

	<h1>Variation No.6</h1>
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Who are you:	Private Individual
Name:	Kilian Mullett
Reference:	VAR6-104349
Submission Made	January 16, 2026 10:45 AM

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Kilian Mullett



Variation No. 6,
Administrative Officer,
Planning Section
Wicklow County Council,
Station Road,
Wicklow Town

Via the On-Line Consultation Portal

15 January 2026

Re: Proposed Variation No. 6 to the Wicklow CDP 2022-2028

Dear Sir or Madam,

I acknowledge the rationale for the Proposed Variation in the context of the NPF Implementation and associated Ministerial Guidelines and having regard to the Housing Crisis.

Further, I note the proposed increased housing figures for Wicklow as a County with reference to the Proposed New Annual New Housing Growth Requirements to 2034 and between 2035 and 2040. In principle, I have no objection to same. I also acknowledge the necessity to apply sustainable densities, at appropriate locations, subject to satisfactory environmental criteria, as well as phasing and necessary supporting physical and social infrastructure.

However, I object to the classification of Enniskerry as a Level 4 'Core Region Self-Sustaining Town', precisely due to the reason that it requires significant catch-up investment to become more self-sustaining, as stated in Table 3.2 / 3 under the existing County Development Plan and also under the Proposed Variation. A key anomaly arises with the classification of Enniskerry under the proposed Table 6.1 under which it is classified as either a 'Key Town / Large Growth Centre' or possibly the next category of a 'Key Town, Larrge Town, Suburban / Urban Extension. It is unclear from the table format. Presumably this is a typographical error of formatting, and it falls within the latter with densities of 30 dph to 50 dph or alternatively, it could fall within the 'Small / Medium Town Centre'. I would

respectfully submit that it does not characteristically equate in scale to the centers of Wicklow, Rathnew, Arklow and should not categorically be in the category of the key Town / Large Urban Centre. **Accordingly, I request that Enniskerry be re-categorised appropriately under Table 6.1 and given the lack of public transport, re-categorisation to small medium town would be most appropriate. In addition, I consider that a re-classification under Table 3.3 would be appropriate, I do not consider that it equates to a Level 4 Settlement.**

In addition, I strongly object to the rationale for Enniskerry as a level 4 Settlement as set out in Table 3.3 of the Proposed Variation which relates to Targeted Settlement Growth 2022-2031. I object to the proposed growth rate of not less than 30% and to the fact that it is cited as well-located to absorb housing needs of North County Wicklow. There is a very poor level of supporting necessary infrastructure and alternative more sustainable settlements that would support sustainable compact growth, namely, Bray, Greystones, Delgany, Wicklow Town Arklow, all supported by rail infrastructure and strong urban centres.

To the contrary, Enniskerry is located west of the M11 with limited public transport connectivity, especially to rail-based DART or Luas, and the village and environs has practically no active travel infrastructure for pedestrians or cyclists. There has been a distinct lack of investment in such physical infrastructure, with even very poor and fragmented pedestrian links, as basic infrastructure. There is limited social infrastructure or public funded amenity areas.

In addition to the above, and particularly, if this inclusion to no less than 30% is retained, I request that any **such growth be subject to appropriate phasing of supporting physical and social infrastructure. I request that a statement to this effect be included in Table 3.3 and a commitment be given in this proposed variation to address same in any forthcoming local framework plan for Enniskerry.**

I trust the above will be considered and addressed in the final approved variation.

Yours sincerely

Kilian Mullett