area Plan Structure

The Plan format consists of four main sections plus appendices:

Section One : Preamble
Section Two : Background, Development Policy and Specific Objectives
Section Three : Land Use Zoning and Land Use Zoning Objectives
Section Four : Specific Objectives
Appendices

The Plan consists of the written statement and three main maps.

1.6 Development Control

The development control provisions of the 1999 County Development Plan and subsequent variations of the County Development Plan apply in Enniskerry. However should a conflict of policies arise between policies as stated in this Plan with those of the County Development Plan (including variations), the latter shall take precedence.

SECTION TWO – BACKGROUND & DEVELOPMENT POLICY

2.1 POPULATION

2.1.1 Population Trends

Table 1 below outlines population trends between 1971 and 1996 for Enniskerry District Electoral Division (DED) and for Enniskerry ‘Town’. Since 1971 for census purposes only Enniskerry is deemed to comprise a ‘census town’.

Table 1: Population change in Enniskerry DED and Enniskerry ‘Town’ 1971 to 1996

	<i>Enniskerry DED</i>	<i>% Change</i>	<i>Enniskerry Town</i>	<i>% Change</i>
1971	1,370		789	
1979	1,881	37.3%	1,185	50.2%
1981	1,883	0.1%	1,179	-0.5%
1986	1,967	4.5%	1,229	4.2%
1991	2,036	3.5%	1,238	0.7%
1996	2,118	4%	1,275	3%

Enniskerry experienced substantial population growth in the 1970s both within the village and the wider DED area. This period of growth can mainly be attributed to the construction of Local Authority housing schemes in Enniskerry village and also reflects a general ‘Baby Boom’, which occurred in Ireland at that time. Enniskerry witnessed more modest growth during the 1980s and 1990s, with a fluctuating population increase recorded since 1981, (with the exception of Enniskerry village, which was recorded in the 1981 census as decreasing slightly).

2.1.2 Enniskerry in the Context of the Strategic Planning Guidelines and the County Development Plan

Wicklow County Council, subject to the Planning and Development Act 2000, shall have regard to the provisions of the *Strategic Planning Guidelines for the Greater Dublin Area*. The demarcation of the Metropolitan Area boundary in North Wicklow may be argued as being somewhat ambiguous as the boundary indicated in the ‘Overall Strategy Map’ suggests that Enniskerry forms part of the Hinterland Area, whereas the boundary as outlined in Appendix 2 of the guidelines indicates that Enniskerry forms part of the Metropolitan Area. While Rathdown No. 2 Rural District is included in the Metropolitan Area, thereby including Enniskerry, the map of Appendix 2 which is accompanied by a written statement that states that in terms of strategy, the boundary of the Metropolitan Area is drawn more loosely so as to exclude mountainous land to the south, wherein Enniskerry village is located.

Population scenarios were projected for Enniskerry as forming part of the Hinterland Area and also as forming part of the Metropolitan Area. In both scenarios, of utmost consideration was the County Development Plan’s Settlement Hierarchy, which classifies Enniskerry as a village¹. Villages, which are the smallest settlements in the hierarchical structure of the Council’s Settlement Strategy, are deemed suitable for organic growth and not suitable for substantial

¹ The County Development Plan has been varied and is in accordance with the Strategic Planning Guidelines for the Greater Dublin Area.

growth because of their locations vis-à-vis development centres. Therefore with regard to Enniskerry's position in relation to development centres as illustrated in Map 1, it is not proposed that Enniskerry should assume a regional role.

2.1.3 Age Structure of the Population

Changes in the age profile of Enniskerry (combined statistics for the village and D.E.D.) between 1991 and 1996 are outlined below in Table 2. The population in the 0-14 age cohort has declined in the period from 1991-96, while the population within the 45-64 age cohort has increased. The remaining cohorts have remained relatively static. Such statistics indicate a maturing of the population in Enniskerry, which is in line with county and national trends.

Table 2 – Age Structure of the Population of Enniskerry D.E.D. 1991 - 1996

<i>Age Cohort</i>	<i>1991</i>	<i>1996</i>	<i>% Change</i>	<i>Proportion of 1991 total population</i>	<i>Proportion of 1996 total population</i>
0-14	530	486	- 8.3%	26.0%	22.9%
15-24	359	388	8.1%	17.6%	18.3%
25-44	551	554	0.5%	27.1%	26.2%
45-64	392	468	19.4%	19.3%	22.1%
65+	204	222	8.8%	10.0%	10.5%
Total	2036	2118			

However there is still a relatively high young population in Enniskerry with almost a quarter of the population under the age of 14, and 41% of the population under the age of 24. The age profile of the village has implications in terms of the social and community infrastructural needs of the area.

2.1.4 Estimate of Current Village Population

It is possible to estimate a current (year 2002) population for Enniskerry village based upon recent housing developments within the built-up area of the village that were not included in the 1996 census of population. It is therefore estimated that the current population of Enniskerry village is in the region of 1,565 persons, thereby representing a growth in population of 22.7% since 1996, that is, an increase of 290 persons. It has also been noted that there are currently 107 applications on the waiting list for Council housing who list Enniskerry as their first preference.

2.1.5 Future Expansion of the Town

Enniskerry is classified as a village having a nucleus of social, economic and physical infrastructure thereby rendering it unsuitable for substantial growth because of their locations vis-à-vis primary and secondary growth centres and the existing level of services, which they provide. The definition of Enniskerry as a village settlement clearly has implications for future population forecasting. The main pressure for growth will therefore be accommodated in the development centres. In addition to Enniskerry's village status other factors indicate that development pressures need to be controlled. These factors include constraints related to the provision of public utilities to the village, the road network to and within the village, environmental considerations and the strong visual character of the village. Consideration must also be given to the Dublin Transportation Office (DTO) strategy for 2000-2016: *A Platform for Change* which was prepared to support and complement the strategic land use planning framework outlined in the Strategic Planning Guidelines for the Greater Dublin Area. However the DTO strategy does not indicate a substantial improvement of the public transport system for Enniskerry. Thus a combination of factors indicates that development pressures on Enniskerry need to be controlled.

However the Council is also aware that the demand for accommodation in the Greater Dublin Area greatly outstrips the supply, and that pressure for residential development is strongest in the north and north-east of the County for both private and social housing needs. This is compounded by the pull factor exerted by Dublin as the country's capital city which has increased in recent years due to the economic growth and has in turn strengthened the Metropolitan Area's attraction as a development centre for in-migration.

Therefore on weighing the current high demand for residential accommodation along with the considerations above that indicate that Enniskerry is unsuitable for large scale development, it is proposed that future development of Enniskerry should be to an extent front-loaded into this plan period, however it is further proposed that this growth should not continue in future plan periods as such continuous levels of growth would be unsustainable.

Therefore it is proposed that an additional 300 persons will be accommodated in Enniskerry in this plan period (2002-2008). In the second plan period an additional 175 persons should be accommodated (2008-2014). During the third plan period (2014-2020) it is envisaged that the village will accommodate a further 150 persons. In line with the County Development Plan it is therefore proposed that in 2016 Enniskerry village will accommodate an additional 625 persons, thereby reaching a population of circa 2,190 persons. These figures may be subject to change due to varying economic, social and environmental circumstances and census data. However it is proposed that these are maximum figures and that over-development of the village would be detrimental to its character and represent unsustainable growth.

P1 It is the policy of the Council to facilitate the integrated and balanced growth of the village to approximately 2,190 persons by the year 2016.

P2 It is the policy of the Council to ensure that future expansion is nucleated around the existing village core to optimise the use of urban resources and to avoid urban sprawl into amenity areas.

2.2 Housing

2.2.1 Number of households in Enniskerry

The table below indicates the changing number of private households in Enniskerry from 1991 to 1996. This information which is derived from the CSO indicates that there has been an increase in the number of permanent households being formed in the village (census 'town') and the DED of Enniskerry. This increase in household formation is in line with the increase in population for the village and DED of Enniskerry for the same period. These areas have experienced a decline in the number of temporary households.²

Table 3 - Change in the number of Private Households in Enniskerry 1991-1996

	Village			DED		
	1991	1996	% Change	1991	1996	% Change
No. of permanent households	342	389	13.7	557	623	11.8
No. of temporary households	6	4	-33.3	10	4	-60.0
Total	348	393		567	627	

2.2.2 Household Size

The number of permanent households within the village has increased by 13.5% during the 1991-1996 period. The increase in number of households reflects an increased rate of household formation with approximately 3.2 persons per household in 1996 as compared to 3.6 persons per dwelling in 1991. This decrease in household size is a trend reflected nation-wide and has implications in terms of the type of housing to be provided and the number of units required. The Council's Housing Strategy indicates that in 1996 the average household size in Wicklow was 3.22. It is

² A permanent private household is a private household occupying a permanent dwelling such as a dwelling house, flat or bedsitter.

A temporary private household is a private household occupying a caravan, mobile home or other temporary dwelling and includes travelling people and homeless persons living rough on census night.

further estimated that the average household size in 2002 is circa 2.96 persons per household in County Wicklow, which will be reduced to 2.72 persons by 2008. The Strategic Planning Guidelines indicate an average decrease in average household size of 0.04 persons per annum.

2.2.3 Land required for anticipated growth

In translating population projections for Enniskerry village into area of land required for residential development, average household sizes and housing densities have been used to determine the approximate area of land required for residential development. An average density of 8 houses to the acre for future development (not that already permitted) has been assumed. In line with indications of decreases in average household size by the Strategic Planning Guidelines and the Council Housing Strategy, average household sizes of 2.86, 2.62 and 2.38 persons have been respectively applied for three successive plan periods until 2020.

