



## **ENNISKERRY VILLAGE RENEWAL**

### **PROJECT BRIEF**

**WICKLOW COUNTY COUNCIL**

**Municipal District of Bray**

**March 2021**

## Introduction:

- Pursuant to the provisions of **Part 8 of the Planning and Development Regulations, 2001** Wicklow County Council has given notice of its intention to carry out works to **The Square, which includes protected structure 03-21, and Fair Green, Enniskerry, Co. Wicklow**. The proposed works consist of the following:
  - **Close south side of the Town Clock to vehicle traffic except for emergency access controlled by demountable bollards.**
  - **Provide a new enhanced pedestrianised paved area on the south side of the Town Clock, new footpath around the Town Clock and wider paths around the square.**
  - **Provide raised level access courtesy pedestrian crossing points.**
  - **Provide additional street furniture including benches, planters and bicycle stands and amendments to existing street signs.**
  - **Create a bus bay west bound at the Parochial Hall to replace existing stop on the east side of the square.**
  - **Alterations to parking including a new disabled access and an age friendly parking bay beside the Parochial Hall, new loading bay on Church Hill and reduced number of general parking spaces.**
  - **Remedial work to the Town Clock and associated monument features and include for up-lighting of monument.**
  - **Create a Community Garden at the Fair Green.**
  
- Where any person, having consulted these documents, considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time before **12:00pm Thursday 6<sup>th</sup> May 2021**, apply in accordance with the provisions of Article 120 of the Planning and Development Regulations 2001-2018, to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.
  
- Submissions and observations on the proposed development as outlined in plans and particulars contained herein, dealing with the proper planning and sustainable development of the area, may be made in writing on or before 12:00pm **Friday 28<sup>th</sup> May 2021** as follows:
  - (a) in writing to David Forde, District Administrator, Bray Municipal District, Civic Offices, Bray, County Wicklow.
  - (b) by email to [BrayMD@wicklowcoco.ie](mailto:BrayMD@wicklowcoco.ie)Submissions should be headed "**Enniskerry Village Renewal – Part 8**".
  
- The Chief Executive Officer of Wicklow County Council or Bray District Manager shall, after receipt of written submissions or observations, prepare a written report in relation to the proposed car park and bus terminus works and submit the report to the elected members. The report shall list the persons or bodies who made submissions or observations, summarise the issues raised with respect to the proper planning and sustainable development of the area and recommend whether or not the proposed development should be proceeded with as proposed or with modification.
  
- Following the consideration of the executive report by the members, the proposed Enniskerry Village Renewal may be carried out as recommended in the report, unless the members by resolution made not later than 6 weeks after receipt of the report, decide to vary or modify the development, otherwise than as recommended in the manager's report, or decide not to proceed with the development. Wicklow County Council shall send notice to persons or bodies who made submissions or observations in respect of the proposed project as soon as may be after a decision is made as to how it shall proceed with the development.

## Appropriate Assessment Screening

In accordance with Article 81 of the Planning and Development Regulations 2001-2018, Wicklow County Council had concluded from a preliminary examination pursuant to the provisions of article 120(1)(b)(i) of the Planning and Development Regulations 2001-2018 that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with the provisions of article 250 of the Planning and Development Regulations 2001 to 2019, Wicklow County Council has carried out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site. Accordingly, Wicklow County Council has determined that the proposed development would not be likely to have a significant effect on a European site.

The Habitats Directive Project Screening Assessment (attached) identified that the development will have no significant impact on a Special Area of Conservation (SAC) site whose qualifying interests included woodland habitats. Knocksink Wood is a designated SAC and part of the SAC includes mixed woodland on the opposite side of the L-1007 Monastey Road from the proposed community garden at the Fair Green. Habitats for which Knocksink Wood received the SAC designation are located more than 200m from the site. Furthermore the Fair Green is located downstream of the site so that there is no risk of polluted discharges to the SAC. The development at The Square, at a minimum distance of 140m is further removed from the Knocksink SAC and on the opposite side of the Glencullen River.

