

**REPORT ON THE DEFERRAL OF THE REVIEW OF THE  
ENNISKERRY LOCAL AREA PLAN (LAP) 2009-2015 UNTIL 2016**

April 2014

Forward Planning Section  
Wicklow County Council  
County Buildings  
Wicklow Town





## **PART 1: Introduction**

### **1.1 Introduction**

The Enniskerry Local Area Plan (LAP) 2009-2015 is the main public statement of planning policies and objectives for the town of Enniskerry. It is used in the assessment of all development proposals for the area. The Plan was adopted by Wicklow County Council on the 29<sup>th</sup> May 2009.

Section 19 (1) (c) of the Planning and Development Act 2000 (as amended) requires that the process of reviewing an existing LAP commences not later than 6 years after the adoption of the previous plan.

Therefore in the normal course of events, the review of this plan would be due to commence before April 2015. The first act of amending or revoking any LAP is the issuing / publishing of notices of the proposal to amend or revoke the LAP (under Section 20(3)(a)(i) of the Act).

However, the Planning & Development (Amendment) Act 2010 included a new section (Section 19 (1)(d)) that provides that not later than 5 years after the making of the previous LAP, a Planning Authority may, as they consider appropriate, by resolution, defer the issuing / publishing of said notices for a further period not exceeding 5 years, thereby effectively prolonging the duration of the LAP.

It is intended to integrate the development plan for Enniskerry into the new County Development Plan 2016-2022, essentially replacing the current LAP with a 'town plan' or 'settlement plan' that forms part of the larger County Development Plan (similar to existing plans for town such as Baltinglass, Newcastle and Avoca). This will entail the publication of a new draft 'town plan' for Enniskerry in 2015 and its adoption by September 2016. In that context, it is illogical to commence a review of the existing LAP in 2015. The Manager in this report is therefore recommending that the review of the LAP be deferred until 2016 i.e. that the current LAP will stay in force until it is replaced in 2016 with the new 'town plan'.

In the event that the members of the Council do not adopt the next County Development Plan or the 'town plan' for Enniskerry that forms part of that plan in 2016, the process of reviewing the current LAP would commence in 2016.

### **1.2 Process**

With the agreement of the elected Council members for Enniskerry (Bray area), the County Manager has prepared this report, which outlines the Manager's opinion on the following issues:

- a) the consistency of the LAP with the objectives and core strategy of the relevant development plan,
- b) whether or not the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

If the members of the Authority accept the Manager's opinion that the LAP and its objectives are consistent with the objectives and core strategy of the Wicklow County Development Plan 2010-2016 and are in agreement that during the lifetime of the Enniskerry LAP that the objectives of the plan have not been substantially secured, they may determine that it would be appropriate to defer the sending of the notices for an agreed time period.

While not provided for in the legislation, the members have requested that the public be given an opportunity to express their views on the possible deferral of the review of the LAP prior to the matter being decided by the full Council. Therefore a period of 4 weeks has been allowed for the public to make submissions and a report on any submissions received will be presented to the members before they make their decision on their question.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area not later than 2 weeks after the resolution is passed by the members.

### **1.3 The purpose of this report**

This report examines whether it would be appropriate to defer commencement of the review of the existing LAP. This will require an examination of:

- (a) whether, in the opinion of the Manager, the LAP remains consistent with the objectives and core strategy of the current County Development Plan 2010-2016, and
- (b) whether, in the opinion of the Manager, the objectives of the LAP have or have not been substantially secured.

This report is therefore laid out as follows:

- (1) An analysis of the content of the existing LAP vis-à-vis the core strategy of the County Development Plan with regard to the following:
  - County Development Plan settlement strategy and growth provisions
  - Population allocation and residential zoning
  - Service infrastructure
  - Retail strategy
- (2) An analysis of whether or not the objectives of the LAP have been substantially secured

## **PART 2: Core Strategy of the Wicklow County Development Plan 2010-2016**

### **2.1 Introduction**

In order to examine whether the Local Area Plan remains consistent with objectives and Core Strategy of the Wicklow County Development Plan 2010-2016, it is necessary to examine the Core Strategy and to analyse whether the LAP can be regarded as being consistent with the Core Strategy.

In accordance with the Planning & Development Act 2000 (as amended), a 'Core Strategy' is required to show how the development plan and the housing strategy are consistent with the National Spatial Strategy, Regional Planning Guidelines, Government policies and Ministerial guidelines / directives with particular regard to:

- The settlement strategy for the County (including rural housing provisions)
- National and regional population targets
- The amount of land zoned for residential use or a mixture of residential and other uses
- The retail strategy and objectives
- Infrastructure objectives.

### **2.2 Settlement Strategy and growth provisions**

The 2010-2016 County Development Plan designates Enniskerry a 'Level 5' settlement in the County Settlement Strategy, that is, a 'Small Growth Town'.

The designation of Enniskerry as a 'Small Growth Town' in the 2010 County Development Plan is synonymous with the designation of the town as a 'Small Growth Town I' in the 2004 County Development Plan, which was the County Development Plan in place at the time that the LAP was adopted and therefore there is no anomaly between the plans.

With regard to 'local growth controls', the 2004 County Development Plan and the 2009 Enniskerry LAP both identified the growth control objective as being:

#### **Multi-house developments**

50% Regional growth

50% County growth (a)

i.e. in any new housing development, a minimum of 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.

#### **Single house developments**

Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

The 2010 County Development Plan maintained identical provisions i.e.

