

Level 4: Enniskerry



Proposed Variation No. 7 to Volume 2, Part 5 of the Wicklow County Development Plan 2022-2028:

Bray Municipal District Local Area Plan

Proposed Variation Number	ID	Location	Area	R	MU	AOS	OS1/2	CE	other
EK 1	137	Powerscourt	10.2	6.3		1.5			2.3 RN to RE
EK 2	177	Scalp	12.5	7.5		2.8	1.6 (0.5/1.1)		0.6 SLC

Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not subject to rezoning).

PROPOSED VARIATION ID	EK 1
LOCATION	POWERSCOURT DEMESNE
SUBMISSION NUMBER	137
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

PROPOSED ZONING CHANGE

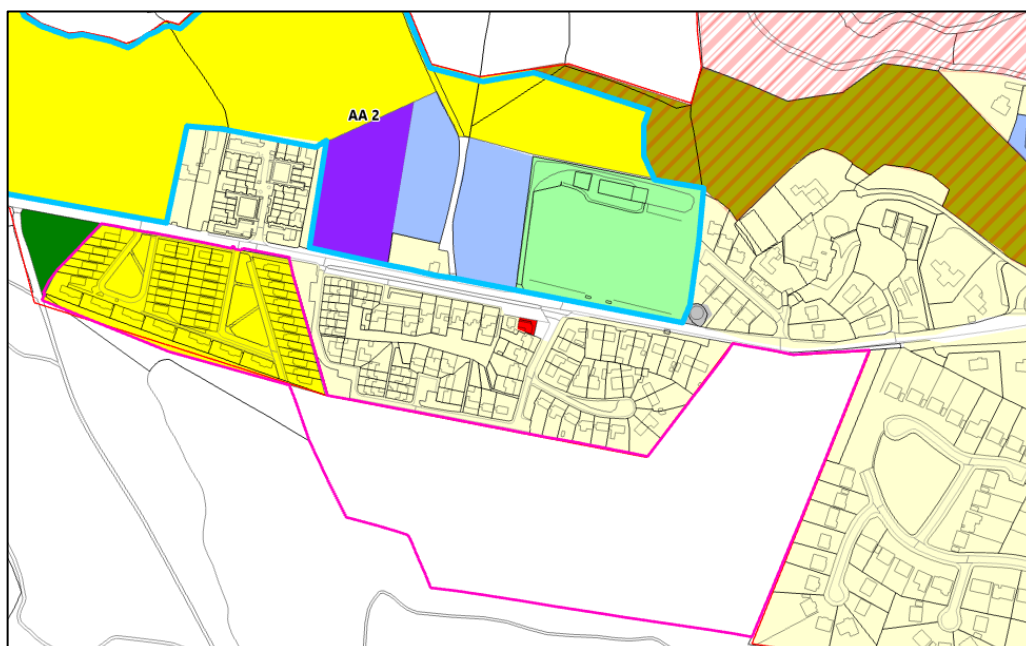
Change c. 6.3ha from unzoned to RN – New Residential

Change c. 1.5ha from unzoned to AOS – Active Open Space

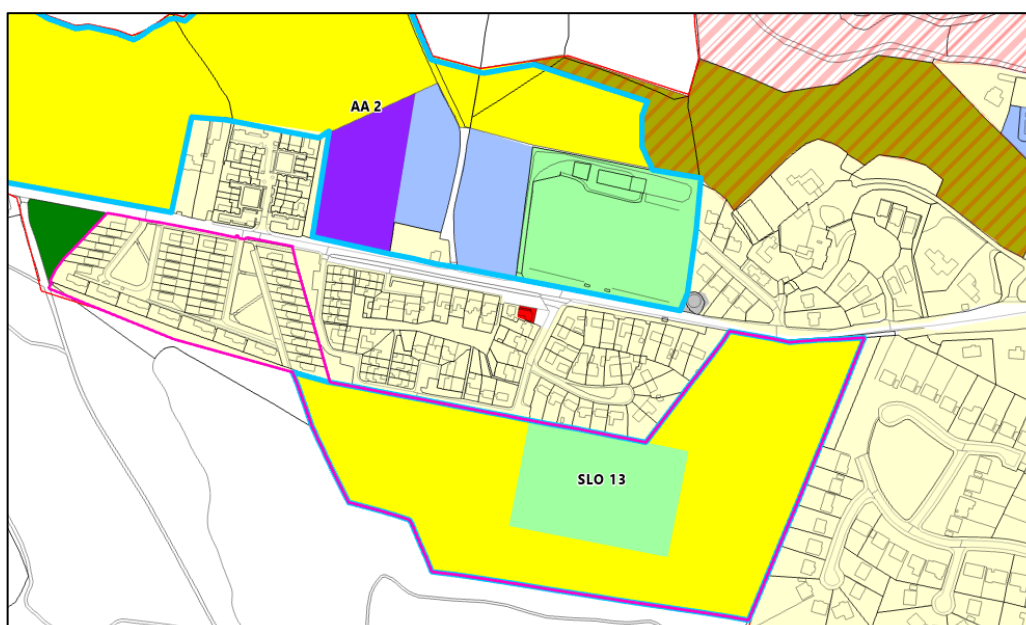
Change c. 2.3ha from RN – New Residential to RE – Existing Residential

