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**Sent:** 13 January 2020 10:16  
**To:** 'Lorna Kelly'  
**Cc:** Planning - Plan Review  
**Subject:** RE: Submission Re: Issues Booklet - Wicklow County Development Plan 2021-2027

A Chara,

I wish to acknowledge, with thanks, receipt of your submission regarding the County Development Plan review.

Regards

[REDACTED]  
Administrative Officer  
Planning Control.

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**From:** Lorna Kelly [REDACTED]  
**Sent:** 10 January 2020 17:10  
**To:** Planning - Plan Review  
**Subject:** Submission Re: Issues Booklet - Wicklow County Development Plan 2021-2027

To whom it may concern

Please find a (somewhat rambling, typo laden!) document that I hope supports a strong Development plan for Wicklow into the future. I am confident our custodians and decision makers will take this great opportunity to build a better future for Wicklow.

Kind regards  
Lorna

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Lorna KELLY

[REDACTED]

[REDACTED]

# SUBMISSION FOR County Dev. Plan 2021-2027

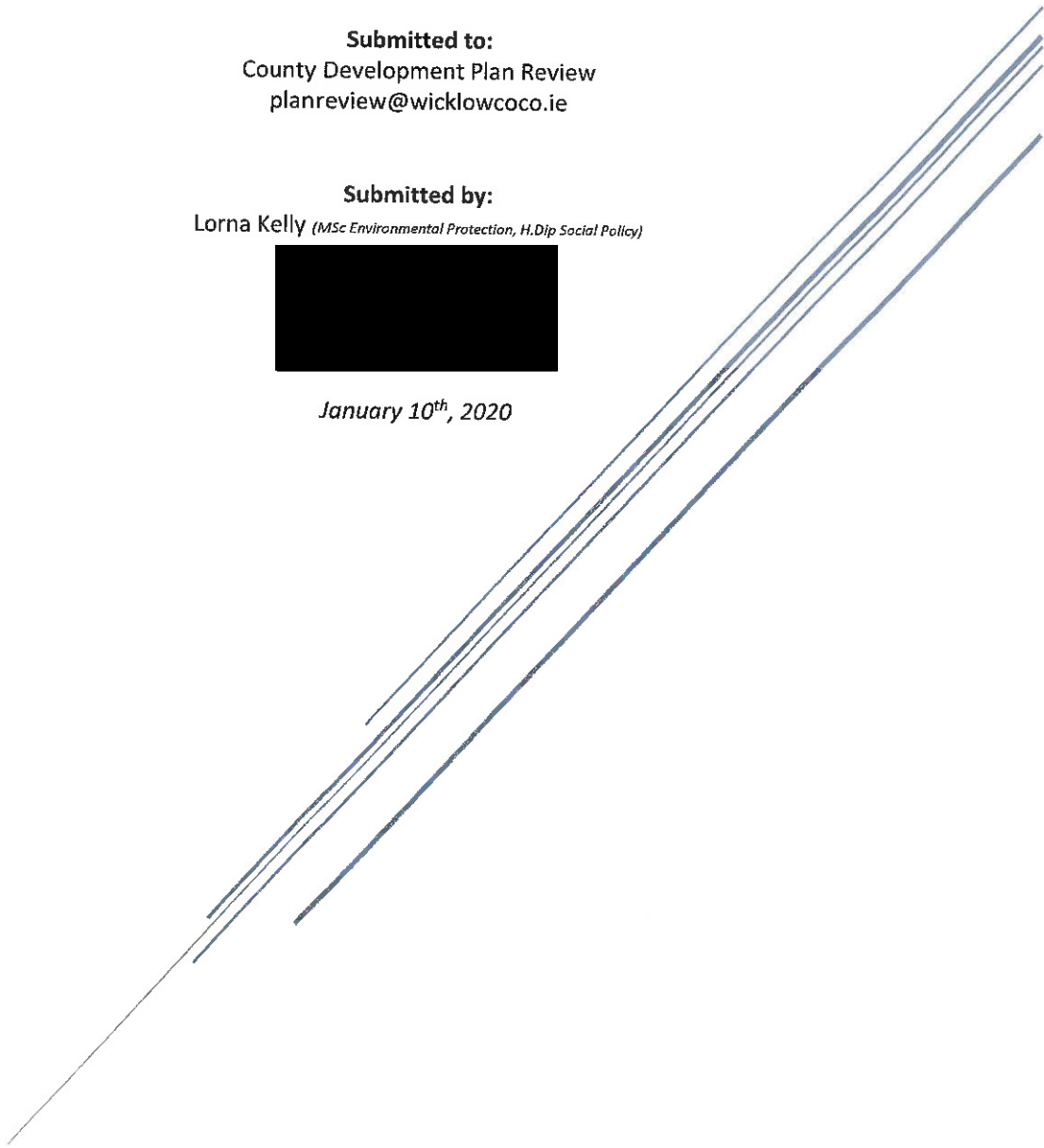
Stage 1 – Issue Paper Public Consultation