The settlements in Levels 5 shall be re-enforced as attractors for more indigenous growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls:

- In any new multi-house development, a minimum of 50% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions on the remaining 50%.
- Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

**Having regard to the above, it is considered that the settlement strategy and growth provisions of the Enniskerry LAP 2009-2015 are consistent with the Core Strategy of the Wicklow CDP 2010-2016.**

### 2.3 Population

The population targets for Enniskerry are as set out in the following table:

Settlement	2004 CDP	2010 CDP	2009 Enniskerry LAP
Enniskerry	2016 – 2,190	2016 – 2,500 2022 – 3,000	2016 – 2,190

The 2009 LAP states that Enniskerry had a census population of 1,881 in 2006. The County Development Plan of 2004 - 2010 envisaged a population of 2,065 in 2010 and 2,190 in 2016. Although the 2009 LAP covered the six years from 2009 until 2015, zoning was in the context of the County Development Plan 2004 population projections up to 2016 (i.e. 2,190).

The LAP has been assessed to determine what the true capacity of existing zoned land is, and whether this is consistent with the current County Development Plan targets.

### 2.4 Housing growth required

In accordance with the County Development Plan 2010, the population growth target for 2016 is 2,500 persons and 3,000 persons for 2022.

The following table sets out the total number of additional houses required in Enniskerry between 2011 and 2022 given these targets taking in account certain assumptions regarding future household size and vacancy rates.

**Table 1:** Enniskerry – Population and Housing requirements 2011-2022

Year	Population		Total housing units	Total additional units required from 2011
	Existing	Allocated		
2011	1,811 <sup>1</sup>		615 <sup>1</sup>	
2013	1,800 <sup>1</sup>		618 <sup>1</sup>	
2016		2,500	1,035	+ 420
2019		2,750	1,199	+ 584
2022		3,000	1,382	+ 767

## 2.5 Capacity of existing zoned land

There is current capacity in the land zoned in the existing LAP for c. 400 units.

**Table 2:** Lands to provide for housing growth up to 2016

Zoning	Location/Description	Area (ha)	Density	Units Potential
R2	Cookstown	0.8	10	8
R1/R2	AA1	12	20	210 (max)
R1	AA4 AG Cookstown	2.15	20	43
R2	AA” AG Countybrook Lawns	3	10	12 (max)
R1	AG Monastery Grove	3.6	20	72
TC/R1	AA3 re-dev mixed use	0.2 (max)	40	8
RE	Infill			20
TC	Infill			20
	AG zones within development boundary			5
Total				398

Clearly this housing capacity does not fully meet 2016 target requirements and this is because the LAP was providing for a target of 2,190 in 2016 (in accordance with the 2004 County Development Plan) whereas the County Development Plan adopted in 2010 increased the target to 2,500 for 2016.

However, taking into account the following factors:

- (1) The small size of the discrepancy (22 units) compared to the overall housing need (420 units).
- (2) New Regional and County population allocations are due to be provided by the Regional Authority before 2016, which may alter the growth parameters for Enniskerry.
- (3) The complete 2-year review of the Wicklow County Development Plan 2010 – 2016 will officially commence in September 2014, with a new CDP scheduled to be adopted before October 2016. Under this review process, the population targets for the towns and villages within the County, including Enniskerry, will be reviewed. It is considered possible that the next CDP will lower the population target for Enniskerry and / or aim for the current target over a much longer period.
- (4) It is intended to integrate the development plan for Enniskerry into the new County Development Plan 2016-2022, essentially replacing the current LAP with a 'town plan' or 'settlement plan' that forms part of the larger County Development Plan (similar to existing

<sup>1</sup> Derived from Census 2011 and supplemented by GeoDirectory data. As the Census 'town boundaries' for Enniskerry does not match the LAP boundary, the Census figure alone does not fully represent the 2011 and 2013 population and housing statistics for Enniskerry

plans for town such as Baltinglass, Newcastle and Avoca). This will entail the publication of a new draft 'town plan' for Enniskerry in 2015 and its adoption by September 2016.

- (5) Virtually no housing growth has occurred in Enniskerry during the period 2009-2014 due to the economic downturn, and in particular, less than 10 new housing units<sup>2</sup> have been developed during this period<sup>3</sup>. In this ongoing economic situation, it is highly unlikely that all development sites would be taken up and developed between now and 2016.

It is considered that the zoning provisions with respect to housing are adequate for the period up to 2016.

**Having regard to the above analysis, it is considered that the Enniskerry LAP is consistent with the housing objectives of the Core Strategy.**

## **2.6 Infrastructure**

The Core Strategy for the County as set out in the County Development Plan 2010-2016 examines the consistency of the plan with higher order infrastructural plan for roads, public transport and water services.

**Roads:** In order for the County roads development strategy to be consistent with higher order plans / strategies, the Wicklow Core Strategy identifies the following roads projects as being necessary:

- In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport;
- The priority for strategic road improvement will be with the upgrade of the N11 between Rathnew and Arklow, to render this entire route dual carriageway through the entirety of the County;
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood - Sally Gap - (R763/4 - R759), Wicklow – Laragh - Wicklow Gap – N81 (R763 - R756) and the R747 (Arklow – Tinahely – Baltinglass).

The policies and objectives contained in the Enniskerry LAP 2009-2015 do not conflict with the above road projects.

**Public transport:** In order for the County public transport development strategy to be consistent with higher order plans / strategies, the Wicklow Core Strategy identifies the following objectives:

- It is the strategy of this plan to encourage and facilitate significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations;
- Improvements to the Dublin-Rosslare rail line, the extension of Luas to Bray – Fassaroe, the provision of car and bus park-and-ride facilities and improved penetration of local bus services in designated growth towns are the priorities for public transport.

