



Variation No.6

Who are you:	Private Individual
Name:	brien vahey
Reference:	VAR6-141724
Submission Made	January 16, 2026 2:33 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Chapter 6 – Proposed Variation No. 6

Upload a File (optional)

In relation to the 2025 Dirivation 6 re Enniskerry.docx, 0.21MB

In relation to the 2025 Derivation 6 re Enniskerry

Enniskerry's inclusion in the section where the proposed intensification of housing is up to **50 DPH** with a possibility of rising to **(80DPH)** This is a blunt force planning proposal with design and environmental impact stripped away.

Enniskerry Existing houses 729

Proposed new houses 437 2022-2031

Enniskerry is deemed suitable for a growth rate of not less than 30% subject to the agreements required under NPO 17. Enniskerry is well located with respect to the Metropolitan Area to absorb housing demands arising from the north of the County.

This proposed increase is in the 60% threshold.

In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

Table 6.1 Areas and Density Ranges

Areas	Density Ranges (net)	Applicable to
Metropolitan Towns (> 1,500 population) Centre and Urban Neighbourhoods	50 dph - 150 dph	Bray Greystones-Delgany
Metropolitan Towns (> 1,500 population) Suburban / Urban Extension	35 dph - 50 dph Up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.	
Metropolitan Area – Village (< 1,500 population)	Density should be tailored to reflect existing density and / or built form but should not generally not fall below 25 dph.	Kilmacanogue
Regional Growth Centre Centre & Urban Neighbourhood	50 dph-150 dph	
Regional Growth Centre Suburban/Urban Extension	35 dph - 50 dph Up to 100 dph (net) shall be open for consideration at 'accessible' suburban/urban extension locations	
Key Town / Large Town Centre & Urban Neighbourhood	40 dph-100 dph	Wicklow – Rathnew Arklow Blessington Baltinglass Enniskerry Kilcoole Newtownmountkennedy Rathdrum
Key Town / Large Town Suburban/Urban Extension	30 dph to 50 dph Up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations	
Small / Medium Town Centre	The scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure)	Ashford Aughrim Carnew Dunlavin Tinahely Avoca Donard Newcastle Roundwood Shillelagh
Small / Medium Town Edge	25 dph - 40 dph	

Withn the above table: ref Variation 6 Derivation Wicklow LAP 2022-2026 . Villages are called towns

Enniskerry is located in the Key town/Large Town Suburban/Urban Extention,where it should be in Small?Medium Town Edge. Let it be known that **Enniskerry is a Village.**

Wicklow County Council has already refused permission to Cosgrave brothers development of lands at Fasseroe due to lack of infrastructure. Wicklow County Council needs to apply the same criteria to its own 2025 derivation and ask itself if there is the required infrastructure to develop Enniskerry.

1 Wastewater treatment

This element raises the largest questions into the future. Already Enniskerry must transport its waste by truck/gulley sucker to the treatment plant in Bray. Is this sustainable on a larger scale

Waste water assessment should be an essential before the next phase of the derivation.

2 Transport/Access

Enniskerry is served by minor roads, which are all challenging to drive. The bends on all of these roads are so severe that they would constitute accident black spots on normal roads.

An assessment of the capacity of these roads to take increased traffic levels safely should be taken before proceeding further.

3 Education

Enniskerry is serviced by 2 primary schools at present: a church of Ireland school, opposite the entrance to Powerscourt Estate and a Catholic School, near the Knocksink woods entrance. Any increase in population will put pressure on both of these schools

4 Community Facilities

The community in Enniskerry has built a variety of facilities: the GAA club playing grounds on Kilgarron hill, the soccer club facilities and Tennis Club on the bog Meadow. Increasing the size of these facilities is limited due to the spatial limitations within the village. Again while this derivation may fulfil a pressing need for housing, without planning for recreation and community facilities also, all you are doing is leaving a desert of inactivity for developing children and teenagers.

5 Tourism Enniskerry is an area of high tourism and is in close proximity of the highest tourist route in the country. Care must be taken to the wider environmental impact of an insensitive rezoning of lands around Enniskerry. Great care is required assessing the impacts of any LAP derivations that it does not ruin what amenity is in the wider areas around the village.

6 Conservation

Enniskerry is a 19th century estate village, laid out by the Powerscourt Estate. While the village of Enniskerry itself is not a Special Area of Conservation (SAC), the nearby Knocksink Wood Nature Reserve is a designated SAC. The village is also categorised as an Architectural Conservation Area (ACA) and the surrounding landscape as an Area of Outstanding Natural Beauty. Wicklow County Council should instead be working towards designating Enniskerry village as a (SAC) and its environs as a protected environment area.

North Wicklow

In North Wicklow we are already seeing the changes to our villages and small towns. The Council must take care that this increase does not swamp the local community facilities and amenities.

Any further LAPs should specify what Wicklow County Council propose to do

The council needs to provide a framework within the development plan for the provision of community resources: Libraries, Community centres, Sports, Parks

While the council can be commended for providing a running track, soccer pitches and tennis courts in Delgany/Kilccole well ahead of the development in Delgany/Kilcoole. This should be set as a paradigm for future urban planning.

Wicklow county Council needs to specify in what and how it intends to “place-make”. These villages such as Ashford, Killcoole, Newtown, Roundwood and Enniskerry already feel pinched in relation to the current level of development.

Wicklow County Council needs to be aware of what county Wicklow has and be careful before it allows full scale urban sprawl engulfs the whole of the north of the county.

The lesson of Carrickmines, Stepside, Kilternan, Sandyford must be learnt. This area has 22000 people in the 2022 census and the area is still growing. This equates to a Town but it has no centre.

It relies on the old villages as centres. Developed with apartment blocks and town houses the area has an major electricity substation and a dump as its town centre with supermarkets and a retail park substituting as a town centre focus.