



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-124211
Who Are You?	Private Individual
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Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 4: Enniskerry

Write your observations here:

Regarding Proposed Variation ID EK 2 (Submission Number 177) - Monastery, Scalp Road.

I wish to lodge a formal objection to Proposed Variation ID EK 2, which proposes to rezone 12.5 hectares of unzoned land to New Residential, a Small Local Centre, and a new distributor road network.

As a cyclist who relies on the Scalp Road (R-117) and Ballyman Road link for safe, low-traffic winter cycling, I strongly object to the scale of urbanization proposed for this rural boundary. There are exceptionally few quiet, safe, rural active travel routes remaining within proximity to Bray.

My specific objections are:

1. Traffic Volume and Safety: The introduction of a new distributor road linking Ballyman Road to the R-117 will turn a quiet recreational cycling route into a high-volume commuter bypass. This poses a direct safety risk to cyclists and pedestrians who use this corridor for health and well-being, particularly in the winter months.

2. Eradication of Rural Amenities: Transforming this 12.5-hectare buffer zone into a high-density housing estate and commercial center will permanently erase the peaceful, remote landscape character of the approach to Enniskerry.

While the inclusion of mandatory cycle infrastructure along the R-117 is noted, a suburban commuter corridor cannot replace the safety and mental health benefits of a preserved, quiet rural lane. I urge the Planning Authority to reject the scale of rezoning under EK 2 to protect this vital active travel asset.