The policies and objectives contained in the Enniskerry LAP 2009-2015 do not conflict with the above public transport projects.

**Water:** The County is deficient in water services in most areas. The lack of services is preventing the County from fulfilling its functions under the NSS and RPGs. It is the strategy of the CDP to facilitate significant improvements to water infrastructure, with priority for investment being derived from the County Settlement Strategy.

<sup>2</sup> Geo-directory 2009 - 610 units to 2013 – 618 units

<sup>3</sup> In fact, there has been little growth in Enniskerry since at least 2002 with the Census showing a fall in population between 2002 and 2006.



The policies and objectives contained in the Enniskerry LAP 2009-2015 support the achievement of the above objective for the improvement of water services infrastructure to accommodate growth.

A review has been undertaken to ensure that the water services objectives of the current LAP are relevant and can provide for the growth of Enniskerry up to the population target of 2,500 persons. This is set out in Part 3 of this report.

**Having regard to the above analysis, it is considered that the Enniskerry LAP is consistent with the infrastructure objectives of the Core Strategy.**

## **2.7 Retail**

The County Retail Strategy identifies Enniskerry as a 'Level 4' retail centre in the retail hierarchy for County Wicklow, which is classified as a 'local centre - small town'.

While the GDA Retail Strategy generally considers that these centres will normally provide for one supermarket or discount foodstore ranging in size from 1,000-2,500 sqm with a limited range of supporting shops (one or two low range clothes shops with grocery, chemist etc.) and retail services (hairdressers, dry cleaners, DVD rental), cafes and possibly other services such as post offices or community facilities or health clinics, it is considered necessary to make a distinction in Wicklow between the type and quantum of retail envisaged in neighbourhood centres in the larger settlements and that envisaged for small towns.

Neighbourhood centres (i.e. locations providing retail and other community services outside or the core town centre area) generally only occur in the larger settlements of the County (Bray, Wicklow, Arklow and Greystones). Such centres would usually include a medium sized convenience shopping outlet (generally 500sqm) and a number of smaller comparison and non-retail services premises.

In contrast, the retail provision in small towns would be expected to be more extensive, including one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and perhaps 10-20 smaller shops and would not generally be considered suitable for discount foodstores.

Having regard to Enniskerry's retail function as set out in the current CDP, and the retail role of 'small towns' as described above, it is considered that the provisions of the current LAP can fulfill these objectives and in particular, that there is adequate land and properties zoned "Town Centre" to accommodate expansion of retail facilities.

**The retail provisions of the Enniskerry LAP are considered to be substantially consistent with the County Retail strategy.**

### **PART 3: Assessment of the Policies and Objectives of the LAP**

This part is set out with the same numbering as the relevant sections the Local Area Plan.

#### **4 Residential development**

Section 4 of the LAP includes objectives and policies for the development of housing in Enniskerry. The policies and objectives in the LAP that relate to residential development can be summarised as follows:

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

Limited residential development has occurred in Enniskerry since the plan was adopted in 2009. This is largely attributed to the economic conditions.

**Accordingly, the objectives relating to the development of housing throughout the plan area have not been substantially secured.**

#### **5 Employment**

Section 5 of the LAP includes objective and policies for the development of employment opportunities in Enniskerry. The policies and objectives in the LAP that relate to employment development can be summarised as follows:

- To encourage and facilitate appropriate employment opportunities in Enniskerry having regard to anticipated population growth and the current economic function of the village;
- To maintain the existing level of land in employment use in the form of service based employment and tourist based activities in Enniskerry;

- To resist changes of use from employment to other uses;
- To provide c. 1ha of employment lands in the form of high quality office / surgery / studio type employment and local service and incubator businesses (in AA1).

Limited employment development has occurred in Enniskerry since the plan was adopted in 2009. This is largely attributed to the economic conditions.

**Accordingly, the objectives relating to the development of employment opportunities throughout the plan area have not been substantially secured.**

## **6 Town Centre and Retail**

Section 6 of the LAP includes objective and policies for the development of Town Centre and retail opportunities. The policies and objectives in the LAP can be summarised as follows:

- All new developments on “town centre” zoned lands that adjoin the square shall include commercial / service uses at ground level;
- New town centre developments shall incorporate new “streets” where possible, and developers of town centre sites shall co-operate with each other in order to provide a new network of streets and spaces and to minimise duplication of car parks and vehicular access points on the square;
- New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

Limited town centre and retail development has occurred in Enniskerry since the plan was adopted in 2009, in the main restricted to some small scale extensions and small scale conversions of existing residences to retail or commercial uses. There is an extant permission for one larger scale development at Magee’s pharmacy which has the potential to deliver additional commercial / retail floor space of up to 1,500sqm (of which c. 1,000sqm is planned to be a medical centre), but this has yet to be commenced. This is largely attributed to the economic conditions.

**Accordingly, the objectives relating to the development of the town centre and retail opportunities throughout the plan area have not been substantially secured.**

## **7 Community Infrastructure**

Section 7 of the LAP includes objectives and policies for the development of community infrastructure. The policies and objectives in the LAP can be summarised as follows:

### **Community & social infrastructure**

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

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

- Active and casual open space shall be maintained at Bog Meadow;
- An equipped playground of c. 400sqm shall be provided as part of the development of AA1;
- To protect existing forest and conservation areas from inappropriate development and maintain these areas as green amenities for the town;

- To maintain an agricultural zone surrounding the settlement, to accommodate agriculture and amenity uses in a manner that protects the physical and visual land recreational amenities of the area.