Based upon the above statistics it is proposed that for this plan period (2002-2008) approximately 13 acres of land are required to accommodate the additional population of 300 persons. It is proposed that the second plan period (2008-2014) shall require circa 8.3 acres of land for residential development and while the third plan period (2014-2020) may require in the region of 7.8 acres of land for residential development.

Proposed residential zoning for this Plan has been recommended in line with the Council's policy on rural development to ensure that local demands are not primarily directed into rural unserved areas contrary to the County Development Plan policy.

P3 It is the policy of the Council to ensure that the stated target population is not exceeded within the Plan period 2002-2008.

2.2.4 Residential Development

Due to diversity in household composition and size it is proposed that the future residential development shall consist of a variety of house types and sizes, particularly with regard to larger developments. High quality design and layout shall be expected, generally in the form of small clusters of housing, rather than larger scale suburban type development. Particular attention shall be given to protecting the amenity of existing residential areas. With regard to encouraging a variety in socio-economic residential development some residential development may occur at a maximum density of four houses to the acre where so indicated on the Land Use Zoning Map.

P4 It is the policy of the Council to encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and to allow higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.

P5 It is the policy of the Council to seek development contributions from developments towards the provision of infrastructure and community amenities.

P6 It is the policy of the Council to seek a balance and mix in the provision of social, affordable and private housing and in the type and size of units in order to promote a social and demographic balance within the village.

Development of larger residential sites shall be phased and each stage of development should have its own sense of identity and enclosure, yet integrate to an overall plan. Natural features such as topography and trees/ hedgerows shall be retained and incorporated into housing layouts. Pedestrian linkages to the village centre and between housing areas shall be encouraged where appropriate and Action Area Plans shall be required prior to the development of large areas.

2.2.5 Social Housing

The Council has recently completed the provision of additional houses at Monastery Grove in Enniskerry and is currently seeking to expand its land bank in Enniskerry as it has been identified that there are currently 107 persons on the housing who have listed Enniskerry as their first preference for the location of a local authority house. It is anticipated that the provisions of the Council's Housing Strategy, which has been prepared in accordance with Part V of the Planning and Development Act 2000, will help to alleviate some of the housing needs through its provision for social and affordable housing with regard to new residential developments. In addition to the provision of social and affordable housing through the implementation of the Council's housing Strategy the Council will continue to pursue the purchase appropriate of additional lands for social and affordable housing purposes.

The Council recognises that 'social housing' should have regard to a broad range of households from the homeless and those in unfit, overcrowded or temporary accommodation to the elderly, disabled and those in involuntary sharing or unable to afford existing accommodation.

The Council shall have regard to Government policy as contained in *Social Housing – Design Guidelines* (DoE&LG 1999) in dealing with residential development proposals and carrying out its housing functions generally.

P7 It is the policy of the Council to apply Part V of the Planning Act 2000 as adopted in the Council's Housing Strategy in the application of 15% social and 5% affordable housing to new residential development.

P8 It is the policy of the Council to promote and encourage the provision of housing accommodation in accordance with the proposals contained in the document *Social Housing – The Way Ahead* and to seek to implement social and affordable housing provisions in accordance with the Housing Strategy in all new residential development areas.

2.3 Public Utilities

2.3.1 Sewage Treatment

Enniskerry's wastewater treatment plant has a design capacity of 3,000 p.e. (population equivalent) and a surplus capacity of circa 1,000 p.e. However, there is a need to reduce the phosphorus levels, which have recently been identified in the Dargle River. The design of the existing treatment plant is such that extra modules may be constructed as a possible option to provide for the upgrading of the system. In recent months the storm water facilities of the village have undergone some improvement works.

P9 It is the policy of the Council to provide adequate wastewater infrastructural services to accommodate the local growth needs of the village in line with environmental regulations.

P10 It is the policy of the Council to ensure high quality treatment of effluent to minimise impact to the receiving waters of the Dargle River.

2.3.2 Water Supply

Enniskerry's water supply is extracted from the Glencullen River and a tributary stream. The supply of water to Enniskerry has been identified in the *County Development Plan 1999* as requiring a major water supply scheme to increase the supply of water available in the area and to improve reservoir capacity.

The existing water supply has been augmented in recent months by a link to the Dublin Corporation water supply. This has alleviated pressure on the limited storage capacity of the Enniskerry water supply. The Council is aware of the demands exerted on public utilities by the high tourist influx into the village and future demands from new developments. Therefore an improved water supply scheme will be required to provide for the demands of the local population while sustaining the fluctuations in demand attributable to the high tourist influx into the village. The *County Wicklow Small Water and Sewage Schemes Multi Annual Report 2000-2003* proposes that a major permanent scheme to improve Enniskerry's water supply should be implemented within the lifetime of this Plan for which funding shall be sought. In the interim however future developments may be required to facilitate their own water supply until such time as the major water supply is in place so as to protect existing development.

P11 It is the policy of the Council to provide water in sufficient quantity and quality to serve the existing and future needs of the town.

2.3.3 Waste Management and Recycling

The Waste Management Act, 1996 and its statutory instrument *the Waste Management (Planning) Regulations, 1997*, underpins all planning and policy making with regard to Local Authority waste obligations. *The Wicklow Waste Management Plan 2001-2004*; outlines the Council's waste management policy for the County. This Plan is in line with the European Waste Hierarchy (minimisation is the favoured policy, followed by recycling and recovery of waste produced, and finally disposal is the least favoured option). This has implications in terms of the need to integrate environmental awareness and management with land-use planning.

P12 It is the policy of the Council to meet its responsibilities as contained in current and future waste management legislation and the Wicklow Waste Management Plan 2001-2004 and to facilitate the collection, processing and recycling of waste in the village.

Due to increasing affluence and consumption, the amount of waste produced is increasing at a rate beyond the current infrastructural capacity to process it. In the interests of sustainability and contributing to the reduction in the volumes of waste produced, the Council will promote waste minimisation, recycling and composting in the village.

P13 It is the policy of the Council to encourage waste minimisation and thereby reduce the amount of waste to be disposed of by means of landfill, and to promote the use of recycling and composting facilities.

P14 It is a policy of the Council to ensure that adequate storage space is provided in all new development in order to allow compliance with the Waste Management Act 1996, its amendments and regulations.

2.4 Roads and Transportation

2.4.1 Access to and from Enniskerry

Enniskerry village is located south of the Dublin-Wicklow border and to the west of Bray and the N11, Euro-route 01, which links Dublin to Rosslare. The regional road the R117 links Enniskerry to the N11 to the east. The R117 continues in a northerly direction through the Scalp and links the village to Dublin. The regional road the R760 also links Enniskerry to Roundwood to the South. Together the R117 and the R760 form the central triangle of the village centre.

Therefore due to the village's proximity to Dublin and also to the N11, the R117 and R760, which serves the village, the settlement is subjected to a lot of commuter traffic both from the residents of Enniskerry and also from the regional routes. The R117 is a narrow winding road and is not well suited to large volumes of traffic travelling at relatively high speeds.

P15 It is the policy of the Council to facilitate the appropriate upgrading of the road infrastructure into and within Enniskerry village in association with the Dublin Transportation Office.

The village is served by a Dublin Bus service which links the village to the city centre via Sandyford and Dundrum and also by a 'Local Link' bus service, which runs from Bray to Shop River via Enniskerry. A private bus operator also serves the village. This private service was initiated by the community and was initially developed in association with the LEADER II programme as part of the National Development Plan Rural Transport Initiative.

P16 It is the policy of the Council to support the local population in efforts towards the provision of a public transport service or alternatively to facilitate private operators in this regard.

2.4.2 Movement around the village

The centre of Enniskerry is formed by the junction of two regional routes and also by two local roads, with the village centre being characterised by its triangular street pattern, at the centre of which stands a nineteenth century clock tower. There is no formalisation of the parking spaces within the village centre and on-street parking is prevalent. Vehicles also park perpendicular to the clock tower. At present the Dublin Bus service which links Enniskerry to the city centre via Dundrum has its pick up-point and resting bay located in the village centre outside the primary school and uses the triangular road pattern surrounding the clock tower as a turning circle. In addition to this it has been observed that the hilly topography of Enniskerry tends to compound the speed of traffic approaching the village from the south along the regional road the R760, this also includes a number of Heavy Goods Vehicles.

As Enniskerry is a popular tourist area situated at the foot of the Wicklow Mountains tourists and hillwalkers use the village's arterial road network. The volume and speed of traffic within the village is problematic and the suitability of arterial roads serving the town needs to be addressed.

The road junction to the south of the village linking the Old Forge Road to the R760 and also the Powerscourt-R760 junction are poorly marked and require improvement. Traffic calming measures need to be introduced around the schools and the speed restricted in some areas of the village and also extended further out along the arterial routes to the village. It is therefore proposed to investigate the implementation of a one-way-system within the village and also to pedestrianise the southern side of the monument.

P17 It is the policy of the Council to improve the ease, safety and flow of traffic movements within the village and to safeguard the amenity functions of the village and to facilitate traffic calming measures where feasible.

Enniskerry village centre is in the latter stages of works being carried out under the Urban and Village Renewal Scheme, which is funding the improvement of existing footpaths, the undergrounding of overhead cables and wires and improved public lighting within the village centre.

