	<h1>Variation No.6</h1>
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<b>Who are you:</b>	Private Individual
<b>Name:</b>	Paula Cantillon
<b>Reference:</b>	VAR6-200547
<b>Submission Made</b>	January 14, 2026 8:09 PM

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

- Chapter 3 – Proposed Variation No. 6
- Chapter 6 – Proposed Variation No. 6
- SEA Screening & Determination – Proposed Variation No. 6
- AA Screening & Determination – Proposed Variation No. 6

Write your observations here:

Submission to Variation No.6 of the Wicklow CDP 2022-2028

I would like to make the following observations to proposed Variation, No.6 of the Wicklow County Development Plan.

Enniskerry Village

The published Proposal for Variation No.6;

The explanation and rationale for the calculation of these huge increases in

density relating to Enniskerry is not given.

Enniskerry village is being classified as a large town compared to Roundwood (which has far more facilities and shops), is classified as 'Small Medium Town edge' with density per hectare of 25 to 40 units.

It can be seen from Enniskerry Village and within 1km of the village that the number of developments completed and developments that are in progress - shows that the local community has supported sustainable housing in good locations. However the risks of further over-development that the proposed variation No.6 will cause is to further damage the fabric of the village including the community life using the village.

As is evident in Chapter 3 tables 3.4 and 3.5 which show increases in the number of units and hectares required for targetted growth projections, however the tables appear to contradict themselves as table 3.4 implies that there is adequate zoned land where table 3.5 suggests an additional 4.5 hectares is required to be zoned. However, both tables show an increased target for housing which Enniskerry does not have the infrastructure to support.

### Designation Status

Enniskerry should not be reclassified from "Small Growth Town" to a "Key Town/Large Town" or "Small/Medium Town Centre".

This would represent a fundamental shift in the settlement hierarchy that is inconsistent with the physical and infrastructural reality of Enniskerry village.

Enniskerry village should in fact be classified as a Rural Town or Village (Level 7-9) with a density cap of 20 units per hectare.

This is evident by the following;

The densities proposed require High-Capacity Public Transport. Enniskerry is served only by low-frequency bus routes, with the majority of secondary schools having to get to school by car as bus routes are not reliable or frequent enough.

Primary school children cannot walk or cycle to school as the traffic is too heavy and fast due to Enniskerry having so many roads of entry and exit that Enniskerry Village is an overused rat run. The roads are too narrow for the buses and it is also an access road to Coillte with articulated lorries.

Increasing density by any amount without a cost benefit analysis plan for a proper sustainable infrastructure for transport results in an unsustainable surge in traffic contradicting the Wicklow County Councils Climate Action Plan 2024.

Lack of parking, the Bog Meadow has extremely limited parking and once hill walkers \ cyclists descend on Enniskerry, in addition to people working in the village and users of public transport - there is no where for the community to park for the only facilities for (tennis, football and the playground), impacting business in the village.

Moreover, planning inspectors have noted in their reports to planning applications;

“Given, the location of the site (Parknasillogue /AA2 lands) and the rural location of Enniskerry it is inevitable that most journeys will be car borne.’ (ABP Inspector Report 30403A7 SHD, 2019)”.

Impact to Knocksink Woods SAC

Knocksink Woods SAC is a protected Nature Reserve adjacent to zoned lands at Parknasillogue, Enniskerry, Co. Wicklow. It holds three qualifying interests protected under Annex I Habitat under the EU Habitats Directive (Council Directive 92/43/EEC). Two are ‘priority status’ including ‘7220 Petrifying springs with tufa formation (Cratoneurion)’. meaning they are especially vulnerable in a fragile ecosystem.

It is inconceivable to understand, the environmental assessments supporting the Proposed Variation, that higher densities will not significantly or otherwise negatively impact the Tufa Spring regime, (protected under EU Habitats Directive and Irish Law, ) in Knocksink Woods, Special Area of Conservation (SAC).

The evidence and concerns provided by independent experts and NPWS have clearly stated to the contrary.

The National Parks and Wildlife Service (NPWS) have also come to this conclusion in their latest submission (Department Submission dated 10 March, 2022 to An Bord Pleanála);

(extract) "The Department considers that it has not been shown beyond reasonable scientific doubt that this development will not have adverse effects on Knocksink Wood SAC, in light of the site's conservation objectives, in particular Petrifying Spring Conservation Objective attribute 'Hydrological regime: height of water table; water flow' and target 'Maintain appropriate hydrological regimes,."

The above statement incorporating 'appropriate' and 'scientific doubt' is most important as this must comply with the wording of the EU Directive (and now Irish Law). Therefore, it is inconceivable that higher densities may be considered under the proposed variation.

In conclusion

Enniskerry has and is still experiencing material development growth that is having adverse effects on the fabric of the village.


This is mostly due to traffic congestion, lack of parking, lack of sustainable businesses that can be supported locally with the right planning and consideration for the community, and poor transport alternatives due to the topography of the village and surrounding areas.

Knocksink Woods SAC as a protected nature reserve under the EU Habitats directive cannot be undermined by not adhering to the evidence stated here in our observation. Allowing increased density levels to the AA2 lands at Parknasilloge

will only further increase the risk of damage to its qualifying interests and incur penalties from the EU.

We ask that the proposed Variation No. 6 be amended to align Enniskerry to Small / Medium Town, and more importantly consideration should be given to align Enniskerry as a village (Level 7).

[Upload a File \(optional\)](#)

	<h1>Variation No.6</h1>
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<b>Who are you:</b>	Private Individual
<b>Name:</b>	Paula Cantillon
<b>Reference:</b>	VAR6-200439
<b>Submission Made</b>	January 14, 2026 8:05 PM

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

- Chapter 1 – Proposed Variation No. 6
- Chapter 3 – Proposed Variation No. 6
- Chapter 6 – Proposed Variation No. 6
- SEA Screening & Determination – Proposed Variation No. 6
- AA Screening & Determination – Proposed Variation No. 6

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