### **Education**

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

The existing active and casual open spaces at Bog Meadow are maintained in an on-going basis by the Local Authority in conjunction with community groups. The existing forest and conservation areas continue to be managed by the NPWS.

The new Powerscourt National School, located beside AA4, south of Enniskerry was built during the lifetime of the LAP and opened in 2012.

A number of the community objectives are reliant on the Action Areas being agreed and developed; however, to-date no development has occurred on any of these sites.

The Development Contribution Scheme is applied in an ongoing manner but new facilities have not been delivered by the Council using collected levies due to lack of sufficient funds.

**Accordingly, the objectives relating to the development of community infrastructure throughout the plan area have not been substantially secured.**

## **8 Transportation and Traffic**

Section 8 of the LAP includes objectives and policies for transport and traffic. These can be summarised as follows:

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

A number of road and footpath maintenance projects have been undertaken by Wicklow County Council during the lifetime of the plan, for example, traffic calming measures have been provided, with traffic tables installed, at the junctions of Kilgarron Hill and Church Road and the R117 and Monastery Road.

With the stalling of the LUAS project to Fassaroe, no investigations with respect to links between Enniskerry and Fassaroe have been carried out.

The failure to deliver objectives relates mainly due to economic considerations resulting in a lack of development of Action Areas / development sites and the reduction in exchequer funding for non-national roads generally.

**Accordingly, the objectives relating to transportation and traffic throughout the plan area have not been substantially secured.**

## **9 Services Infrastructure**

Section 9 of the LAP includes objectives and policies for services infrastructure. These can be summarised as follows:

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

These objectives, as they relate to new developments, are being implemented on an ongoing basis.

No new works have been undertaken by the Council to duct existing overhead lines, although all lines in the main village core have already been ducted.

Wicklow County Council continues to cooperate with telecommunications providers to augment systems but improvements are still required.

**Accordingly, the objectives relating to the development of services infrastructure throughout the plan area have not been substantially secured.**

A review has been undertaken to ensure that there is sufficient water services infrastructure to provide for the future growth of the town up to 2,500 persons.

### Water Supply

Enniskerry water supply network is fed from the Dublin City Council watermain from the Vartry Reservoir. The water is pumped from Fassaroe to a reservoir at Killegar which serves the village. This reservoir at Killegar was built in 2009 with a capacity of 2,000 cubic metres, which could serve a population in excess of 3,200 persons.

### Waste Water

Enniskerry is currently serviced by the Enniskerry Waste Water Treatment Plant which is located at Cookstown on the Bray Road. It has a capacity for 6,000 p.e. and it is currently operating well within its capacity with an annual load of c. 3,800 p.e (2012). This plant mainly services the village of Enniskerry with a certain capacity reserved for sludge management from the surrounding area.

## Surface Water

Surface water in Enniskerry is generally drained by separate surface water networks to surface waters in the town, in particular to the Cookstown River, which passes through the northern section of the town from west to east. Any new development is required to provide a separate surface water network, attenuation where appropriate and measures to ensure no contamination enters the surface system. There are no issues with regard to surface water disposal in the town or impacts on downstream areas.

## **10 Heritage**

Section 10 of the LAP includes objectives and policies for the protection of heritage. These can be summarised as follows:

- To protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan;
- No projects giving rise to significant adverse direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects); any projects with the identified potential to impact on Natura 2000 sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EIS;
- Ensure that all proposals for development in the vicinity of recorded monuments shall submit an architectural / archaeological impact assessment, as part of their application for development;
- Protection of the town centre as an Architectural Conservation Area;
- All developments shall have regard to the Eastern Regional Fisheries Board "Requirements for the protection of fisheries habitat during the construction and development works at river sites", and a statement of how it is intended to comply with same shall be submitted with any applications for permission;
- All proposals for development in the vicinity of the Glencullen / Cookstown River (a key spawning tributary of the River Dargle) shall comply with salmonid waters constraints. All proposed works shall be designed and implemented in an environmentally sound and sustainable manner and shall not impact negatively on the salmonid status of this system.
- Protect trees, hedgerows, wooded areas, watercourses and other features of the natural landscape that contribute to the biodiversity of Enniskerry;
- To facilitate the appropriate refurbishment and renewal of architecturally significant buildings and to accommodate new uses in old buildings to ensure their continued use/preservation;
- To encourage retention of original features, which are important to a building's character such as window type, materials, detailing, chimneys, entrances and boundary walls, both within and outside the architectural conservation area.

Natural and built heritage is protected in an on-going manner, and the plan did not provide for any specific heritage related project to be delivered during the lifetime of the plan. Examples of natural and built heritage projects that have been undertaken include:

- the establishment of an Arts Centre in the old schoolhouse, (this is a independently artist driven initiative);
- the erection of a heritage interpretation board in the town centre and the development of a heritage trail 'audio tour';
- further development of the lands around Bog Meadow as a park and walking trail, with the longer term objective of linking up with Knocksink Wood.

**It is considered that the policies and objectives of the current LAP are still relevant.**

## 11 Action Plans

Four action areas have been identified in the LAP. These action areas are to be the subject of comprehensive integrated development schemes. The objectives for the action areas are summarised as follows:

### Action Area 1

Located west of Enniskerry town centre and immediately north of Kilgarron housing development (Parknasilloge townland) c. 16.25ha in total.

This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:

- A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA).
- A minimum of 1.2ha shall be provided for either the extension or relocation and expansion of St. Mary's and St. Gerard's national school
- A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm
- A minimum of 1ha shall be provided for employment uses.
- The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use
- A maximum of 210 residential units may be provided on the remainder of the site (c. 12ha)
- The development shall be delivered in phases
- A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glencree) shall be permitted.  
To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates
- Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place.