## Planning Context

Chapter 6 of The **Wicklow County Development Plan 2016-2022** deals with **The Enniskerry Town Plan**. The plan identifies a problem with car parking in the town centre due to lack of regulation and long term users occupying on-street locations. 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 town for both visitors and the local community.

Among the factors impacting on the character and the amenities of Enniskerry is the location of a bus terminus in the heart of the historic village centre. This also contributes to the long stay parking by commuters that use the bus service. A separate scheme has been approved and is underway to relocate the bus terminus to the Bogmeadow at the periphery of the town centre. The opportunity exists to unlock the public realm potential of the town centre when the Bogmeadow scheme is completed.

Enniskerry Village Centre, including the Square is an Architectural Conservation Area and it is an objective of the development plan to protect the character of the town centre. The stated development strategy is as follows:

- Reinforcing and improving the visual appearance of the central area of the settlement with particular attention on the town centre area which is an architectural conservation area, and encouraging development that will enhance the town's vitality and vibrancy.

Enniskerry is also designated as a small growth town. Increasing development around the periphery with the resultant population growth along with the growing tourism potential will attract more people to the village centre. Providing space needs to be done sensitively.

The central feature of the Square is the Town Clock. This monument is listed with reference 03-21 on the Protected Structure Record. Proposals for development in the vicinity of recorded monuments shall require an architectural / archaeological impact assessment, as part of their application for development.

Projects with significant adverse direct, indirect or secondary impacts on Natura 2000 sites are not permitted. Any projects with the identified potential to impact on Natura 2000 sites shall include Appropriate Assessment screening or full Appropriate Assessment and / or an EISs. Knocksink Wood, including the Bogmeadow woodlands is a designated SAC(Special Area of Conservation) and therefore a Natura 2000 site. Due to proximity of some of the proposed development work, screening for potential impacts is appropriate.

## **Development Context**

In 2013 the Enniskerry Village Enhancement report was produced by Downey Planning for the Enniskerry Forum with the assistance of LEADER funding. The report set out seven key recommendations to promote, enhance and develop tourism in Enniskerry. Included among these recommendations are street pedestrianisation and traffic and parking management.

In 2015 the Enniskerry Village Accessibility Scheme Feasibility Design Options Report was produced by Atkins Ireland for Wicklow Council with the assistance of NTA funding. Among its proposals was to develop a pedestrianised area south of the town clock and to relocate the bus terminus from the Square to the Bogmeadow in order to facilitate the improvement of pedestrian accessibility and safety in the town centre.

In June 2020 NTA funding was allocated to Interim Mobility measures to facilitate physical distancing. Under this scheme, an area of roadway south of the town clock was pedestrianised. Parking congestion in the town centre remains. Further funding was allocated by the NTA to local authorities to implement active travel schemes as part of an economic stimulus post Covid 19 shut down. Part of this funding was approved for the Bogmeadow Car Park and Bus Terminus. This scheme is underway and will result in the relocation of the bus terminus from the Square. This will greatly facilitate this renewal scheme for Enniskerry Village.

The temporary pedestrianised area provided under the interim mobility scheme has significant local support in the community and a successful application was made by a community group for the Accelerated Town & Village Renewal funding for the installation of features that take advantage of the new pedestrian space provided in the village centre. The measures planned included benches, accessible pedestrian crossings, new disabled parking and planters etc. A further application for the standard Town & Village Renewal funding was also successful. This extended the proposed works to include the remedial works to the town clock and the development of a community garden at the Fair Green. The council has also committed to funding part of the work from its own resources. It is hoped that an application under the Historic Structures Fund may also be successful in order that the majority of the proposed works outlined may be completed in the near future.