2.4.3 Car Parking and Loading

On-street parking needs to be reduced in order to maximise the efficiency of the existing road network in the village core. There is a significant problem with both illegal parking and double parking in Enniskerry. This has caused numerous difficulties for public transport in the village and for homeowners who front on to the principal commercial area of Enniskerry. The car park in the Bog Meadow has a capacity of approximately 42 car-parking spaces, however it is currently under-utilised. The existence of a public car park in the Bog Meadow needs to be highlighted and improved in an effort to reduce the traffic problems in the village. Existing on street parking also needs to be formalised in order to encourage the free flow of traffic.

P18 It is the policy of the Council to maximise the potential of existing car parking facilities to meet the requirements of the village without adversely impacting upon the village's character.

P19 It is the policy of the Council will seek to introduce designated loading facilities where appropriate and feasible.

In terms of traffic and pedestrian safety due to the number of roads radiating out from Enniskerry, the high usage of the private car by both tourists and residents alike combined with the poor width and alignment of some of the existing roads leading into the village and the lack of adequate footpaths in the area are a significant cause for concern. The travel and parking patterns in the village tend to create an unsafe environment for pedestrians and children in particular due to the volume of the traffic flows and also exerts significant pressure on the roads in the Enniskerry area, which require regular maintenance and upgrading as a result. It is therefore recommended that a traffic management study for the village should be conducted, which address traffic control and traffic calming measures and that the findings of this report should be implemented.

P20 It is the policy that a comprehensive traffic management plan shall be prepared and implemented.

2.4.4 Pedestrian Routes and Cycleways

The Council will seek to establish a network of safe, convenient and pleasant pedestrian links and cycle-ways between and within the village centre, residential areas, employment areas, schools and amenities.

P21 It is the policy of the Council to facilitate and encourage walking and cycling as a convenient and safe means of transport within the village.

2.5 Economic Activity

2.5.1 The context of Enniskerry's economic activity

The village of Enniskerry operates as a local service centre for its hinterland and a tourism magnet for the wider region. Its role as a service centre for the local hinterland is quite limited with Bray, Greystones and Dublin city and south suburbs providing extensive retail, service and employment opportunities. The village provides convenience-shopping facilities for the local community in addition to craft shops, restaurants, coffee shops and public houses, which serve the tourist market and residents alike.

2.5.2 Retail

There are approximately 24 retail/ service outlets in the village core. Despite the number of outlets, the village itself is relatively poorly served in terms of retail floor space as compared to similar sized Irish towns or villages. This is perhaps understandable given the location of the village proximate to larger urban settlements and service bases and the specialist nature of the village serving as a tourist centre characterised by craft shops, eateries and specialist shops.

The village is served by two convenience stores with an additional local store at Kilgarran (which is currently unoccupied). It is reasonable to assume that the majority of people in Enniskerry satisfy most of the shopping needs elsewhere, namely in Bray, Greystones and South County Dublin. Consumer choice needs to be expanded to encourage the local community to shop locally, at least for the bulk of perishable or day-to-day items. This is particularly important in trying to meet the needs of those without private transportation. It is acknowledged however that Enniskerry will continue to depend on nearby larger settlements for a variety of broader service functions and opportunities and efficient public transport links to these larger urban areas are essential in this regard.

Allowing village centre uses throughout the original core (with respect to the conservation designation and protected structures) is considered reasonable and sufficient to accommodate future expansion of the retail and services base. Retail/ office based service uses will be encouraged to locate fronting onto the streets including a significant residential content. The Council will encourage conversion of vacant or under-utilised upper floors of commercial premises to living accommodation.

P22 It is the policy of the Council to seek the strengthening of the retail base of Enniskerry village and to encourage further development and upgrading of retail facilities and enhanced consumer choice.

2.5.3 Employment and Enterprise

In 1996 there were 1,632 persons between the ages of 15 and 65 years in Enniskerry DED, approximately 50% of who could be categorised as being in paid employment. The travel to work data, available from the Central Statistics Office, illustrates that the greatest proportion of people travelling to work do so by car, and commute between 5 and 29 miles every day. This data suggests that the majority of the population of Enniskerry travel to Bray or Dublin to work. In order to reduce the significant levels of commuter traffic from Enniskerry, efforts will be made in association with the Dublin Transportation Office to encourage people to use alternative means of travel, principally public transport.

Due to the employment opportunities available in urban centres such as Bray, Greystones and Dublin, coupled with the infrastructural and environmental constraints on the development of Enniskerry village, the majority of residents will continue to find employment outside of the village itself.

Demand has not been strong for industrial sites in Enniskerry in the past. There are however service-based industries on the outskirts of the village to the north and east. Given the close proximity of Enniskerry village to larger urban centres, existing public transport links and the physical incompatibility of such development with the village's tourism oriented service based activities, it is considered appropriate that additional lands are not zoned in the Enniskerry area for industrial use.

P23 It is the policy of the Council to encourage and facilitate appropriate employment opportunities in Enniskerry having regard to anticipated population growth and the current economic function of the village.

2.5.4 Tourism

Enniskerry village is easily accessible by both car and public transport and its attractive streetscape and scenic wooded setting are important assets in terms of attracting daytime and short stay tourists. Its immediate hinterland contains many sites of interest ranging from woodlands, valleys, cliffs and upland heaths. Powerscourt Gardens and Powerscourt Waterfall are two of the country's leading tourist attractions and the recent renovation of Powerscourt House has enhanced the appeal of Powerscourt Estate. The number of craft shops, coffee shops and restaurants in the village is an indication of the popularity of the area with tourists. There are also a number of hotels and Bed and Breakfast facilities offering guest accommodation in Enniskerry.

The tourism base of Enniskerry needs to be further strengthened and measures taken to ensure that visitors to Powerscourt Estate spend time in the village itself. The facilitation of proper traffic management to create a more pedestrian friendly environment, with adequate off-street parking facilities should further improve the attractiveness of the village for both visitors and the local community. Should funds become available the Council may facilitate efforts to establish a high quality tourist service, which would facilitate the reservation of accommodation and distribution of information.

P24 It is the policy of the Council to promote and facilitate appropriate tourism development in Enniskerry and to encourage linkages between different tourism providers to create tourism packages and maximise the potential of the area.

2.6 Education

2.6.1 Educational Facilities in Enniskerry

There are three primary schools in Enniskerry DED. The enrolment figures for each of the three schools, for the year 2001-2002, are listed below.

Table 4 : School Enrolment Statistics 2001-2002

School	Pupil Numbers	Size (acres) ³
Powerscourt N. S.	52	0.75
Naofa Muire is Gerard N. S.	248	1.375
Padraig Naofa N.S.	80	1.80
Total	361	3.925

The location of Powerscourt National School in the centre of the village is no longer adequate to meet the educational requirements of its pupils. As the site is land locked, expansion is not feasible to meet the school's anticipated population increases. In addition to this, the school's play area consists of a gravelled area to the front and a hard surface area to the rear. Traffic is a serious safety issue as the school entrance leads directly onto a bus set down area in the village centre, which in turn leads to congestion during arrival and collection of pupils in the mornings and afternoons. It is therefore an objective of the Council to provide for the relocation of the school to a greenfield site in Enniskerry as is indicated on Map 2 to facilitate future expansion of the school while being cognisant of safety issues. Similarly, Scoil Naofa Muire is Gerard is experiencing difficulties in catering for the existing and expected rise in pupil numbers. The school is currently awaiting confirmation from the Department of Education for an additional classroom to facilitate expansion. A hard surface area comprises the school's main play area and is not sufficient for the number of pupils in the school. The proximity of the neighbouring houses has eliminated the possibility of expansion in this area. Both Powerscourt and Scoil Naomh Muire is Gerard National School use the facilities of the Bog Meadow, but this is restricted to the summer months and the older pupils only. The issue of play is critical in order to provide the school children with space for games and sports, in accordance with acceptable standards. In order to allow sufficient room to expand Scoil Naomh Muire is Gerard National School may have to relocate to a more appropriate area, it is therefore proposed to zone adequate land for this purpose.

P25 To zone sufficient lands within the village to cater for anticipated educational expansion requirements over the period of the plan.

Padraig Naofa National School is located away from the nucleus of Enniskerry and has adequate room for expansion should the need arise over the duration of the Plan period. The play area is ample for the number of pupils, which are expected to attend the school in September.

2.7 Conservation and Heritage

2.7.1 Village character and identity

Enniskerry village and hinterland has a unique character and distinctiveness, accentuated by its scenic rural setting, wooded landscape, attractive architectural design and use of local materials in vernacular building styles. This character and identity is intrinsically bound up with all elements of the wider heritage of the area.

³ Areas are approximate only.

The village is under considerable development pressure owing from its proximity to Dublin, and its desirability as a place to live and work. The Council has a responsibility to ensure that future development in the village occurs in a controlled and sustainable fashion, which is compatible with the aim of conserving heritage interests, for the benefit of the current community and future generations.

P26 It is the policy of the Council to safeguard the village character and identity of Enniskerry through the control of sporadic, inappropriate development.

2.7.2 Greenbelt

It is important that every effort should be made to ensure that the village retains its own character and identity, and is protected from amalgamation with the surrounding centres of Bray and Dun Laoghaire-Rathdown. It is also essential to maintain a distinct boundary between the village area and the open countryside and to protect the village's rural context.