To date, no action area plan has been agreed for these lands and no planning applications have been received.

**Accordingly, the objectives for these lands have not been substantially secured.**

### Action Area 2

Located on the northern side of the settlement (Monastery townland) c. 5.7ha in total including 3ha zoned for housing, 0.25ha is occupied by an existing dwelling, and the remainder being reserved for agricultural use. This action area shall be developed in accordance with the following criteria:

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

To date, no action area plan has been agreed for these lands and no planning applications have been received.

**Accordingly, the objectives for these lands have not been substantially secured.**



### Action Area 3

Located on the R117 regional road immediately east of Enniskerry Bridge and is bounded to the south by the public road and the north by the river. (c. 0.4ha in total with c. 0.13ha of commercial land (Crimmins Garage), 0.22ha of undeveloped open space and 0.066ha in community usage (existing public toilets and community hall)).

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

- Redevelopment of an area not exceeding 0.2ha in the form of either commercial or residential use, or a combination of both
- Any commercial uses proposed shall be consistent with those uses allowable in the TC zone
- any redevelopment proposals that include removal of the existing community hall, a replacement facility shall be provided
- the existing public toilets shall be maintained on the site
- Development proposals shall not exceed 3-storeys in height, minimise impact on residential amenities of existing surrounding properties.
- Any application shall be accompanied by
  - full ecological and hydrological assessment;
  - an assessment on the impact of any development on the structural integrity of the public road.

To date, no action area plan has been agreed for these lands and no planning applications have been received.

**Accordingly, the objectives for these lands have not been substantially secured.**

### Action Area 4

Located south of the town centre (Cookstown townland) c. 9.3ha in total. This action area shall be developed as a residential, open space, community and agricultural zone in accordance with the following criteria:

- A maximum of 2.15ha may be developed for housing at a maximum density of 20/ha (8/acre).
- A minimum area of 0.4ha (1 acre) shall be provided for voluntary / sheltered housing,
- Access to the site shall be from local road LP-1020
- An amenity zone shall be established along the full southern and western boundaries of the AA,
- The remainder of the site not designated for a particular purpose shall be retained in agricultural use for possible future development purposes
- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road.

To date, no action area plan has been agreed for these lands and no planning applications have been received.

**Accordingly, the objectives for these lands have not been substantially secured.**

## 12 Zoning

Section 12 sets out zoning objectives for sites throughout the plan area and includes a land use matrix outlining the acceptability of certain uses in particular zones. The zoning objectives are continually considered for all applications throughout the plan area and are consistent with the County Development Plan.



**PART 4: Public consultation**

While not provided for in the legislation, the elected members (Bray Area) have requested that the public be given an opportunity to express their views on the possible deferral of the review of the LAP prior to the matter being decided by the full Council. The Manager's opinion (detailed above) was therefore published and written submissions invited for a period of 4 weeks ending on 8<sup>th</sup> April 2014. Two submissions were received.

**List of persons or bodies who made submissions**

ID	Name	Agent /Representative
1	Bluetone Properties Limited	John Spain Associates
2	Hendrik W van der Kamp	

<b>No. 1</b>	John Spain Associates on behalf of Bluetone Properties Limited (in receivership - William O'Riordan and Declan McDonald, Joint Receivers, PricewaterhouseCoopers)
<b>Issues Raised</b>	
Bluetone Properties Limited is the owner of a substantial landholding largely located within Action Area 1 in the current Plan. They are supportive of the proposal to extend the life of the current plan until 2016. They have appointed a team who are currently preparing a comprehensive masterplan for the subject lands.	
<b>Manager's Response</b>	
Noted	

<b>No. 2</b>	Hendrik W van der Kamp
<b>Issues Raised</b>	
<ul style="list-style-type: none"> <li>▪ The Manager has recommended the possible extension of the durations of the LAP for a one year period based on the opinion that the current plan would remain a robust framework for the development of the town until 2016 and that it remains fully consistent with the current County Plan. However, the real reason appears to be that the LAP will not be renewed after the extension of the duration of the current plan and that instead the plan for the town will be subsumed in the new County Development Plan. A proper reason must be given for the decision to discontinue the Local Area Plan for the town and instead incorporate objectives for the town in the next County Development Plan.</li> <li>▪ A separate Local Area Plan was justified previously; therefore in the absence of any rational it is preferable to retain a LAP. Under the principles of the planning hierarchy, there is a clear and fundamental distinction between the planning level of the County Development Plan and the level of the Local Area Plan. The hierarchy provides a link between strategic policy at regional and national level with local planning. By subsuming the detailed LAP into a more broad brush county development plan, the principle of the clear and fundamental hierarchy is not adhered to. A 'town plan' or 'settlement plan' undoubtedly would dilute the statutory significance of the plan.</li> <li>▪ With the statutory guidelines for the preparation of local area plans, it is acknowledged that it is now a matter of choice for the Planning Authority to prepare a LAP or include objectives in a development plan where a town or village is below the 5,000 population size threshold. <i>"With any such decision taking on board criteria such as the degree to which major development is anticipated to justify the preparation of a standalone LAP, the resource implications and the need to focus resources in using the LAP process for</i></li> </ul>	

*areas where major alterations to the built environment are anticipated."*

It is acknowledged that Enniskerry is not a town where major development / alterations to the built environment are anticipated, it is equally clear that a review of the LAP would not require major resources as most of the objectives have not yet been implemented or substantially secured as stated in the Manager's Report. It is felt that the decision to discontinue the LAP is not justified under the Minister's guidelines in that the plan exists already and significant resources would not be required to undertake a review

- The question can be asked why the objectives of the LAP have not been secured and whether adjustment is appropriate, a review of these objectives would seem to be appropriate.