MAP

Change from:



Change to:



Add new 'SLO – Specific Local Objective' as follows:

SLO13

This SLO is located in the townland of Powerscourt Demesne and measures c. 7.8 ha. This SLO is comprised of:

- c. 6.3 ha zoned RN 'New Residential'.
- c. 1.5 ha zoned AOS 'Active Open Space'.

Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the village centre.
- A total area of c. 6.3ha is zoned for new housing development which shall including a wide range of housing types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the impact of the development on the higher lands and on views from the surrounding area.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 1.5 ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - Fully equipped playing pitches / courts / tracks, including MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground,
 - Adequate lighting and drainage to serve the facility.
- Development of these lands shall be accessed via Kilgarron Park (L-10101) and shall provide for improvements to this road as necessary (including, but not limited to, necessary widening, pedestrian crossings, footpaths, verges, road markings, etc.).
- A new public green area shall be provided at the entrance to these lands from Kilgarron Park.
- Development shall retain and preserve the historic walls and boundary to the Powerscourt Demesne. Any application for development shall include the submission of a detailed archaeology, heritage and landscape assessments, prepared by a qualified professional, and shall detail conservation measures. The removal of any historic features shall be robustly justified.
- Maximum protection of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development

Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

- All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Knocksink Wood SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses, and mitigates any adverse effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:
 - Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC.

- Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
- Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.

To avoid the potential for impacts on the key components of the nearby European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognized that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.

PROPOSED VARIATION ID	EK 2
LOCATION	MONASTERY, SCALP ROAD
SUBMISSION NUMBER	177
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO

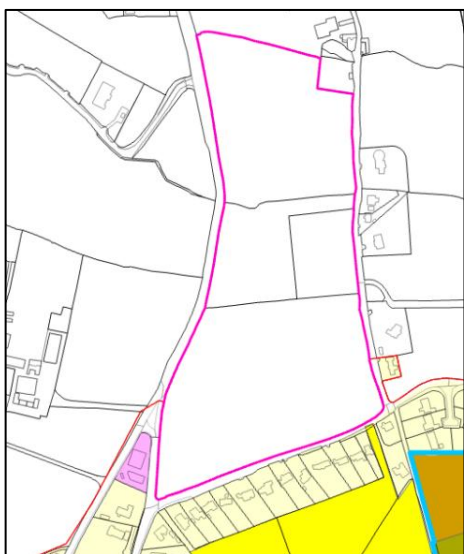
PROPOSED ZONING CHANGE

Change c. 12.5ha from unzoned to:

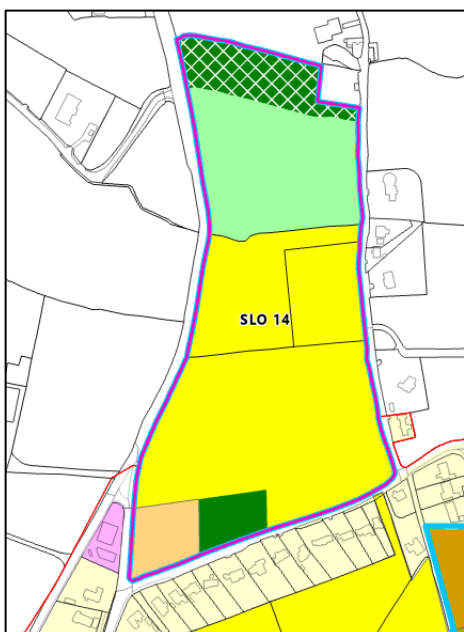
- c. 7.5ha zoned RN - New Residential
- c. 2.8ha zoned AOS - Active Open Space
- c. 0.6ha zoned SLC - Small Local Centre
- c. 0.5ha zoned OS1 - Open Space
- c. 1.1ha zoned OS2 – Natural Areas