It is therefore proposed to acknowledge the village's environs by zoning the area contiguous to the village as a greenbelt area. The boundary of the greenbelt area for Enniskerry follows natural and man-made features quite closely, such as field boundaries, roads and streams. The greenbelt encompasses archaeological sites and monuments within the general environs of the village.

P27 It is the policy of the Council to control development in the greenbelt area to prevent urban sprawl and unsustainable growth and to retain the open nature of the countryside surrounding Enniskerry.

P28 It is the policy of the Council to enhance and improve the amenity and recreational value of the village's environs.

2.7.3 Man-made Heritage

The density of archaeological sites within the hinterland of the village is testament to its importance as a settlement area from early times. Contained within the neighbouring townlands of Killegar, Monastery, Fassaroe, Kilbride and Kilcrony are many remains from early Christian times, (ecclesiastical sites, cross slabs, crosses and churches) this may indicate links with the early Christian settlement at Glendalough to the south-west.

There is evidence of medieval settlement at Powerscourt Demesne and also at Fassaroe, while at Monastery, just outside the village, a find early last century, of axes and copper at a gravel pit is thought to date from the Bronze Age. While these archaeological sites are protected by national legislation, the Council has a role to play in protecting the wider setting of these sites through exercising development control and consulting with Dúchas regarding any developments likely to have an impact upon these sites.

2.7.4 Townscape and Architectural Conservation

Enniskerry has a strong village identity, which may be largely attributed to an abundance of historic and architecturally significant buildings. The Clock Tower provides a focal point from which the rest of the village radiates. For this reason it is possible to identify a strong village core which is of high visual amenity value and good architectural design. There are also important historical connections between the village and nearby Powerscourt House, one of the best known of all Irish country houses.

In recognition of these historic and architectural merits, Enniskerry has been chosen by the Council as one of the settlements for inclusion in the Urban and Village Renewal Programme 2000-2006, operated under the auspices of the Department of the Environment and Local Government. This programme provides financial support that enables the Local Authority to carry out a range of works to enhance and upgrade the physical make-up of the village for the benefit of the local community and visitors. Work facilitating the placement of wires and cables underground within the village centre is currently underway.

P29 It is the policy of the Council to protect and conserve all objects and structures of archaeological, historical and/or architectural importance along with their settings in Enniskerry village and environs.

The village also has a very distinct semi-natural woodland setting, which owes its origins to the estate planning style of Powerscourt Demesne and the stone walls that surround Enniskerry village reflect the village's historic links with the estate.

In order to maintain the character of the village and its setting the Council will endeavour to protect the existing built environment of the village core, including all mature woodland areas, individual specimen trees and original stone walls within the village and on the approach roads to the village. It is also proposed to increase the current list of protected structures in Enniskerry. These structures are listed on the basis of their architectural/ social/ artistic and cultural merits.

P30 It is the policy of the Council to protect the character of Enniskerry village, including its wooded setting and environs.

Shop-fronts in Enniskerry are of a high architectural and aesthetic quality and contribute to the village's streetscape. New designs should complement the existing building, without necessarily seeking to mimic traditional shop-fronts or overpower the building's façade.

P31 It is the policy of the Council to ensure that new shop-fronts meet a high design standard and where appropriate comply with the guidelines as set out in the Department of the Environment and Local Government information leaflet entitled *Conservation Guidelines No. 14 : Shop-fronts*, and to retain those existing shop-fronts that contribute to the streetscape quality and character of the village.

2.7.5 Architectural Conservation Area

The Planning and Development Act, 2000, makes provision for policies to facilitate the conservation and protection of the village's heritage. As normal development control measures cannot always ensure that due care is taken to preserve the architectural quality and heritage of a town and its environs; it is necessary to implement special measures in the case of Enniskerry. It is therefore proposed to designate the village core as an architectural conservation area, the area of which is indicated on Map3. There are a number of buildings located within the conservation area, which by virtue of their architectural quality and/ or townscape value merit the status of protected structure, these are included in Appendix 2. The protected structure list in Appendix 2 includes structures that are currently listed in the County Development Plan and form part of the Council's record of protected structures and additional structures that it is an objective of the Council to include in the record of protected structures. Under the *Planning Act 2000*, it is now possible to include the structure along with its interior and curtilage for protection.⁴ With regard to the development of new buildings within the architectural conservation area it is proposed that such developments will be in accordance with the design guidelines as outlined in Appendix 3. The Council will offer such expert advice on conservation matters as is available to it, in general and also in the context of the Conservation Grant Scheme which has been established by the Department of the Environment and Local Government and is administered by the Council. Conservation Grants may only be allocated to structures that form part of the record of protected structures.

P32 It is the policy of the Council 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.

⁴ Curtilage is the area of land associated with the use of a building or structure and considered to form one enclosure with it, such as a dwelling house and its garden including any outbuilding, boundary wall, garden feature etc.

P33 It is the policy of the Council 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.

2.7.6 Natural heritage

Enniskerry has a rich and diverse natural heritage contained within the village boundaries as well as in the surrounding hinterland. The area is well known for its scenic beauty, which is largely the result of a 'rugged' and 'unspoilt' rural landscape. Some natural heritage resources are of European or National importance, while others are of county and/or local importance.

Knocksink Wood is located within the village and extends to the surrounding landscape, approximately 73 hectares in total. Knocksink is a candidate Special Area of Conservation (cSAC), proposed Natural Heritage Area (pNHA) and Nature Reserve, containing a 'Priority Habitat'⁵ of European importance, as well as at least two species of nationally rare and threatened flora (Yellow Archangel and Ivy-leafed Bellflower). The woodland is of huge importance as a wildlife habitat, containing such mammals as badgers, otters, and red squirrels, and is thought to have one of the most diverse woodland invertebrate faunas known in Ireland. The Council has a role to play in safeguarding Knocksink Wood through curtailing any development in the surrounding area likely to have a damaging effect on the Nature Reserve.

Individual trees and groups of trees in the village, particularly native, broad-leaved species, provide habitats for flora and fauna, as well as contributing to amenity and visual enhancement of the village. The Council has a role to play in identifying and listing trees in the village that are worthy of protection, and ensuring that these are not felled or damaged through future developments.

Stone walls with trees and shrubs and associated flora, particularly those along the approach roads to the village provide refuges for wildlife, and are valuable corridors, linking areas of ecological importance. Of particular value are the tree-lined/ stone walled approaches to the village from the Dublin road (R117), the Monastery road, the Bray road, the western approach along by Kilgarran estate, and from the southern approach via Powerscourt Estate. The Council has a role to play in conserving these wildlife corridors through the promotion of good practice regarding the repair of stone walls, and hedge-cutting where hedgerows occur.

The Cookstown / Glencullen river, a fast flowing tributary of the Dargle, runs through the village and is a valuable wildlife resource for freshwater invertebrates, fish, birds, mammals (such as otter) and amphibians. The Council recognises the importance of maintaining water quality in the interests of conserving fragile freshwater ecosystems. This is particularly important in the catchment of Knocksink Nature Reserve in order to protect the 'priority habitat' of European importance, and also further downstream to protect the Dargle River Valley which is a proposed Natural Heritage Area (pNHA).

Geologically, the area is of interest, as it is sandwiched between the Leinster Granite spine of the Wicklow Mountains (to the west), and the Bray Group (to the east), which contain some of the oldest rocks in Ireland. Features such as The Scalp (a meltwater channel) the local sand and gravel aquifers, and nearby Fassaroe delta, bear testament to a legacy of glacial erosion and deposition. Also of geomorphological interest, as well as visual and wildlife importance is the Dargle River Valley and Powerscourt Waterfall. These features are listed as being of Geological and Geomorphological interest in the 1999 County Development Plan.

The bio-diversity of flora and fauna species in an area is directly related to the availability of suitable habitats. While recognising the need to conserve existing habitats, the Council also recognises the need to enhance damaged sites, and create new wildlife habitats within the village. This can be best achieved through liaison between the Heritage Office and/or the Environmental Awareness Section of the Council with the Tidy Towns Committee, local schools, National Environmental Education Centre (NEEC), and other bodies such as the Forestry Service and Tree Council of Ireland.

⁵ The 'Priority Habitat' relates to petrifying springs and tufa formations, as designated under the EU Habitats Directive 1992 and transposed into national legislation via the 1997 Natural Heritage Regulations

P34 It is policy of the Council to protect, conserve, and where possible enhance the natural heritage and existing bio-diversity of Enniskerry, and to promote the development and extension of wildlife habitats and corridors within the village and its environs.

2.7.7 Access to and enjoyment of Heritage resources

The heritage of Enniskerry is a resource to be accessed and enjoyed by the local community as well as visitors to the area. Hill walking is a very popular recreational activity in the area and brings considerable benefits for local businesses and service providers in the village. In accordance with Heritage Objective 2.5 as stated in the County Development Plan 1999, the Council promotes the protection and preservation of public rights of way, and access routes to amenity areas in order to facilitate this recreational use. In order to offset the possible negative impact of traffic congestion as a result of increased hill-walking activity it is proposed to highlight the existence and availability of Bog Meadow car park.

P35 It is the policy of the Council to encourage and promote access to, and enjoyment of the heritage of Enniskerry and surrounding environs.

An understanding of and interest in heritage is the first step to ensuring its conservation and protection in the future. The Council recognises the need to support local community initiatives, school programmes, activities of the National Environmental Education Centre (NEEC) and the Enniskerry Tidy Towns Committee, and any other actions that increase knowledge and promote awareness and pride in the heritage of the area.