## **Options Assessed**

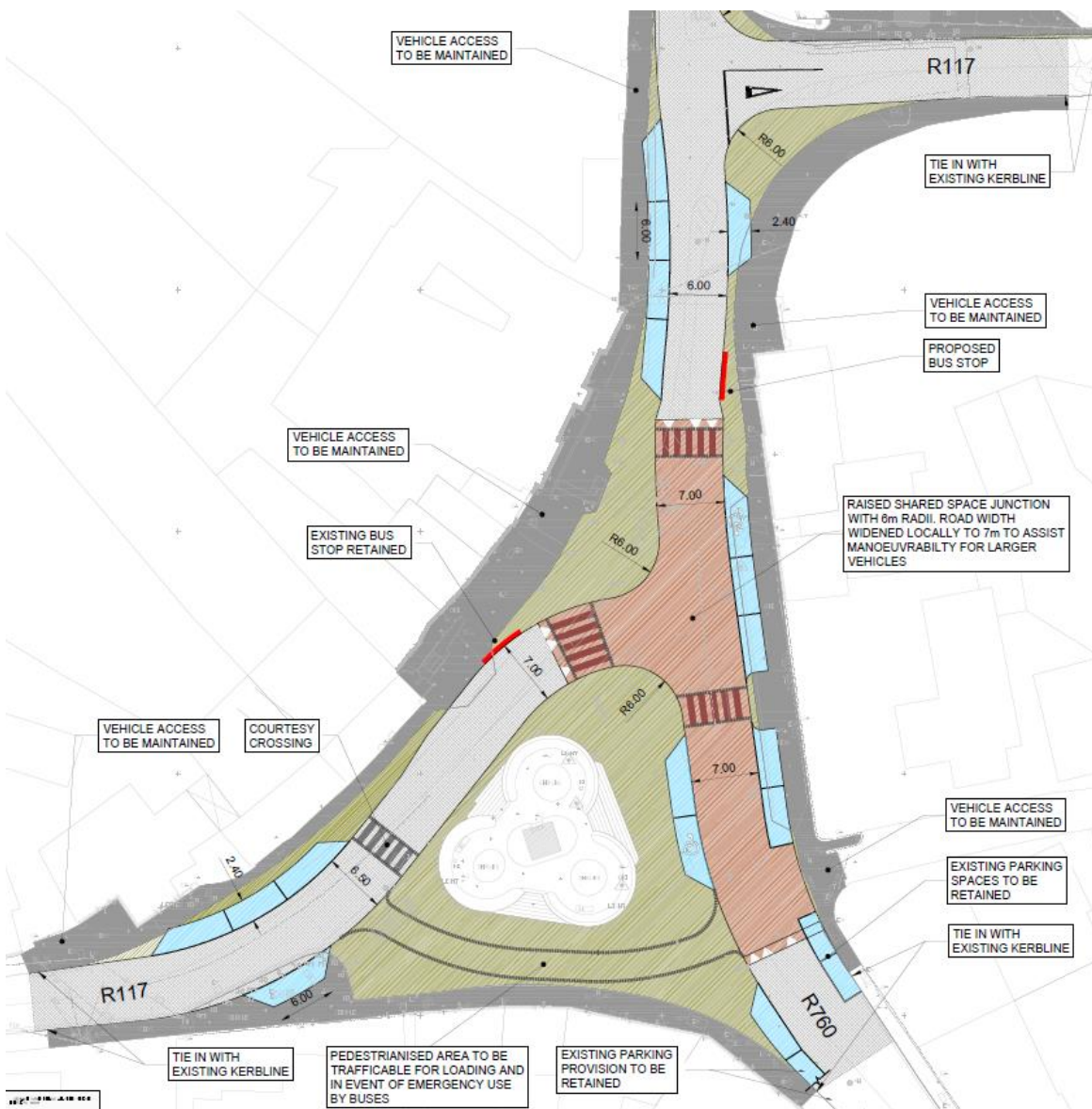
### **1. Do Nothing:**

The 'Do Nothing' Scenario would arise if no new funding was available to Enniskerry. The Square would be returned to the layout that existed prior to the Covid 19 Interim Mobility measures were carried out.