### Manager's Response

- The submitter is incorrect that the 'real reason' for the recommended deferral of the review of the LAP is because the plan for Enniskerry is intended to be integrated into the next County Development Plan (CDP).  
The Manager has recommended that the LAP review may be deferred as it is his opinion that it remains a robust framework for the development of the town until 2016 and that it remains fully consistent with the current CDP.  
As the current LAP was adopted in 2009, the option of recommending an extension to 2019 would have been open to the Manager. However, because it is intended to integrate the plan for Enniskerry into the CDP, the Manager has only recommended an extension until 2016.  
Therefore this intended integration is not the *reason* for the deferral but *is* the reason for the *timeframe* of the recommended deferral.  
It will ultimately be a matter for the elected members whether or not the plan for Enniskerry remains a LAP or the next plan is a 'town plan' integrated into the CDP. In the event that the members decide NOT to integrate a town plan for Enniskerry into the CDP, the existing LAP will commence a review in 2016 upon adoption of the new CDP. This recommended deferral will allow this to happen without there being a 2-3 year break between the end of the existing LAP and the adoption of a new LAP.
- With regard to the suggested diminution in the 'status' of the plan for Enniskerry (i.e. going from a LAP to a 'town plan') this is rejected as any future town plan will include all and any such policies and objectives that would be required in Enniskerry, to guide its future development. Town Plans generally include all of the same content as a LAP, but would be different in that they would usually be shorter, more to the point, and not have to repeat content such as national planning context, development standards, etc that are already contained in the CDP. Such plans are generally less opaque and easier to understand by the general public as well as easier to extract information for a professional, without sacrificing analysis or plan making, or public consultation.  
It is rejected that a LAP was previously prepared for Enniskerry on the grounds that the characteristics of Enniskerry somehow 'justified' the provision of a stand alone LAP. LAPs were previously prepared for Enniskerry in 2002 and 2009 on the grounds that this was the only format of 'plan' available for smaller towns under the 2000 Planning Act.  
However, since 2000, there not only have been changes to the Planning Act (which now allows for towns under 5,000 to be provided with plans forming part of a CDP) but there have also been changes across many Local Authorities in the approach to such small town plans, and a move to synchronise and streamline such plans. In the case of Wicklow, of the 8 towns in this level of the hierarchy, there are currently 4 towns with LAPs and 4 with 'town plans'. Subject to compliance with the 5,000 population limit now provided for LAPs in the Act, it is logical that all towns in this level be provided with plans of similar standing and format, given their shared characteristics.
- It is not for the submitter to state that the review of the LAP would not require major resources. Our experience with LAPs is that the review of such plans, even where little

has changed in the town since the last plan, requires considerable staff time and funding in terms of

- consulting with the public and holding meetings
- meeting with elected representatives and attending SPC / Council meetings,
- preparing numerous documents including issues papers, draft plans, possible amendments, final plans and Manager's Reports,
- carrying out all Strategic Environmental Assessment, Appropriate Assessment and Flood Risk Assessment work and consulting with numerous external agencies in relation to same.

- With regard to the question as to why the objectives of the current plan have not been secured and the suggestion that a review of the objectives is necessary, the Manager Report on the possible referral has assessed all of the existing objectives and found them to be robust and not requiring amendment. They have not been implemented due to lack of development and funding.

## **PART 5: Conclusion**

Notwithstanding the economic boom in the mid to late 2000's, Enniskerry did not experience significant development and growth during the period 2002 – 2008 and in fact experienced a population decline. At the time of the drafting in the current LAP in 2008, it was considered that following various infrastructure upgrades in the area, Enniskerry would be well positioned to absorb new development and the plan was drawn up on that basis. However, the full effect of the economic recession only started to be felt around 2008 – 2009 and as a result of the ongoing recession since then, virtually no development has happened in Enniskerry since the adoption of the plan.

In order to fulfill its role in the region and the County, there are a number of significant objectives of the plan that need to be realised namely:

- The development of zoned land, which has remained undeveloped throughout the entire plan area;
- The achievement of population growth targets through the development of housing;
- The development of new employment opportunities;
- The regeneration of town centre sites and provision of new commercial facilities;
- Development of social and community facilities, such as the expansion of St. Mary's and St. Gerard's national school, the provision of a new community centre and a playground;
- Development of a link road from Monastery to the M11 via Fassaroe, which would allow for an alternative route to the dangerous R117.

Based on the analysis as set out in this report, it is the opinion of the Manager that:

- the provisions of the Enniskerry LAP 2009 are substantially consistent with the Core Strategy and other provisions of the County Development Plan 2010-2016 with the exception that insufficient land is zoned for housing development to meet the County Plan populations targets, and
- the objectives of the 2009 LAP have not been substantially secured.

Notwithstanding the insufficiency of zoned housing land, for the reasons set out in this report, the Manager recommends the deferral of the review of the Enniskerry LAP 2009-2015 until 2016.