MAP

Change from:



Change to:



Add new 'SLO – Specific Local Objective' as follows:

SLO 14

This SLO is located in the townland of Monastery and measures c. 12.5 ha. This SLO is comprised of:

- c. 7.5 ha zoned RN 'New Residential'.
- c. 2.8 ha zoned AOS 'Active Open Space'
- c. 0.6 ha zoned SLC 'Small Local Centre'
- c. 0.5 ha zoned OS1 'Open Space 1'
- c. 1.1 ha zoned OS2 'Open Space 2'

Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre.
- The development of these lands shall include the provision of a new distributor road from the Ballyman Road (L-5007) to the Scalp Road (R-117). This route shall be of such a design to allow for the improvement (and potential closing) of through traffic from the Ballyman Road to Monastery Grove.
- The development of these lands shall include the development in the first phase of a mixed use 'Small Local Centre' at the junction of the new road with the R-117. This mixed use centre shall provide for a range of appropriately scaled commercial uses (including retail / retail services / professionals services) and community services (such as childcare and health related uses), combined with residential uses overhead. The OS1 land adjoining shall be laid out as a 'village green', appropriately landscaped with paths and seating areas. Development fronting onto the village green, including the new Small Local Centre, shall be of a high quality design and use traditional vernacular architecture to provide a distinct sense of place and an attractive gateway to the town of Enniskerry. The 'village green' shall be laid out and completed by the developer in a manner to be agreed with the Planning Authority and devoted to the public.
- A total area of c. 7.5 ha is zoned for new housing development which shall including a wide range of housing types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the impact on views from the surrounding area.
- Any residential development proposals for the RN lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2.8 ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - Fully equipped playing pitches / courts / tracks (including MUGA (Mixed Use Games Area) of not less than 1,050sqm
 - A clubhouse/changing facility of not less than 200sqm
 - Adequate lighting and drainage to serve the facility.
- Development along the Scalp Road, Barnaslingan Lane (L-55070), the new road and the new open spaces provided shall addressing these frontages. At no point should the design or layout allow for housing or commercial units backing onto the public routes and areas.
- Pedestrian and cycling infrastructure shall be provided along the full length of the R117 which may be located within the site in order to protect the existing roadside trees and hedgerows.
- Maximum protection of mature trees and hedgerows will be expected throughout the SLO area; any application for development shall include the submission of a detailed tree and hedgerow survey prepared by a qualified arboriculturist, and shall detail and justify any mature tree or hedgerow removal proposed.
- Lands zoned OS2 located along the northern boundary shall be reserved free of all development, shall be left in a natural condition and shall not be interfered with during any construction or operational phases of any development.
- Suitable design and mitigation measures will be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on the surrounding hydrological network and associated riparian zones.

- Development within the SLO will only be considered where the development surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy **and** an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk in the area around the Scalp Road.
- All proposed projects in this SLO shall have full regard to the Habitats Directive (with particular regard for the Ballyman Glen SAC) including being subject to Appropriate Assessment, as necessary, that identifies, addresses and mitigates any likely significant effects on the European Site. In doing so, proposed projects and associated Appropriate Assessment in this area shall, as relevant:
 - Be informed by appropriately targeted ecological and hydrogeological survey(s) and assessment(s) of the Qualifying Interests of the SAC;
 - Be subject to detailed hydrological/hydrogeological assessment which defines appropriate design/mitigation measures for maintaining the flow rate and quality of waters entering the SAC, including measures relating to the servicing and maintenance of surface water and wastewater systems.
 - Give due consideration to any requirement for project level mitigation that arises from the surveying and assessment described above, ensuring that prescribed mitigation measures are proven, robust and address the need for certainty in achievement of mitigation of potentially significant adverse effects. Notably this should include a presumption to achieve significant net benefit to the features which may otherwise be impacted.