Relocation of the bus terminus to the Bogmeadow, which has already received planning approval, could still proceed. However, there would be several issues not addressed that the scheme aims to rectify such as the dominance of the square of traffic and parking, poor junction definition and poor visibility leading to unsafe traffic movements, wide roads for pedestrians to cross, narrow or no footpaths. The principal issues are outline in Drawing 2 'Existing Village Square'

## 2. Enniskerry Village Accessibility Scheme

The proposed layout is set out in the 2015 report is contained in the image below. The work is more substantial and more extensive than is proposed in this Part 8 Planning application. It also proposed to pedestrianise the south side of the monument but additionally it included a change in priority at the junction of the R117 and R760 and also at the junction of the R117 and the Monastery Road. This change provided a straight road link with greater priority for traffic on Church Hill and Monastery Road. A raised shared space junction was included, that would mitigate the risk of speeding on the straight road alignment. Perpendicular to kerb parking was proposed to be replaced by just two parallel parking spaces on the east side of the monument and more space given to pedestrian paving also. The overall reduction of about 10 parking spaces in the square is the same as in this application but it is considered that some of the remaining parking is not well placed.



2015 Enniskerry Village Accessibility Scheme Preferred Option

### 3. Enniskerry Village Renewal Scheme

In preparation of this Part 8 Planning Application the Enniskerry Village Accessibility Scheme Option was reviewed and amended with regard to the needs and concerns raised in consultation with local businesses and the community. The main feature is also the pedestrianised space south of the Town Clock. This proposal has not included for an extensive area of raised shared space or changes in junction priority. The raised share space at the R760/R117 junction and in front of the Old School House would require associated significant improvements to drainage services, for which substantial funding is needed.

A level access crossing point is included at the bottom of Church Hill that will slow approaching traffic and greatly improve pedestrian safety. Road alignments and parking layout are arranged to ensure adequate visibility of vulnerable road users at crossing points. Although, the road surface is not raised apart from the courtesy crossings, a colour treatment to the roadway surface may be included at the Square to promote a traffic calmed environment. The narrower and more curved roadways and keeping the island at the zebra crossing will also help to maintain a traffic calmed environment.

The south side of the monument is to be pedestrianised as in the Accessibility Scheme proposal. In addition to providing additional pedestrian paving, the arrival of Covid 19 brought increased emphasis in taking back road space where it would best facilitate outdoor dining. Increase paving is provided outside all establishments where food is served around the Square.