**Therefore the Manager recommends that the members defer the sending of the notices under Section 20(3)(a)(i) that would signal the start of a full review of the Enniskerry Local Area Plan 2009 - 2015 until 2016.**

## **Appendix A: Maps**

MAP 1: Land Use Zoning Map, Enniskerry LAP 2009-2015

MAP 2: Heritage Map, Enniskerry LAP 2009-2015





MAP 1: ENNISKERRY LOCAL AREA PLAN 2009  
LAND USE ZONING MAP  
MAY 2009



**WICKLOW  
COUNTY  
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

















Wicklow County Council Planning Department  
County Buildings, Station Road, Wicklow  
Tel: (0404) 20100 Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)

ENNISKERRY LOCAL AREA PLAN 2009

Land Use Zoning Map  
Adopted Plan May 2009

Legend

-  RE - Existing Residential
-  R1 - new residential
-  R2 - new residential - low density
-  TC- town centre / commercial
-  CE- Community, educational & institutional
-  E- Employment
-  T - Tourism
-  OS - Open Space (passive)
-  AOS - Active Open Space
-  AG - agriculture
-  Eco-tourism
-  PU - Public Utility
-  AA To provide for development in accordance with Action Area Plan criteria.
-  SAC
-  Route options for Northern Access Road
-  Town Development Boundary

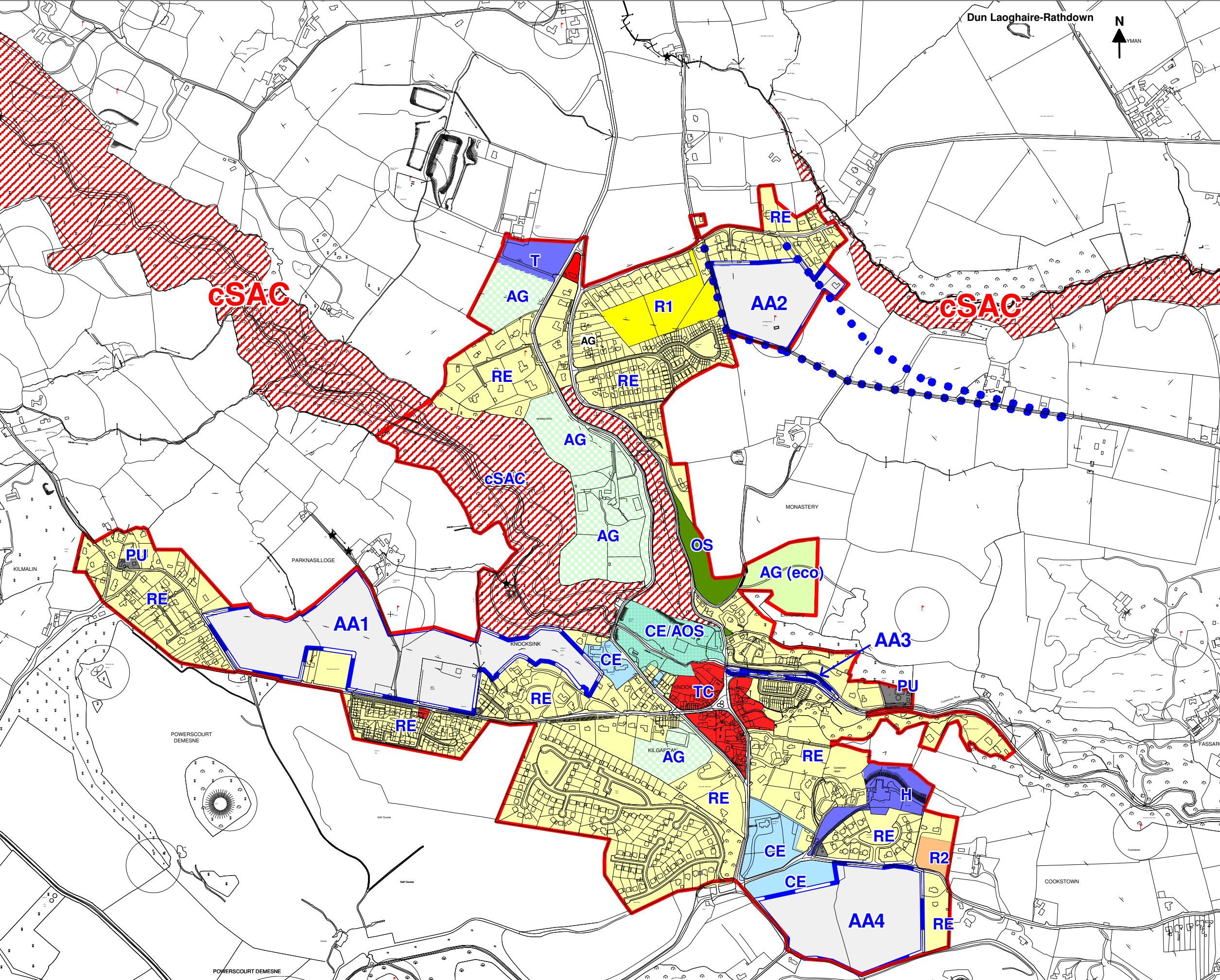
Wicklow County Council

Director of Services: Desmond O' Brien  
Senior Planner: Patrick B. Hooper

Scale: 1:9,000@A3      Date: 29 May 2009

Drawn By: SW/DMC      Checked By: SW

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MAP 2: ENNISKERRY LOCAL AREA PLAN 2009  
HERITAGE DESIGNATIONS MAY 2009