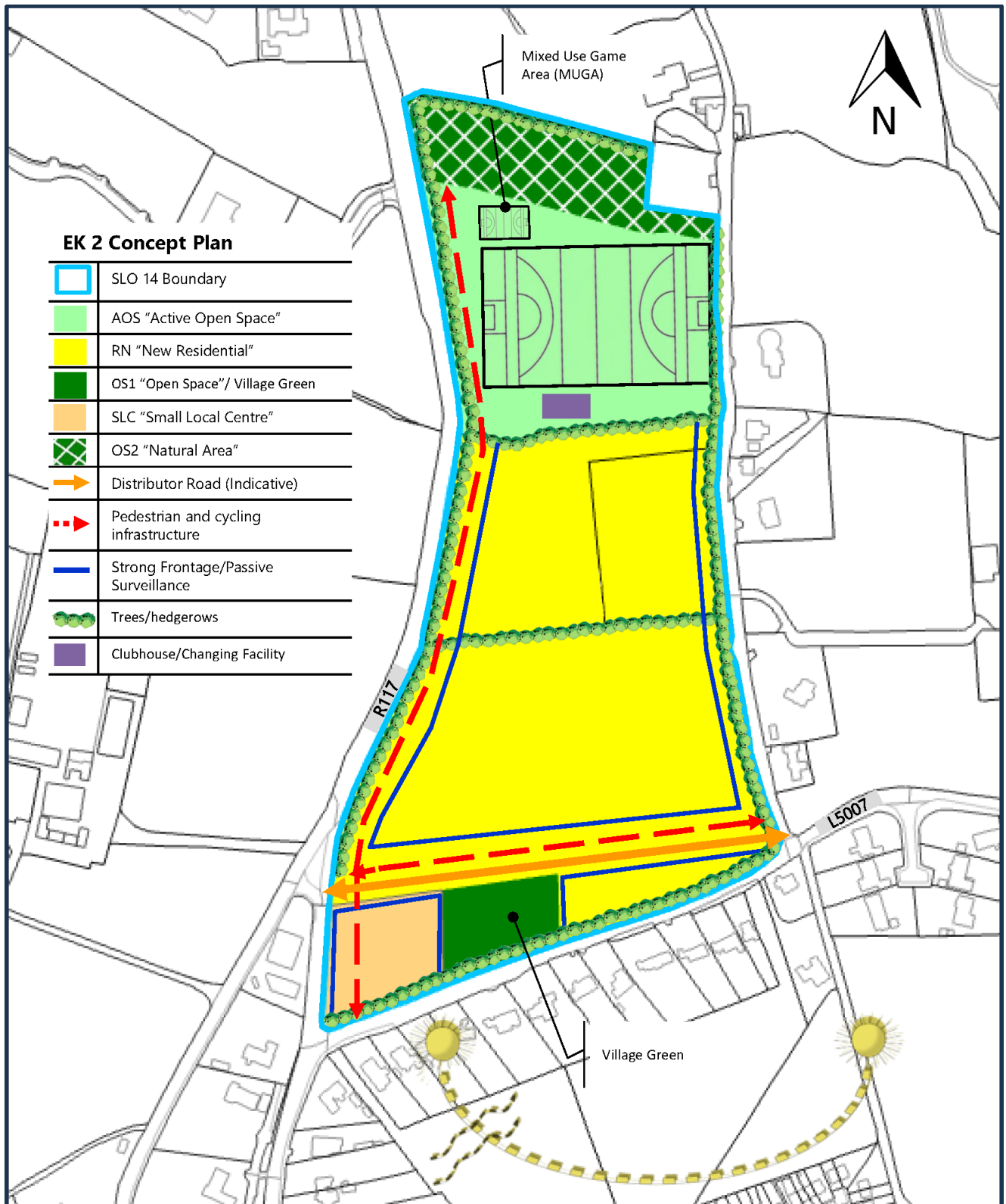
To avoid the potential for impacts on the key components of the nearby European Site, any development must adequately address the management of surface water run-off and drainage and wastewater treatment and disposal at the construction and operational phases to ensure that no adverse effects may occur to the European Site. It should be recognised that this may require significant exceedance of any existing measures to ensure that any development provides a net benefit over its life, to the nearby European Site and wider environment.