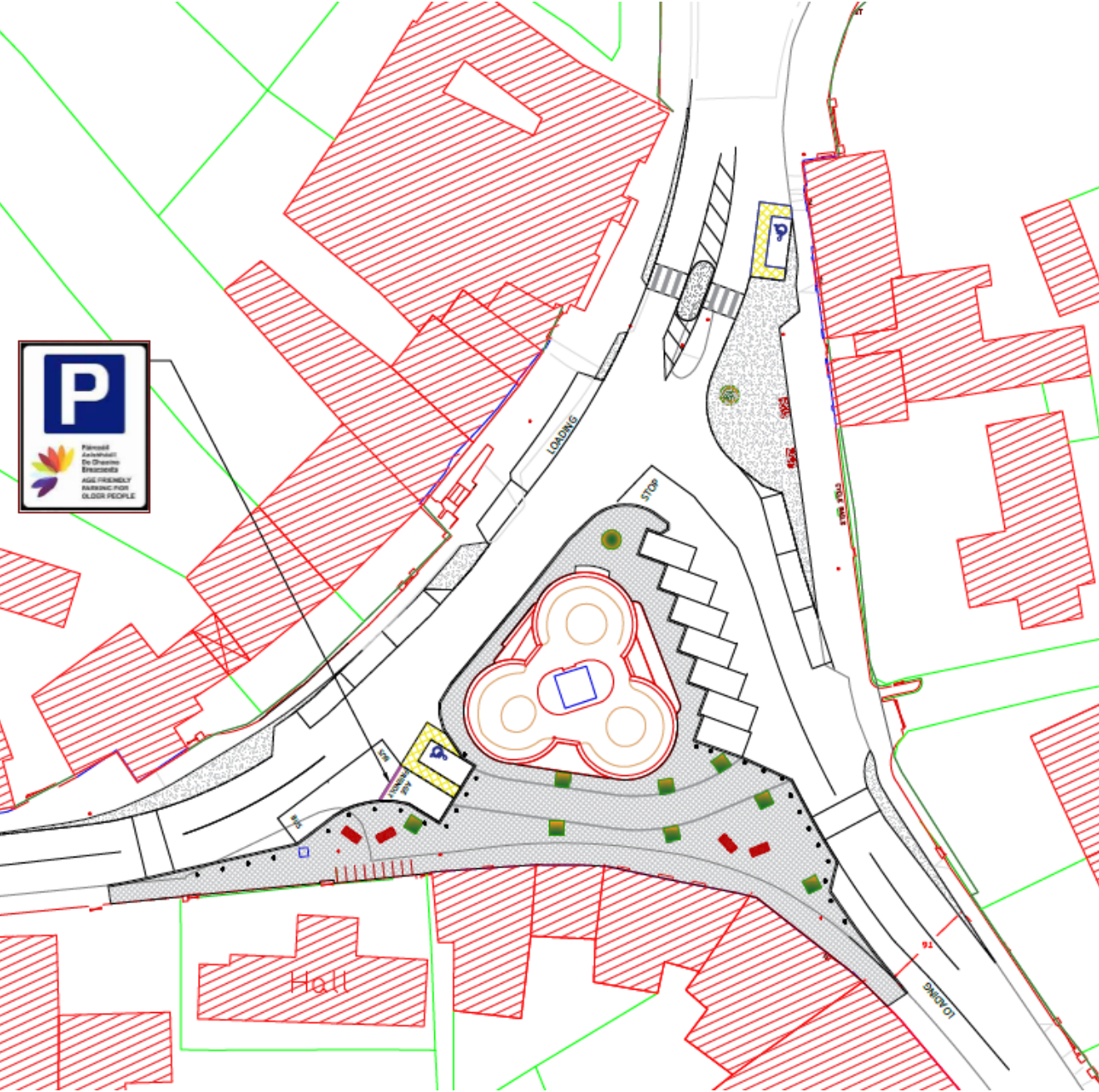
Emphasis had been placed on improved accessibility in the vicinity of the parochial hall, which was missing in the 2015 proposal. Disabled access parking and age friendly parking bays, a level access courtesy pedestrian crossing and a bus set down are provided adjacent to parochial hall in this proposal. The disabled access parking is also retained beside the pharmacy. The very narrow section of footpath on the western side of the square is to be widened and all steps from the monument lead onto new footways rather than onto the roadway.

Loading bays are to be provided on the northwest side of the Square and towards the bottom of Church Hill. The period dedicated to loading can be reviewed based on need so that peak car parking demand periods may still be accommodated. Other features of the scheme include changing the perpendicular to kerb parking on the east side of the monument to echelon parking. This would ensure greater visibility and reduced traffic conflicts. The bus terminus is to be removed and replaced with parking spaces while a wide path will remain on the east side of the square with increased opportunities for landscaping and seating. The junction of the R760 and R755 will be tightened up to ensure better junction definition, improved visibility and reduced traffic and pedestrian conflicts.

The scheme does not deal with the management of parking in the village centre. It is expected that, with the help of appropriate signage, the development of the Bogmeadow Car Par with the new bus terminus located here will draw most of the long duration parking away from the village centre. However, there is concern that long duration parking is also caused by visitors and not just commuters. Therefore there is an intention that parking management will be reviewed when both schemes are completed.

Sustainable transport and active travel is just one aspect of this project. Improvements to the space created will include landscaping and the provision of benches in keeping with the traditional style of the village. Existing granite kerbs will be reused and shortfall will be made up from similar salvaged kerbs or new kerbs with bush hammered faces and fileted corners. The quality of the paving for the pedestrianised space and

surrounding the monument will be chosen to be both in keeping with the heritage of the area and remain safe to walk on. Bicycle stands will be provided to promote active travel.