**Submitted to:**  
County Development Plan Review  
planreview@wicklowcoco.ie

**Submitted by:**  
Lorna Kelly (*MSc Environmental Protection, H.Dip Social Policy*)



*January 10<sup>th</sup>, 2020*



Dear Sir/Madam,

All towns, villages and communities consider they have something unique. This unarguably is true as the very term is one that is subjective. Wicklow has an opportunity to be 'truly unique' to be a foot ahead of the rest, with "2020 Vision" courage and commitment from our public representatives our county could lead in social development policy and planning.

Below is the submission concerning the drafting of Wicklow County Council County Development Plan 2021-2027. It is understood that the Wicklow County Development Plan must be consistent with what I will refer to as the 'Plan for Ireland' which includes the national and regional development objectives set out in the National Planning Framework 2040, and the regional Economic Strategy whose key driving principals are

- Healthy Placemaking
- Climate Action &
- Economic Opportunity

Good social policy will see these 3 factors through progressive and visionary planning as not mutually exclusive.

I would urge that this council not make incorrect decisions for shorter term goals. In the present environment, true long term planning and consequence for the lack of is detrimental in the shaping of our communities, society and our environment for now and future generations.

Making changes & enforcing change is difficult, history will be proof that bravery and good stewardship by our decisions makers is worth taking a risk for.

The language of the 'Plan for Ireland' is welcoming and the underlying concepts are sensical.

I welcome the drive to move the scales in favour of

- regional economic growth and development away from the capital city and for Wicklow this should be embraced,
- strengthening rural economies and communities is paramount for well being, and for a comprehensive functioning and changing society.
- In ensuring this happens a true public transport system – that it integrated, regular and comfortable should be at the forefront removing the requirement and to dull a culture to travel by car.
- The objective of delivering 'compact growth' that focuses on urban regeneration rather than greenfield sprawl is admirable and with that the creation of walkable communities .
- It is only right that with the expansion of our population and the now rooted commercial consumer society that we deliver sustainable management of the waste that is generated.
- It is only right that we deliver sustainable management of all our natural resources including the fundamental supply of water
- and it is only right that we deliver to our citizens and as citizens we embrace a low carbon and climate resilient society, this we owe to future generations as an apology for the mess we have made.

With rights that come with this type of country, good governance and a strong sense of civic pride must come with it. And in respect to this please see attached:

Your sincerely



Lorna Kelly

**RE: Public Consultation concerning Drafting and Realising the Wicklow County Development Plan (2021-2027).**

**SUBMISSION FOCUS:** This submission focuses on Enniskerry, Co Wicklow, (but applies to all of Co. Wicklow)

**PREAMBLE:**

I feel privileged to both live and work in Enniskerry, to raise and educated my children in Enniskerry, and to have a host of wonderful natural recreational facilities on my door step. I feel privileged that I integrate on many community levels with the diverse community that presently reside here through sporting activities, community festivals, community groups, school activities, and business & tourism activity. I feel privileged that I am in a position to welcome local, regional, national and international visitors to Enniskerry.

Amongst all this privileged sentiment, I get annoyed and frustrated that such a village that is above remarkable is continually neglected, that it isn't recognised as the Jewel of the Gateway to the Garden of Ireland – Our Wicklow, that could be a vibrant economic, local & national recreational location, tourist destination and amenity, sustaining its living and business community

I am eager that this pride of place and strong sense of civic respect and inclusivity continues without it being compromised by bad public policy decisions, this is the backbone of the submission statements and suggestions posed.

**IMPORTANT STATEMENT:**

Enniskerry should be a destination village and not be pulled into an Urban suburb or commuter townland that is destroyed in the name of housing people quickly. There is already evidence of this emerging with the short sighted zoning of housing and business in rural, upland, inaccessible, environmentally significant locations, housing plans for dwellings with no personal recreational fresh air space, and the N11/M11 roads plan that will increase and move car congestion rather than removing it.