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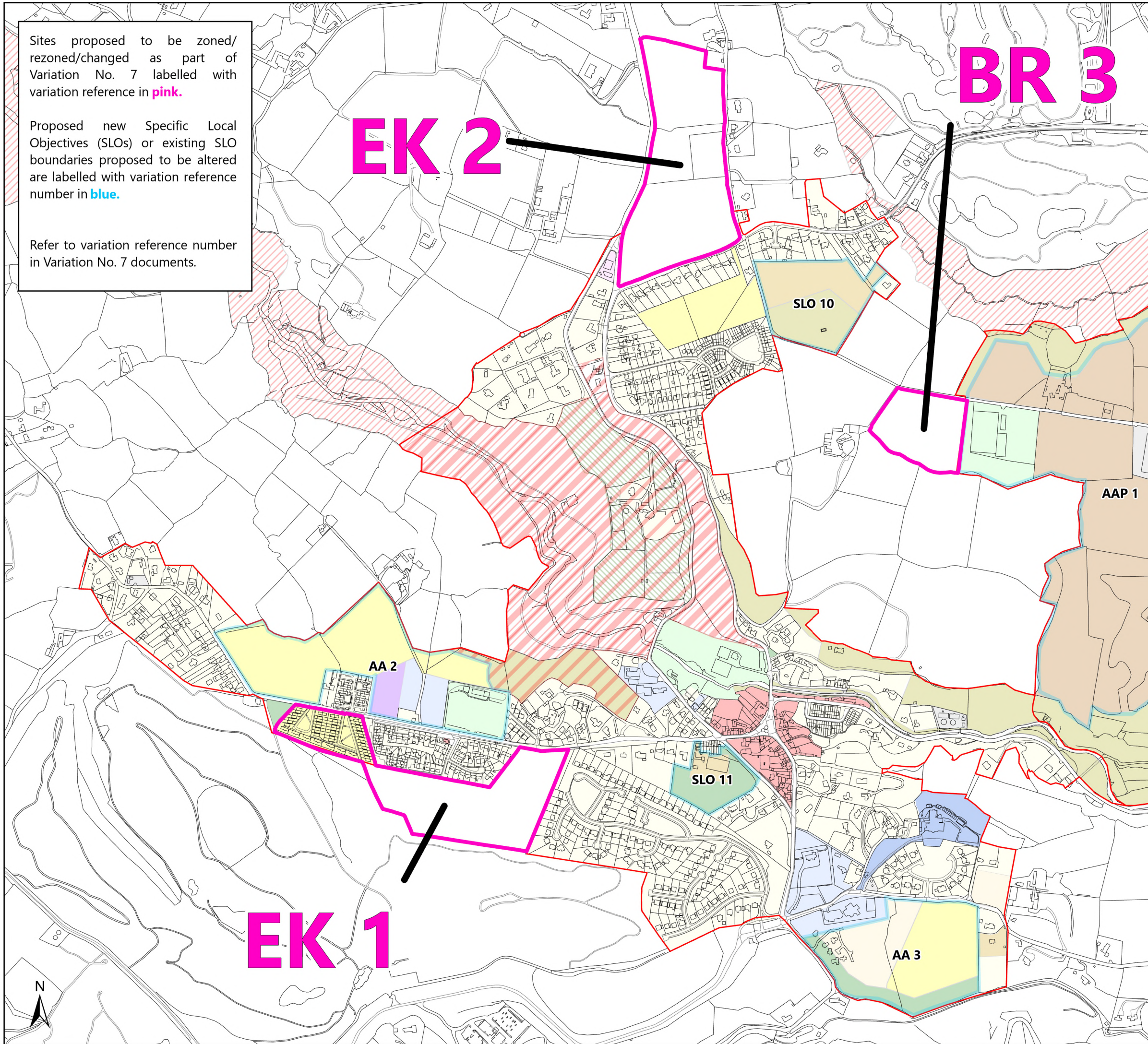
Sites proposed to be zoned/rezoned/changed as part of Variation No. 7 labelled with variation reference in **pink**.

Proposed new Specific Local Objectives (SLOs) or existing SLO boundaries proposed to be altered are labelled with variation reference number in **blue**.

Refer to variation reference number in Variation No. 7 documents.