Enniskerry Village Renewal Proposed Layout

An important element of the works will concern the restoration of the Town Clock, which represents an important community symbol, reflecting the origins of Enniskerry. It is a listed protected structure and a key part of the heritage of Enniskerry as a classical Victorian Estate Village. The objective is to arrest the degradation of façade, walls, steps & copper roof including sensitive cleaning & re-pointing of masonry by approved Heritage Contractors using sympathetic materials. **Conservation architects Kelly & Coogan** have already been engaged by the Enniskerry Tidy Towns to carry out an assessment of works.

Proposed works will include the following:

**Supply & Fitting of granite flagstones to resurface the Town Clock platform.**

**Repair to Clock & Chiming Mechanism.**

**Re-instatement of Water Features on Town Clock plus upgrading of existing planting scheme.**

**Casting of Bronze Plaque for Town Clock depicting historical/architectural details.**

**Supply & fit of new seating to platform.**

**Supply & fit of new wildlife friendly up- lighting to Town Clock.**

**Re-painting of all metal elements on Town Clock**



**Enniskerry Town Clock**



The creation of a Community Garden just off the village centre is also planned. The site is at Fair Green (Dixon's Well), located just 180m north of the Town Clock. This ideally sized piece of public ground could, with the addition of a path, seated area and low-level timber boundary fence, be transformed into a safe recreation area for those just wish to relax. There is a drainage issue with the space. In keeping with sustainability a wetland garden could form a feature of part of the space. In order to provide a safe access to the space, footpath improvements and a high friction coloured anti-skid surface treatment on the roadway approaching from the north is proposed. Unfortunately, the oak tree on the north-west corner of the site is in an unhealthy condition. It is also forked at the base and encroaching on the public footpath. It will be necessary to remove the tree but suitable alternative semi-mature trees will be provided.



**Fair Green, Monastery Road**

## **Enniskerry Village Renewal Proposal**

*The summary of the main proposals are as follows*

### *Civil Works*

285m of silver granite kerbing (reuse where available)  
700 sq.m of high quality paving to engineers detail  
225 sq.m of concrete paving to match existing.  
72 sqm raised asphaltic road surface for courtesy crossings

### *Facilities*

Restoration of existing town clock seating and 10 additional benches around the Square  
Restoration of the Town Clock and its granite paving  
Restoration of water feature at the Town Clock  
Replacement of faulty lighting for Town Clock  
Provision of additional Sheffield bicycle stands  
Provision of two additional raised pedestrian crossings

### *Landscaping*

Landscape to include permanent kerbed insets and tree pits into pavement incorporating sustainable drainage  
Provide moveable planter boxes on new paved areas.  
Developing a community garden, including a wetland garden on ~ 340 sqm at the Fair Green  
All planting is in consultation with the Enniskerry Tidy Towns

### *Parking*

19 equivalent car parking spaces (reduction of 10 spaces) in the village centre  
Parking Includes 2 disabled access parking and 1 age friendly parking space and loading bay on west side of the Square  
Replace perpendicular parking at the monument with safer echelon (angled) parking  
Loading bay also created beside The Enniskerry Inn  
Bus Terminus Removed  
New bus stop at Parochial Hall

## Document Register

Enniskerry Village Renewal

Planning and Development Regulations 2001 (as amended) – Part 8

<b>Document</b>	<b>Issue Date</b>	<b>Scale</b>	<b>Size</b>
Scheme Brief	05/03/21	na	A4
Copy of advert.	03/03/21	na	
Copy of site notice	03/03/21	na	A3
Photos of site notices	03/03/21	na	
Site Locations & Site Notices	01/03/21	As shown	A3
Existing Village Square	25/02/21	1:250	A3
Pedestrianisation Layout Plan	26/02/21	1:500	A3
Proposed Layout and Enhancements	26/02/21	1:500	A3
EIA Preliminary Examination Checklist	05/03/21	na	A4
Habitats Directive Project Screening Assessment	05/03/21	na	A 4