This Enniskerry destination village could be a hub for;

- outdoor recreational visitors including walkers, cyclists and leisure picnickers & amblers
- a tourism hub for art, crafts,

As the gateway to Co. Wicklow it could feed and connect and partner with other towns, villages and hubs in all of the Wicklow region - *Good examples of this type of village includes Snowdon in Wales.*

**Rationale:**

I would promote our council as **custodians of the Enniskerry village**<sup>1</sup> to see that the natural assets that the village offers including:

- picturesque
- topography,
- built heritage ,
- natural countryside beauty
- birth place and burial place of some of Irelands finest artists, writers and film makers

are **exploited in a sustainable, imaginative, sensitive, interesting and daring** manner as part of Development planning,

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<sup>1</sup> (Under this development plan Enniskerry Village and its perception of doing ok should not be confused with the Powerscourt estate, they are not one. Presently the Powerscourt Estate is a Destination location and an attraction in one, which uses the multiplier effect of tourism for its own gain, which is a true and correct business model approach for the custodians of the Estate. From a civic responsibility and socially respectful perspective it does not support the maintenance, upkeep and vitality of Enniskerry Village and is presently moving toward becoming a townland unto itself)

### **SUBMISSION FOCUS:**

This submission focuses on Enniskerry with regard to the outlined mandatory objectives

- 1) Zoning of land
- 2) Provision of infrastructure
- 3) Conservation and protection of the built and natural environment
- 4) Development and renewal of areas that are in need of regeneration
- 5) Preservation of the character of the landscape
- 6) Promotion of sustainable settlement
- 7) Transportation strategies

And under the above headings various aspects of the following 'Issue booklet headings

- Compact Growth
- Climate change, flooding & Coastal Zone Management
- Housing Density
- Rural Housing
- Jobs, Place Making and Rural Development
- Town & Village Centres & retail
- Tourism & Recreation
- Heritage
- Transport
- Environmental Assessment

Have somewhat been addressed

### **PRIMARY CONCERNS:**

As Enniskerry comes under the Bray Municipal District, it is accepted that its designation as a Level 5 – Small Growth Town must be realised. It concerns me as Enniskerry is a Village – its topography, historical build environment, access routes and the natural limiting factors should be given strong consideration under the mandatory objective, these can be fulfilled without compromising its fundamental and distinctive attributes.

**Statement:** Designation of Small growth town should be reconsidered. The village status should be respected, nurtured and enhanced. Mitigation of any plans that compromises should be given strong credence.

### **1) Zoning of Land - CLIMATE CHANGE, ENVIRONMENTAL ASSESSMENT**

Enniskerry does have the capacity to sustain more housing and growth. But should not compromise the Village and its distinctive attributes

- Various housing that is presently not in use, and the buildings that are sitting idle should be given a first priority for upgrade and regeneration *e.g. HSE Vacant Premises Church Hill, Vacant Premises HSE Enniskerry Road, Vacant Lot at rear of attached dwellings on Main Street, Site on edge of Village at junction of Enniskerry Road & Kilgarron Hill.*
- further development be concentrated in close proximity to the heart of the village and that all housing development should be constructed in keeping with the historical footprint of the established Village e.g. slate roofing, granite walls etc.
- Housing should be south facing, should be mandatory that rain water harvesting infrastructure, passivity and the use of green technologies should be mandatory.
- Housing should be located so that home owners are capable of walking to the proposed upgraded, regular and comfortable public transport system.
- Housing should be located that common amenities could be utilised – common gardens, accessible parks.
- South facing constructions

**Statement:** Designation of zoned lands to the east of the village (Kilgarron Hill) is madness on the basis that it is inappropriate in its location, scale, density, height, layout and particularly in respect to the

negative long term impacts on the village. There is no infrastructural provision. And really – why would you build a massive development half way up a mountain which should be nurtured for recreation (cycling, walking), rewilded by native woodland species as a community parkland which would attract visitors for long term well-being and support our ambition to take action with regard to our climatic commitments, and so forth a continuation of the Knocksink SAC would be more appropriate.

**Statement:** Zoning of land I believe should be made on the Eastern side or North Eastern Side of the Village.

**2) Provision of infrastructure (roads, transport, leisure and other) TRANSPORT**

There are 3 road routes into Enniskerry Village, there is not much room to expand on this which is good as it contributes to Enniskerry's scenic rural environ,

**Suggestions;**

- Develop a park and ride infrastructure at the N11 J6a junction with a shuttle village bus moving on regularly up and down the 20 Bends.
- Develop the Bog Meadow Car Park by removing the wall, rebuilding it at the back of the car park and introducing an 'island' so that public buses, tourist buses have a location to turn and terminate and not cause village rattling and congestion, and eliminate the passing through element that presently exists
- Include public toilets, washing/showering facilities and introduce a custodian position for the maintenance and care of such.
- Pedestrianise areas of the village
- Direct traffic in a one way direction
- Increase the frequency of public transport, increase reliability of public transport and increase the comfort to make it an attractive proposition to commuters and visitors.
- Cycle lane Green Way, leading from the N11 along the Cookstown River up through Enniskerry Village and on to the Wicklow Mountains in parallel to the road on the inside of hedgerows.
- Rewild the lands on Kilgarron hill (presently zoned for development) and construct a sculpture park in keeping with the natural woodland environment.
- Include recreational eating areas including - picnic benches
- As this is a busy cycling and walking village a fresh water community tap should be central to the village for access by all.
- In the development of the Bog Meadow 'Sport For All' ensure a long lasting, sustainable and fit for future purpose facility is supported.