It may be noted that this plan has undergone a Heritage Appraisal, which is to the Council's satisfaction.

2.8 Open Space, Community Facilities and Recreation

2.8.1 Open Space and Recreation

The main public open space within the village is the Bog Meadow, which covers an area of approximately 8 acres. It is located just north of the village core, between the R117 and Monastery Road. The Bog Meadow serves as both a passive and active amenity area for the village and includes several community amenity areas, including two tennis courts, a soccer pitch and a playschool. The Glencullen River runs along the southern boundary of the site.

Enniskerry is in a unique position with regard to access to open space, as Knocksink Wood is partially located within the village. This woodland has been designated as a candidate Special Area of Conservation (cSAC) and therefore has special protection under the European Habitats Directive. Knocksink Wood also hosts a National Environmental Education Centre. In addition to this the National Heritage Area of Powerscourt Woodlands is located to the south of the village and is accessible to the public.

P36 It is the policy of the Council to protect existing areas of designated public open space from inappropriate development and maintain these areas for public enjoyment and use.

The Gaelic Athletic Association grounds are located to the west of the village opposite Kilgarran Park. As the GAA have indicated that the current grounds are insufficient for current demands, the Council therefore proposes to facilitate the appropriate expansion of this recreational facility close to the existing site.

P37 It is the policy of the Council to co-operate with relevant organisations in the provision of sports facilities and active recreational space and to ensure sufficient land is made available for this purpose.

2.8.2 Community Facilities

There are a number of basic community facilities in Enniskerry at present. These facilities include a community hall, which facilitates accommodation for meetings, community activities and an information technology centre. There is

also a community building in the Bog Meadow, which facilitates a community playschool. The village appears well served in terms of health facilities provided. The surgery, which is located within the village centre, hosts a general practitioner, chiropodist, and physiotherapists. Enniskerry is also served by a Post Office and Garda Station.

P38 It is the policy of the Council to facilitate land use requirements for the community, social and recreational needs of the town and to ensure that adequate provision is made for such facilities to meet the needs of existing and future residents of the town and hinterland.

Under the provisions of the Planning and Development Act 2000 the Council can now levy developers for financial contributions towards the cost of providing recreational and community facilities in addition to the traditional types of infrastructure previously allowable under development contribution schemes.

P39 It is the policy of the Council to require contributions towards the provision of community/ recreational facilities or works to facilitate the improvement of existing facilities in Enniskerry. (These contributions will be adjusted annually to accord with the building cost index).

P40 It is the policy of the Council that development levies generated in the Enniskerry area will be ringfenced for the Enniskerry area (and will include local consultation).

2.8.3 Childcare Facilities

Changes in the traditional roles and structures of Irish society, coupled with the rapid rate of growth in the economy have led to an accelerating demand for childcare services. The Council recognises the importance of the provision of adequate childcare facilities in consolidating new and existing communities and as a means of addressing social exclusion and disadvantage.

P41 It is the policy of the Council to encourage the provision of crèche and play-school facilities.

However, the Council is aware that such facilities may have adverse impacts on residential amenities by way of increased traffic generation and other impacts and will seek to protect residential amenity in this regard. The Council will have regard to *Childcare Facilities – Guidelines for Planning Authorities* (D0ELG 2001) and as subsequently amended.

2.9 Strategic Environmental Assessment

2.9.1 Introduction

This section of the Plan has been prepared with regard to the provisions of Section 10(5)(a) of the Planning and Development Act 2000, S.I. No. 93 of 1999, the EPA Guidelines on Environmental Impact Assessment and EU Council Directive (96) 511 and (99) 73. It identifies the manner in which the potential environmental impact of the development choices identified in this Plan have been considered in the interest of achieving a balance between location, volume and mix of land uses, the development needs of the village and the potential environmental impacts that could be expected.

The development of Enniskerry will have a significant environmental impact as a result of the change of use of areas from agricultural and fallow use to residential use. The development of areas of land locally must however be seen in the context of providing for local development demands, particularly allowing for local residential needs and ensuring that realistic alternatives exist to the development of one-off houses in the countryside. The development of lands locally and in centralised locations has less of an environmental impact than the development of many individual

houses in the countryside where access, services and the environmental capacity of the area to cater for such housing is limited.

The adverse impacts of the proposed land uses and potential development that is likely to occur as a result have been considered. However, in certain instances the development of some lands will result in significant changes in the appearance of the area and may result in the loss of some environmental amenity. These suggested land uses should be viewed in the interests of the overall land use mix proposed in Enniskerry, while also providing for necessary shelter and housing.

2.9.2 Limitation of Impacts

Outlined below are a number of the approaches, which have been adopted in order to limit adverse environmental impacts of the Plan.

- (a) The land requirements for the immediate development of the village have been provided. In this respect excessive volumes of land have not been zoned.
- (b) Land uses have been identified to provide for appropriate types of development at appropriate locations. In this respect the unsustainable and often negative environmental impact of introducing incompatible land uses into areas have been avoided where such development is considered unlikely to be sufficiently mitigated through the detailed design and planning application process or into the existing environment.
- (c) Development in areas of significant environmental amenity has been resisted while the potential risk to established amenity areas as a result of development has also been taken into consideration in the proposed development of lands.

2.9.3 Impact on the environment

Should the areas so zoned be developed as identified (or developed for the possible range of uses within those zones) and the appropriate transportation, services and development objectives put in place to accommodate these objectives the likely environmental impacts are as follows.

Human Beings

It is anticipated that the effect of development on existing human beings within the Plan area will be significant. The development of additional housing, commercial and educational lands will result in an increase in the built area of the village. In this respect the manner in which existing residents experience Enniskerry and its environs will alter and this will change over time as development areas mature. It is anticipated that lands zoned for development will lead to a significant impact with increases in population and the necessity to invest in the additional community facilities and amenities to meet needs and ameliorate the impact. There will be a positive impact of providing housing and services to meet the shelter and other needs of new families.

Flora

The most significant floral habitat in Enniskerry is Knocksink Wood, which contains a diverse flora, including nationally rare and endangered species. Also of high importance is the Dargle River Valley, located outside the village. Both of these areas have already been designated for protection (candidate Special Area of Protection and National Heritage Area respectively) and will remain free from development, and will therefore not be adversely impacted by the implementation of this plan. In addition to this it is proposed that a buffer area of fallow land around Knocksink Wood shall be reserved.

Other important floral habitats are the many trees, groups of trees, stone walls and hedgerows. Provision has been made in the plan for the protection of these features through listing for conservation and the exercising of development control.

The principle negative impact on flora will be the loss of habitat and bio-diversity arising from developments on previously rural/agricultural areas. However much of the development will occur in areas that are less diverse in floral terms. It is likely that floral diversity in the village will be enhanced through planting and landscaping objectives in the plan.

Fauna

As with the effects on flora, the most significant wildlife habitats for fauna, namely Knocksink Wood, trees and groups of trees, stone walls and hedgerows are protected either through environmental designations, and/ or the provisions of the Plan for the protection of these features through listing for conservation and the exercising of development control. Therefore they will not be adversely effected by the Plan.

The principle negative impact on fauna will be the loss of habitat and bio-diversity arising from developments on previously rural/agricultural areas. However much of the development will occur in areas that are considered less important in terms of faunal diversity. Noise disturbance caused to bird and animal life during construction works on new developments is a likely occurrence. This disturbance however will last only as long as the construction work continues and therefore should not cause significant long-term effects.

The carrying out of landscaping and tree planting objectives in the Plan is likely to enhance fauna diversity by creating new and strengthening existing, ecological corridors.

Soils

It is not anticipated that significant impacts will occur to soil resources in the area as a result of development. Impacts will occur to soil in areas as a result of re-profiling and excavation associated with development; this is unavoidable. The impacts will not however be significant and the primary impact on areas where re-profiling takes place will be changes in the areas' visual character.

Water

It is anticipated that the principle impacts on Enniskerry's water resources will occur as a result of an increase in demand for water resources and an impact due to surface water run-offs and waste water discharges from new developments. These impacts will be addressed through engineering solutions and facilities to cater for increased development. In certain areas water quality may improve as a result of improved facilities and in this respect the progressive development of the area and the provision of necessary water treatment facilities will be important.

The preservation of a buffer zone around the candidate Special Area of Conservation, Knocksink Wood will help ensure that water quality is not impaired in this area.

Air

The development of the area will result in changes in air quality as a result of the emissions that can be expected from properties and vehicles. This may result in an increase in emissions although over the longer term the development of more energy efficient houses, properties and vehicles may not result in a significant increase in emissions over current levels.

It is anticipated that the retention of trees and extensive new tree planting at locations in the village will assist in air purification.

Landscape

Significant and lasting change will occur to the landscape of the area as a result of development. This change is unavoidable if residential needs and demands are to be accommodated. However, such change may also be viewed as a natural process, given that all modern landscapes are the products of generations of interaction of people, (their needs

and demands) and their environment. The preservation of a greenbelt area around the village, and the preservation of designated areas, trees, stone walls, watercourses, field boundaries and hedgerows will help ensure that bio-diversity is protected, as well as visual and community amenity. The visual amenity of the area can be further addressed through the planning application process, through the requirement to provide high quality building design, appropriate landscaping and screening, and also through restricting development on elevated sites.