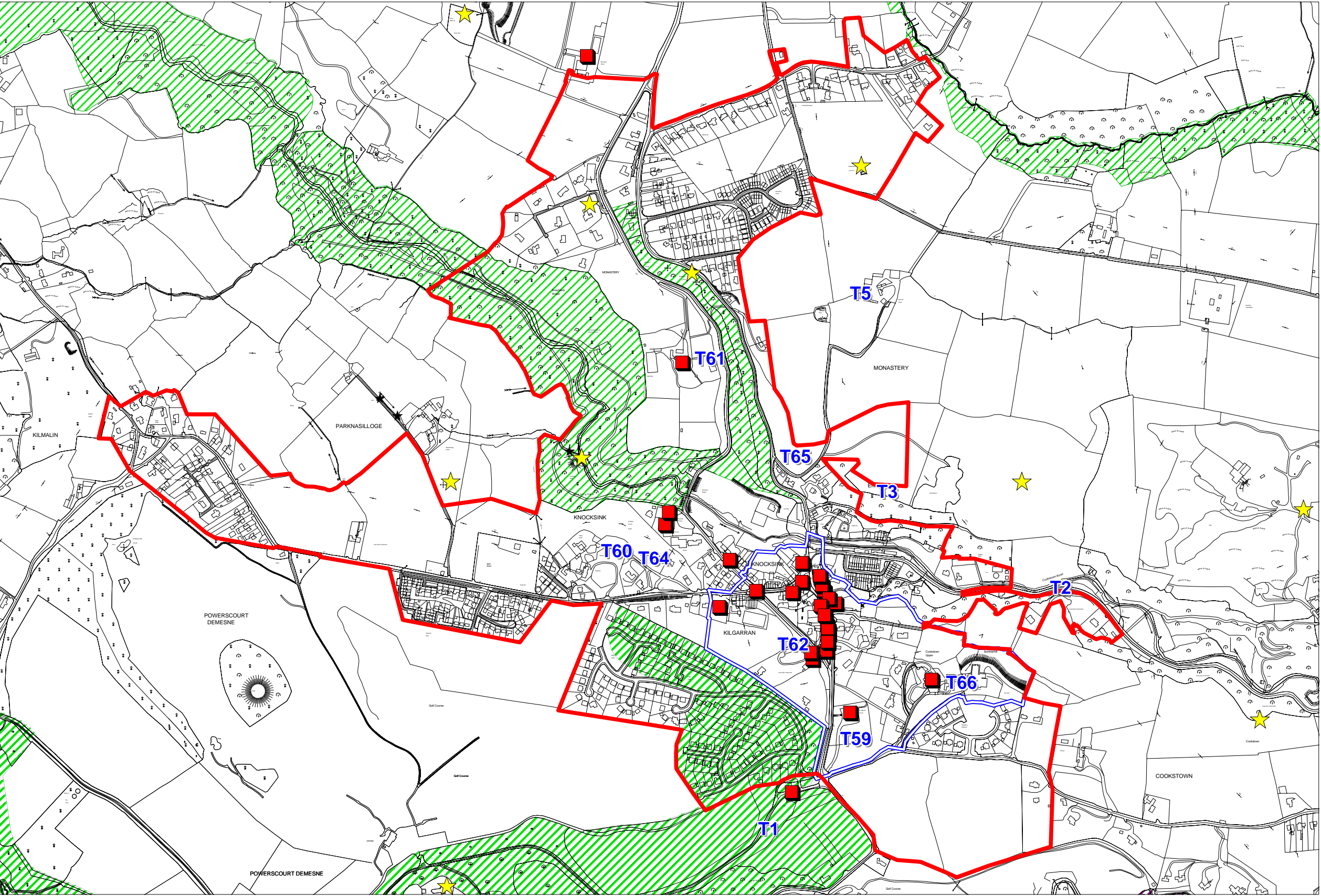


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County Buildings, Station Road, Wicklow  
Tel: (0404) 20100 Email: plandev@wicklowcoco.ie

**ENNISKERRY LOCAL AREA PLAN 2009**  
  
Heritage Designations Map  
Adopted Plan May 2009



Protected Structures	
No.	Structure Description
03-01	Detached house
03-02	Detached house
03-03	School
03-04	Semi-detached house
03-05	Semi-detached house
03-06	Church
03-08	Terrace house
03-09	Terrace house
03-10	Terrace house
03-11	Terrace house
03-12	House
03-13	Church hall
03-14	Dwelling house
03-15	Dwelling house (Old estate house)
03-16	Forge
03-17	Parochial Hall
03-18	Terrace house
03-19	Hall
03-20	Library
03-21	Ornamental tower
03-22	Hotel
03-23	Bridge
03-24	Church
03-25	Dwelling house
03-27	Country House
03-28	Country house
03-29	Entrance gates
03-31	Former hotel (three separate houses)
National Monuments	
No.	Structure Description
Monastery	WI003-030, WI003-031 WI007-023, WI003-032
Knocksink Moat	WI007-002
Annabasky Church (Monastery)	WI003-032
Kilgarra	WI003-028
Parknasilloge	WI007-021
Powerscourt Demesne	WI007-016

Director of Services: Desmond O' Brien

Senior Planner: Patrick B. Hooper

Scale: 1:10,000 @ A3


Date: 25/09/08


Drawn By: POF


Checked By: SW


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Legend


 Indicative Town Boundary

 SAC & NHA

 National Monuments

 Trees considered for preservation

 Protected Structures

 ACA Architectural Conservation Area

Trees considered for preservation	
No.	Description
1	Beech, driveway to Powerscourt House
2	Both sides of the R117 at Cookstown
3	Trees at Monastery townland
5	Groups of trees at Rannock House
59	Church of Ireland
60	Trees on the ground of Kilgarra House
No.	Description
61	Trees on the grounds of Monastery
62	Trees along Forge Road and Church Road
63	Trees along Kilgarra lane
64	Trees south of Knocksink Wood
65	Trees to the east of monastery road
66	Trees in the grounds of Summerhill House