**3) Conservation and protection of the built and natural environment – CLIMATE CHANGE, HERITAGE & VILLAGE CENTRES and RETAIL**

Enniskerry is located at the foothills of the Wicklow and Dublin mountains and is surrounded by countryside and predominantly high quality green space. It is surrounded by lands that are SAC's, Areas of scientific interest, natural beauty and more. This area is an ecological and countryside, hill and forested mecca in close proximity to access and exit ports for the county and to all those dwelling in urban centres.

- Increase the biodiversity and sustainability of the countryside through 'rewilding' programmes
- Ensure that lands are not zoned for development and building in a scattered fashion
- Increase the recreational output and access to this region so that it can be a great attraction supporting local employment and community sustainability.
- Implement a replanting practice in conjunction with all potential builds.
- Enhance the public toilet facility which seems from observation to be a financial drain on resources through ongoing servicing cleaning and maintenance



**Statement:** Ensure buildings are maintained and built in keeping with the environment do not be persuaded by strong lobby groups, be above this. Developers in Ireland make a lot of money, greed should not dictate.

**4) Development and renewal of areas that are in need of regeneration – HERITAGE, VILLAGE CENTRES & RETAIL**

The heart of the village and surrounds shows significant signs of dilapidation and neglected.

- The historic village boundary walls should be maintained, weeded and show cased
- Signposting should be painted, cleaned and strong materials used instead of mass produced standard signage
- All shop fronts should have restrictions in the materials and colour schemes used
- Lighting lamp posts could do with annual maintenance, cleaning and painting.
- Unused or horded land space should be opened to include potential for older independent dwelling small units, with common and functional garden space

**5) Preservation of the character of the landscape - & CLIMATE CHANGE**

This is pertinent for Enniskerry to maintain its strong character and inherent charm.

- Ensure all developments are in keeping with the built environment around them *e.g the development on the right of Kilgarron hill in the lands of Kilgarron house are modern and shameful too large for the plots that they are located, simple expectations like fascia boards and tiled roofs that match the original structure would enhance and give them a welcomed look.* the boundary wall is a cemented capped modern wall, that could easily have been built in keeping with the boundary walls of the village, bog meadow and 20 bends roads.
- Ensure all rural dwelling developments should not be high rise
- Ensure that all housing develop is undulating like the landscape
- Ensure materials used are supportive to preservation of the character of the landscape – environmental and historical.
- Protect biodiversity

**Statement:** Ensure the preservation of the landscape, in support of a strong climate change strategy make the trend of rewilding really trendy.

**6) Promotion of sustainable settlement -COMPACT GROWTH & JOBS PLACE MAKING & RURAL DEVELOPMENT**

Social and community development in the area is very welcome as there is significant under provision of WCC facilities in the regard in the area. The library service on offer has increased its hours and is a welcome contribution. If community gain is to be delivered I suggest that such facilities should be located within the village rather than peripheral locations

- Provision of public infrastructure for all ages would support a sustainable settlement
- playground and outdoor structured exercise facilities, community centre/village resource centre
- picnic benches for leisureful loitering
- Potential for Village allotments and village planting and rewilding
- Be more proactive with regard to legislation concerning vacant and derelict or horded sites

**Statement:** Good planning, good decision making and long term vision will promote sustainable settlement

**7) Transportation strategies - TRANSPORT**

Enniskerry is at pinch point with regard vehicle movement, significant treatment of the 3 roadway regarding - upgrading, public pathways and the dealing with driver and pedestrian and cycling traffic is required.

- More importantly a reliable, frequent and comfortable public service would encourage a move to use of the service,
- park and ride capabilities from the edge of the N11/J6a road with a village 'imp'
- A frequent train/bus corridor on the N11 network would remove the necessity for excessive commuting by car reducing congestion and the requirement or considered requirement to build yet more road networks.
- Building of a 'proper' cycling facility in parallel with a strong social transport infrastructure would again support the movement away from car reliance.

**END**