Material Assets

It is anticipated that the material assets of the area will be improved through the development of additional and improved facilities as a result of development in the area. This includes both natural and man-made assets. Natural assets have been addressed in the foregoing sections, and some of the material assets that relate to heritage are addressed in the following section. The village will benefit through additional and improved facilities (roads, water supply, sewerage, and infrastructure) as a result of development in the village.

Cultural Heritage

The protection of Enniskerry's cultural heritage and assets may be achieved through sensitive development. Buildings of merit along with other archaeological features will be protected in this proposed Plan and all developments proposed in their vicinity will be considered accordingly.

Close consultation with Dúchas - The Heritage Service will ensure that any adverse impacts on the cultural heritage are avoided or mitigated, while consultation with local groups will ensure that the needs and wishes of the community are catered for in proposed developments.

Traffic Impacts

The potential impacts of the proposed development of the lands identified in the attached maps have been considered. It is anticipated that the development of traffic calming measures in specific locations will serve to ameliorate any significant impacts of development on the road system.

SECTION THREE – LAND USE ZONING

3.1 Land Use Zoning Objectives

The purpose of land use zoning is to indicate the Planning Authority's intentions for all lands within the Plan's boundary. The land use zoning objectives are detailed below and are illustrated on the Specific Objectives Map 4. A range of land uses is listed in the matrix in Table 7 together with an indication of their broad acceptability in the different land use zones.

Table 5 – Zoning Objectives

R	Residential
R1	To protect and improve existing residential amenity and provide for appropriate residential/ infill development, having regard to the scale, character, topography and amenities of the area.
R2	Residential
R2	To protect existing residential amenity and to provide for residential development, appropriate to the topography and in accordance with the principles of proper planning and development of the area.
R3	Residential
R3	To protect existing residential amenity and provide for residential development, at a maximum density of 4 units to the acre.
AAP1	Action Area Plan 1
AAP1	<p>To provide for development in accordance with Action Area Plan – AAP1 in accordance with the criteria outlined below and in Appendix 1.</p> <p>To protect existing residential amenity and provide for a fully comprehensive and integrated phased residential development where provision is made in the AAP for the allocation of 20% of residential lands for voluntary, social and affordable housing in accordance with Part V of the Planning Act 2000 and the Council's Housing Strategy.</p> <p>Phase 1 only may be developed for residential use in this Plan (that is an area of 11 acres at 8 houses to the acre).</p> <p>Phase 2 shall not be released for development prior to 2008, until a subsequent LAP has been adopted by the Council. Phase 2 shall consist of 8.3 acres at a density of 8 houses to the acre.</p> <p>The current GAA sports grounds shall not be developed for residential use without prior satisfactory indications to the Council that adequate suitable alternative lands shall be made available for the relocation of this existing facility.</p> <p>Prior to any development taking place on AAP1 lands detailed site investigations including geo-technical assessments shall be undertaken to the Council's satisfaction.</p>
VC	Village Centre
VC	To protect and improve existing village character, to provide for appropriate village centre activities (that is, residential, retail, commercial and community activities).

C	Community Facilities and Educational/ Institutional
C	To facilitate the provision of community facilities and educational/ institutional uses.
C1	Community Facilities, Educational/ Institutional uses and Voluntary Housing
C1	To facilitate the provision of community facilities, educational uses and voluntary housing. In accordance with the amendment as outlined in the Manager’s Report the preferred use of these lands is for sheltered housing for the elderly.
E	Employment
E	To facilitate the development of service based employment or alternatively to facilitate appropriate community uses.
T	Tourism
T	To facilitate tourist based activities and appropriate ancillary uses.
OS	Open Space
OS	To preserve open space.
AG	Agriculture
AG	To provide for agricultural development and associated uses, and to provide for use as leisure, outdoor recreation and amenity uses. Agricultural lands within the village development boundary may in the third phase of development (2014-2020) be considered for residential development.
GB	Greenbelt
GB	To protect and improve rural amenities and character, and to preserve the greenbelt between Bray and Enniskerry.
cSAC	Candidate Special Area of Conservation
cSAC	To protect the candidate SAC from inappropriate development.
pNHA	Proposed Natural Heritage Area.
pNHA	To protect the proposed NHA from inappropriate development.

3.2 Land Use Matrix

The acceptability of certain uses in a particular zone is self evident, as is the unacceptability of others. For development control purposes, the land use zoning objectives can be divided into ten principle or grouped zones outlined below in Table 5, and a matrix compiled outlining the acceptability of a broad range of land uses outlined in Table 6.

Table 6 - Grouped Zoning Objectives

Re	Existing Residential	T	Tourism
Rn	New Residential	C1	Community Facilities, Educational/ Institutional uses and Voluntary Housing.
VC	Village Centre	OS	Open Space
C	Community/ Education	AG ⁵	Agriculture
E	Employment	GB	Greenbelt

Table 7 indicates the level of acceptability for any land use in each of the ten groups.
Y = Permitted in Principle, O = Open for consideration and X = Not Permitted.

Table 7 - Land Use Matrix

Proposed Use	Grouped Zoning Objective									
	Re	Rn	VC	C	E	T	C1	OS	AG ⁶	GB
Abattoir/ rendering plant	X	X	X	X	X	X	X	X	X	X
Aerodrome/ airfield	X	X	X	X	X	X	X	X	X	X
Agricultural machinery outlet	X	X	X	X	X	X	X	X	X	X
Agri-tourism	X	X	X	X	X	Y	X	X	O	O
Apartments/ flats	O	O	Y	X	X	O ⁷	X	X	X	X
Bed & breakfast/ guesthouse (new)	O	O	O	X	X	Y	X	X	X	X
Boarding kennels	X	X	X	X	X	X	X	X	O	O
Camping site/ caravan park	X	X	X	X	X	X	X	X	X	X
Car park	X	X	Y	O	X	X	X	O	X	X
Church / place of worship	X	X	O	Y	X	X	O	X	X	X
Community facility/ community hall	X	O	Y	Y	X	X	O	O	O	O
Day care centre/ Sheltered Accommodation	O	Y	Y	Y	X	X	Y	X	X	X
	Re	Rn	VC	C	E	T	C1	O	AG	GB
Dance/ disco/ nightclub/ cinema	X	X	O	O	X	O	X	X	X	X
Eco-tourism	X	X	X	X	X	Y	X	X	O ⁸	X
Enterprise units	X	X	O	X	Y	X	X	X	X	X
Equestrian	X	X	X	X	X	O	X	X	O ⁹	O ¹⁰
Garden Centre	X	X	X	X	O	O	X	X	O	O
Health centre/ clinic	O	O	Y	O	O	X	X	X	X	X
Heavy vehicle park	X	X	X	X	X	X	X	X	X	X
Home based economic activity	O	O	O	X	X	X	X	X	O	O
Hospital/ nursing home	X	X	O	Y	X	X	X	X	X	X
Hotel/ hostel	X	X	Y	X	X	O	X	X	O	O
Hot food takeaway	X	X	O	X	X	X	X	X	X	X
Library/ Art Gallery	X	O	Y	Y	O	X	X	X	X	X
Motor Sales outlet	X	X	X	X	O	X	X	X	X	X
Offices	O	X	Y	O	Y	X	X	X	X	X
Park/ playground	Y	Y	O	Y	X	X	O	Y	O	O
Petrol Station	X	X	X	X	O	X	X	X	X	X

⁶ The agricultural zoning as indicated in the matrix above applies to this plan period only and may be subject to revisions in future Local Area Plans.

⁷ Tourist based units only, not for use as a permanent residence.

⁸ Permitted only on 3 hectares of lands indicated as AG (eco) on the land use map.

⁹ The expansion/ consolidation of existing equestrian centres only.

¹⁰ The expansion/ consolidation of existing equestrian centres only.

Playing fields	X	O	X	Y	X	X	O	Y	Y	Y
Playschool/ crèche	O	O	Y	Y	X	X	X	O	X	X
Public house	X	X	Y	X	X	X	X	X	X	X
Recreational building	X	X	Y	Y	O	O	X	Y	O	O
Residential	Y	Y	Y	X	X	O ¹¹	X	X	X ¹²	X ¹³
Restaurant	X	X	Y	X	O	O	X	X	X	X
School/ education	X	O	O	Y	X	X	O	X	X	X
Shops (local <60 sq.m.)	O	O	Y	X	O	O	X	X	X	X
Shop (other)	X	X	Y	X	X	X	X	X	X	X
Sports club and grounds	X	X	O	Y	X	O	X	Y	Y	Y
Travellers halting site	X	O	X	O	X	X	X	X	O	O
Warehouse	X	X	X	X	X	X	X	X	X	X
Wholesale outlet	X	X	X	X	X	X	X	X	X	X
Workshops	X	X	O	X	O	X	X	X	X	X
Utility structures	O	O	O	O	O	O	X	O	O	O

3.2.1 Explanation of Zoning Objectives

Permitted in Principle

The Council shall seek to ensure development of lands in accordance with the Zoning Objectives set out in this section of the Plan. However, it should not be assumed that if a proposed development complies with the matrix table that it would be necessarily accepted. The implementation of the zoning objectives is dependent upon the provision/implementation of the necessary infrastructure. In addition, factors such as density, height, traffic generation, design criteria and physical environmental factors will also be considered in establishing whether or not a development proposal conforms to the proper planning and development of the village.

Open for Consideration

Land uses indicated as 'Open for Consideration' are uses that are not considered acceptable in principle and will only be permitted in special cases where that Council is satisfied that the use would not conflict with the general objectives of the zone and permitted or existing uses as well as being in the interests of the proper planning and development of the area.