- LEGEND**
- Rezoning Boundary
 - Specific Local Objective (SLO)
 - Settlement Boundary
 - RN: New Residential
 - RHD: New Residential High Density
 - R10: New Residential 10/ha
 - R Special: Special Residential
 - RE: Existing Residential
 - TC: Town Centre
 - LSS: Local Shops & Services
 - PU: Public Utility
 - CE: Community & Education
 - T: Tourism
 - E: Employment
 - AOS: Active Open Space
 - OS1: Open Space
 - OS2: Open Space
 - AG: Agriculture
 - Conservation Area
 - SAC - Special Area of Conservation



**WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028**



Wicklow County Council
Planning Department

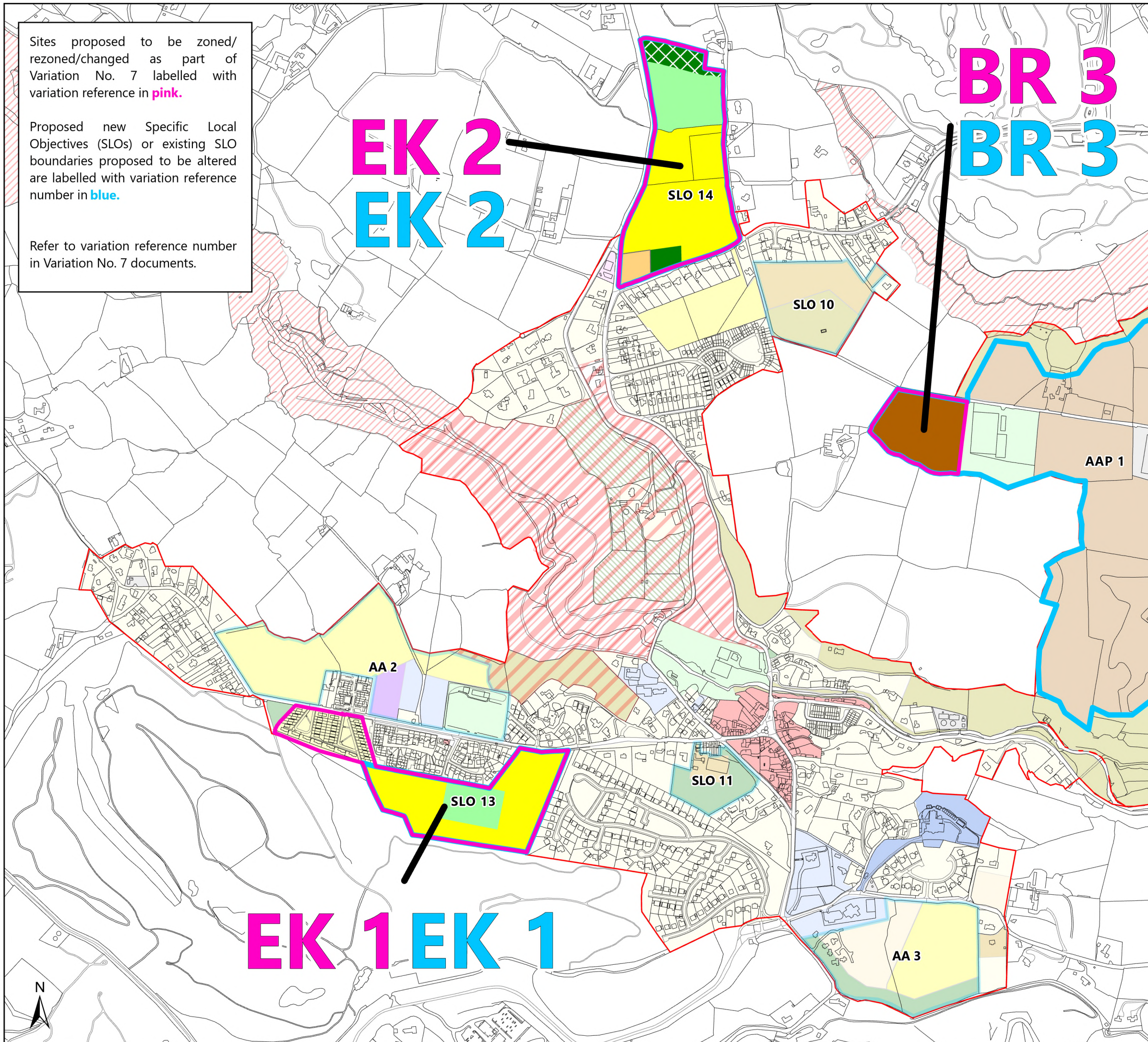
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