Not Permitted

Land uses that are not classified as 'Permitted in Principle' or 'Open for Consideration' will not be permitted.

Other Uses

Proposed land uses which are not listed under Table 7 will be considered on the merits of individual planning applications in relation to the general policies of the Plan and the zoning objectives for the area in question with regard to the most appropriate use of a similar nature.

Temporary Uses

Uses, which by their nature are temporary, are open for consideration in all zones although regard shall be given to the provisions of the Land Use Matrix.

Non-Conforming Uses

It is not intended that existing established uses within the zones outlined in this Plan that are inconsistent with the primary zoning objective should be curtailed. All such cases, where legally established by continuous use for the same

¹¹ Tourist based units only, not for use as a permanent residence.

¹² In accordance with section 3.3.1 of the County Development Plan 1999.

¹³ In accordance with section 3.3.1 of the County Development Plan 1999.

purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Acts in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and development of the area.

Transitional Areas

In transitional or boundary areas of adjoining zones, it is important to avoid abrupt transitions in scale and use and to avoid developments that would be detrimental to the amenity of the neighbouring zone, particularly in the case of existing residential areas.

In zones adjoining residential areas, particular attention shall be paid to the uses, density, scale and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Development abutting amenity and open space should generally facilitate passive supervision of that space, where possible, by fronting onto it.

Material Contravention

The Planning Authority may not permit development, which materially contravenes a provision in the Development Plan unless it adopts a special procedure prescribed in the Local Government (Planning and Development) Acts. The decision to permit a material contravention must be taken by a majority of the elected members of the Planning Authority and this majority must consist of not less than three quarters of the total number of the elected members (not just three quarters of those present at that particular meeting) voting in its favour.

SECTION FOUR – SPECIFIC OBJECTIVES

4.1 Introduction

This section of the Plan sets out specific objectives or work which the Council itself intends to carry out or intends other parties to carry out during the period of the plan in order to realise its stated aims and policies. The objectives set out below that require the carrying out of works and the expenditure of public funds are subject to:

- 1) All the necessary permission, approvals and subventions being forthcoming from the EU, State, Semi-State and other sources, to support and finance the achievement of the objectives.
- 2) Additional finances required by the Council being made available having regard to the overall commitments of the Council.
- 3) The Council receiving contributions towards such expenditure from developments benefiting from such works.

Where possible Specific Objectives are illustrated on Map 3 accompanying this Plan. Some objectives are not site specific and are therefore not illustrated on the map.

4.2 Housing Objectives

It is an objective of the Council to:

- H1 Provide sufficient zoned residential lands within the settlement of Enniskerry as illustrated on the zoning objectives map to meet the needs of the community over the Plan period.
- H2 All housing development shall comply within the Residential Development Standards contained in appendix of the County Development Plan, except where stated otherwise in the Plan.
- H3 Ensure variation house type and size in all new development.
- H4 Provide where possible and appropriate, pedestrian linkages/ cycleways between and within housing areas and to main streets, schools and community facilities.
- H5 Preserve and reinforce existing mature trees and hedgerows and to ensure that new developments incorporate existing natural features into the site.
- H6 Ensure that infill development is in keeping with existing development in the vicinity in terms of scale, character, materials and finishes.
- H7 Prohibit the use of external brick in new housing development.
- H8 Prohibit ribbon development on approaches to the village.
- H9 Zone sufficient lands for the purpose of sheltered housing by a voluntary non-profit organisation, which are acceptable to the Council.
- H10 To compulsorily acquire additional lands, within the residential area of the Local Area Plan, for social/ affordable/ sheltered housing.

4.3 Public Utility Objectives

It is an objective of the Council to:

- U1 Monitor the capacity of the sewage treatment works over the lifetime of the Plan and to further upgrade and increase the treatment standard and capacity of the plant as required to meet the village's requirements and to upgrade the quality of effluent discharged.

- U2 Increase the supply of water available to the village by way of implementation of a major water supply scheme within the life of the Plan, and to improve water supply to the village by identifying new sources, improved treatment facilities, storage and distribution facilities.
- U3 Provide recycling facilities in the village at convenient and appropriate locations to be decided in conjunction with the local community. To investigate the feasibility of locating such facilities at commercial outlet at Killgarran Park and/ or at the car park of the Bog Meadow, or at a location to be decided through consultation with the local community.

4.4 Roads and Transportation Objectives

It is an objective of the Council to:

- RT1 Carry out a traffic management study of the village with the objective of:
- Introducing traffic calming measures in the interest of pedestrian and vehicular safety
 - Improving traffic circulation
- RT2 To reserve lands to the north-east of the village to facilitate a northern relief road. The reservation indicated on Map 2 is diagrammatic only and is subject to further investigation. The status of the Northern Relief Road corridor shall be reviewed within 3 years from the adoption of this plan.
- RT3 Preserve vehicular access points for future lands zoned for residential use.
- RT4 Upgrade the Monastery Road to ensure vehicular and pedestrian safety.
- RT5 Provide for traffic calming and pedestrian measures in order to improve safety and vehicle speeds, in particular at Churchill and in the environs of the schools.
- RT6 Investigate the feasibility of creating a pedestrian zone in the village centre to the southern side of the monument. Any works undertaken shall be complimentary to the 18th century streetscape.
- RT7 Regularise existing haphazard parking in the village and improve junctions and pedestrian facilities.
- RT8 Improve the parking facility at Bog Meadow and to improve signage to indicate this facility.
- RT9 Provide safe routes to schools, school crossing points and bus bays.
- RT10 Ensure that all footpaths are designed and constructed to cater for the needs of persons with disabilities.
- RT11 Upgrade/ provide footpaths in the village centre and at the following locations at:
- Kilgarran Road
 - Monastery Road
 - Church Road
- RT12 Install public lighting at Kilgarran and the Bog Meadow area.
- RT13 Seek contributions towards the provision of traffic calming measures within the village.
- RT14 Establish a fund for traffic calming measures for the village to be generated by borrowing against development levies.
- RT15 Developers shall provide for inter-linking pedestrian linkages and cycleways where feasible.
- RT16 Carry out remedial works on the river bank near Crimmins Garage.

4.5 Economic Activity Objectives

It is an objective of the Council to:

- E1 Consolidate existing retail land uses in the village and to protect and promote the existing commercial character of the village centre.
- E2 Encourage in-depth commercial development within the village centre.

4.6 Education Objectives

It is an objective of the Council to:

- ED1 Facilitate the expansion of both of the primary schools within the village boundary by zoning greenfield lands to the west at Kilgarran and also to the south at Cookstown with both site sites having good road frontage. With regard to the site at Cookstown landscaping and contouring of the site will be required in the interests of visual amenity.

4.7 Conservation and Heritage Objectives

Architectural Conservation Objectives

It is the policy of the Council to:

- HO1 Preserve, protect and enhance the townscape character of Enniskerry by designating the urban core as an Architectural Conservation Area as outlined on Map 3.
- HO2 Retain and safeguard the character of structures, their setting, and the streetscape features, which are considered to make a positive contribution to the Architectural Conservation Area.
- HO3 Protect those structures of particular merit, as indicated on Map 3 (PS 1-21) and listed in Appendix 2.
- HO4 Protect and preserve the walled street character of the village and the surrounding roads.
- HO5 Protect and retain the village skyline (including roof-scape, walls and trees) and its environs.

Heritage Objectives

- HO6 Protect the cSAC of Knocksink Wood, and the pNHA of Powerscourt and to reserve a fallow area of 30 meters around the cSAC.
Where development is proposed adjacent to either of the above consultation with Dúchas shall occur, an assessment of the impact of the proposed development will be carried out, and ameliorative measures recommended addressing these impacts.

- HO7 Consider for protection existing hedgerows, trees, and groups of trees within the village and to integrate into proposed developments existing field boundaries dry-stone walls, hedgerows and trees, which contribute to aesthetic, historic, and wildlife value.

Consider the making of Tree Preservation Orders where it appears to the Council that amenity trees in the village or environs are in danger of being felled or damaged. In particular the following trees or groups of trees will be considered:

- T1 In the vicinity of the driveway to Powerscourt House and westward to Powerscourt Demesne townland boundary
- T2 On both sides of the R117 at Cookstown, Monastery and Fassaroe townlands, between Enniskerry Village and the junction with the N11.

- T3 Trees at Monastery townland in the vicinity on Glenbrook, Enniskerry
- T4 Groups of trees at Rannock House, in Monastery townland, Enniskerry.
- T5 Trees on the grounds of the Church of Ireland, Enniskerry
- T6 Trees in the grounds of Kilgarran House, Enniskerry
- T7 Trees in the grounds of Monastery, Enniskerry
- T8 Trees along Forge Road and Church Road.
- T9 Trees on Killegar Lane approaching Killegar Church.
- T10 Trees south of Knocksink Wood on R2 lands.
- T11 Trees to the east of Monsatery Road to the north of R1 lands.
- T12 Trees in the grounds of Summerhill House Hotel.
- HO8 Promote the creation of ecological corridors in the village through ensuring that new developments incorporate the planting of native trees and hedgerows.
- HO9 Liase with the Forest Service, Dúchas, the NEEC and local groups with the aim of developing woodland at the Bog Meadow site in the village to be implemented under the 'Neighbourwood Scheme', operated by the Forest Service, which will serve both as a community amenity facility, and as an ecological link with Knocksink Wood.
- HO10 Investigate the feasibility of carrying out, in association with the NEEC and local groups, tree planting and landscaping in the village and its environs.
- HO11 Protect archaeological structures, objects and settings through the exercise of development control, referring all proposed developments within 100 metres of such sites to Dúchas for comment.
- HO12 Protect and improve the following views of amenity value:
 - V1 From the R117 towards the Scalp.
 - V2 View of the Scalp and the Scalp Valley from the Ballyman Road.
 - V2a View of the Scalp and the Scalp Valley from the Ballyman Road.
 - V3 View from the Summerhill House Hotel towards the Cookstown Valley and Ballyman Glen.
 - V4 View from lands near Monastery House south towards Djouce Mountain.
 - V5 View from Berryfield land towards Enniskerry village.
 - V6 View from Cookstown Road towards the Great Sugarloaf Mountain.
 - V7 View from Glenree Road towards Carrigollogan.
- HO13 Preserve access to the landscape, and to encourage the provision of access routes in co-operation with landowners. The Council shall protect such areas from inappropriate development infringing upon

established access routes.

In particular the council shall preserve:

Access to Killegar Church and graveyard from the R117 (indicated as AA1 on Map 3).

- HO14 Support actions, which serve to increase awareness and understanding of, and pride in, the heritage of Enniskerry Village and environs.

4.8 Open Space, Community Facilities and Recreation Objectives

- OS1 Protect existing open spaces and ensure that adequate public and private open space is provided in all new developments within the village.

Appendix 1 – Action Area Plan 1

Regard shall be had to the following criteria in preparation and design of the Action Area Plan 1:

Voluntary, Social and Affordable

- These lands shall:-
- Be of regular shape
- Be reasonably level
- Have good road frontage

Residential Development Lands

- Such development shall have regard to Part V of the Planning and Development Act 2000 and the Council's Housing Strategy.
- These lands shall be phased in two phases where phase 1 shall consist of 11 acres and phase 2 shall consist of 8 acres.
- The housing development urban design form shall avoid typical suburban estate design and the proposed residential developments shall be clustered within high-density footprints and set apart by useable open space.
- Housing schemes shall be set back from the public road and the area between the public road and residential developments shall be generously landscaped and contoured. Landscaping shall include extensive planting of indigenous trees. The use of standard sized trees shall be encouraged and planted in informal groupings within a parkland setting.
- Planting of trees along the eastern edge of the AAP1 shall be required in the interests of natural and visual amenity. Such planting shall involve the use of similar species to those found in the cSAC.
- Provision shall be made within each phase for one access only onto the public road.
- The AAP shall include detailed hard and soft landscaping proposals for all the lands including extensive tree planting.
- Pedestrian and cycle linkages shall be provided within and between residential areas.

Appendix 2 – Protected Structures and Heritage

This appendix to the Plan outlines a number of structures that merit protection. Some of the features or structures have already been afforded protection due to their listing in the County Development Plan and form part of the Record of Protected Structures, while others are being proposed for protection under this Plan to be subsequently added to the record of protected structures. This section should be read in conjunction with Map No. 3, to identify the location and extent of protection afforded to the structures and designations listed.

Proposed Protected Structures in Enniskerry

Map Ref. No.	Structure	Location	Listing type/ Extent of protection
P1_	Granite Bridge	Monastery Road	Architectural
P2	Powerscourt National School	Church Hill	Architectural and Social
P3_	2 no. 3 bay, 2 storey semi-detached houses	Church Hill	Architectural and Artistic
P4	“Rosemount”	Church Hill	Architectural
P5	“Curam” (one and a half storey detached house)	Church Hill	Architectural and Artistic
P6	“Blundell Hill”	Cookstown	Architectural
P7_	St. Patrick's Church	Cookstown	Architectural and Artistic
P8 _	Forge	Forge Road	Architectural and Artistic
P9	Dwelling adjacent to the Forge	Forge Road	Architectural and Artistic
P10	Garda Barracks	Church Hill	Artistic
P11	“Lawnview”	Church Hill	Artistic
P12	“Clonlea”	Church Hill	Artistic
P13	A.O.H. Hall	Church Hill	Artistic
P14_	Parochial Hall	Church Hill	Architectural and Artistic
P15	“Old Estate House”	Kilgarran Hill	Artistic
P16	Carnegie Library	Knocksink Road	Artistic Entrance door-casing

P17_	Powerscourt Arms	Main Street	Artistic Façade
P18	Clock Tower	Main Street	Architectural and Cultural
P19	Monastery House	Monastery	Architectural
P20	Parochial House Adjacent to St. Mary's Church	Knocksink Road	Architectural
P21_	St. Mary's Church	Knocksink Road	Architectural
P22	Former Alms House	Church Hill	Architectural

_ Protected Structures listed in the County Development Plan.

Recorded Monuments in Enniskerry

These monuments are protected under Section 12 of the National Monuments (Amendment) Act 1994. A buffer of fallow ground around these sites will be maintained.

Map Ref. No.	National Monument Ref. (as indicated on OS Map No. 3)	Townland	Classification
RM1	23	Ballybrew	Ringfort
RM2	38	Ballybrew	Cairn
RM3	27	Killegar	Enclosure site
RM4	28	Killegar	Ecclesiastical remains
RM5	29	Killegar	Enclosure
RM6	30	Monastery	Earthworks site
RM7	31	Monastery	Monastic complex site
RM8	32	Monastery	Ecclesiastical mound
RM9	23	Monastery	Mound
RM10	21	Parknasilloge	Megalithic tomb
RM11	16	Powerscourt Demesne	Holy Well
RM12	18	Powerscourt Demesne	Town possible site
RM13	19	Powerscourt Demesne	Castle

Appendix 3 – Architectural Conservation Area Design Guidelines

Refurbishment, renovation and the design of new development within Enniskerry's Architectural Conservation Area should respect the existing built environment and should be of a high standard in terms of design and quality of building materials. New developments should integrate with their surroundings, using where possible locally sourced materials.

Good design may be successfully practised through the development of buildings of a similar character to the existing built environment but also consider new innovative designs of high quality. The Council will encourage innovative design where it is considered appropriate within the conservation area. Good design helps to reinforce a sense of community and improves quality of life for the community and attracts investment to the village.

Pre-planning Guidance and Consultation

Applications for development within the conservation area should contain sufficient information to allow a detailed assessment by the Planning Department, as to the likely impacts of the proposal on the Architectural Conservation Area. The following is a brief outline of additional information which when submitted with a planning application aids the assessment of the application: - fully rendered, scaled, elevation drawings; photo montages relating the proposal to its setting and material samples such as colour charts, brick and roofing materials. In general developments within the Architectural Conservation Area should comply with the guidelines as outlined below.

➤ Scale, proportion, building lines and heights

The scale and proportion of the existing building and its adjacent built environment should be sensitively considered. The scale and proportion of proposals should emulate adjacent and nearby buildings. Building lines and heights should also respect the pattern of the village's historical estate layout. Buildings within the immediate village core should front directly onto the street, without the use of railings or small setbacks for gardens.

➤ Design & material quality

All proposals for extensions, renovations, refurbishment and new-build shall be designed to the highest quality. Original features throughout the existing built environment of Enniskerry, should be respected. The imitation of original features with poor quality materials will be actively discouraged such as the use of reconstituted stone detailing where natural stone should be used. The Council will encourage the use of natural/sustainable materials such as natural slate, stone (for detailing and features such as, sills, reveals, door heads, architrave's, quoins), and timber windows. In hard landscaping (paving) serious consideration will be given to the use of appropriate materials, which are considered not to detract from the existing concrete paving of the village. Therefore the design and quality of developments should respect but not necessarily mimic the character of the existing built environment.

➤ **Fenestration**

Fenestration on new buildings should be well proportioned and well balanced within an elevation and shall be sympathetic to adjoining and nearby buildings. Again the use of natural materials (such as timber, natural slate, stone detailing, and metal/cast iron guttering) will be actively encouraged. Replacement windows will require planning permission within the Architectural Conservation Area. It is important to maintain the character and built heritage of Enniskerry, through carefully considering the detailing applied to facades and prominently located buildings in the village. PVC, aluminum and thick-framed windows are not considered as a suitable replacement for existing windows within the Architectural Conservation Area. It is also important that the scale of window and door openings is retained and that the relationship of solid and void in the walls is not destroyed.

➤ **Colour schemes**

The use of colour is a significant consideration in relation to new-buildings and renovation works. In general the inappropriate use of masonry paint can easily change the character of a building, making them overly dominant in the streetscape. Strong, vibrant colours should be avoided, and the Council should be consulted before works commence.

➤ **Dormers, external cladding and satellite dishes**

Within the Architectural Conservation Area, the following additions or alterations are a sample of what may require planning permission: dormer windows, roof lights, satellite dishes and external cladding or removal of traditional plaster.

➤ **Signage**

In general, the existing signage within the village is of high quality. Good use of traditional sign-writing, materials and proportions have been used, as well as good contemporary design. The Council will actively encourage such trends, and will discourage the use of inappropriate "corporate" type signage, and the use of unsustainable materials such as MDF and aluminium. Generally, bulky, heavily proportioned shopfronts should be avoided. The Council will actively discourage the replacement of original fenestration (such as window proportions) with single plate glass panes, and other works that would interfere with the original façades. Other signage (such as wall plaques and bracket-hung signage) should be kept to a minimum, as overuse of signs, would detract from the village's unique townscape character.