

	<h1>Variation No.6</h1>
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Who are you:	Private Individual
Name:	Albert Smith
Reference:	VAR6-141418
Submission Made	January 15, 2026 3:00 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

Write your observations here:

I wish to disagree with the proposed change to Chapter 6 of the County Development Plan.

Changing Enniskerry from a designated Small Town to that of a Large Town increases the density of housing permitted from 20 dph to 30-50 dph. Enniskerry is manifestly not a large town. Nor does it have the facilities of a large town. This appears to be clear to the Council's former CEO, who commented just a few short years ago in reference to the Chapter 6 that was originally to stand until 2028:

'Having regard to level of growth already experienced / in train and the current deficiencies in the following infrastructure and facilities, Enniskerry is not determined

to be well positioned to accommodate significant additional housing growth during

the plan period, and focus should be on consolidation and investment in employment,

and transport infrastructure/accessibility, in particular: :- "

1.The very low jobs ratio in Enniskerry, with very few employment opportunities in the

locality, which results significant commuting outflows from the town.

2.The inadequacies in public transport services, as well as lack of opportunities to use active modes of transport within the town and to surrounding larger towns (such

as Bray) having regard to inadequacies in footpaths and no designated cycleways.

The significant environmental sensitivities in the area, particularly the Knocksink Wood SAC within the town centre, which is particularly susceptible to changes to the

ground and surface water regime in the wider area."

He went further to say:-

"As set out in the appended 'Chapter 3 – Proposed Amendments', the housing target

for Enniskerry up to 2031, less units already completed, is 91. "

In short, Enniskerry does not have the jobs, the infrastructure, the schools or the health facilities to justify this re-designation."

It is my belief that the planning decision to rezone the area adjacent to St Mary's GAA field was misplaced and that the land should revert to agricultural rather than developmental status. I believe this because there is no satisfactory remediation of the decision that the permissions sought do not comply with the need to protect the tufa springs in adjacent Knocksink Woods. In other words, the springs are protected, and will continue to be protected, by a European directive rendering housing development impossible.

In accordance with the NPF, RSES and the Core / Settlement strategies set out in Chapters 3 and 4 of this plan, new housing development shall be generally required to locate on suitably zoned / designated land in towns and villages. The proposed changes to Chapter 6 do not ensure this.

Neither the road system serving the village nor public transport in the area has improved since the planning department designated it, correctly, as lacking the bare essentials of development. The two bus services to the village (the 44 from Dublin and the L15 from Bray) are infrequent. The existing road system in the village is unable to cope with present traffic levels. The two schools are oversubscribed, as is the sole doctor's surgery. How then is it a good idea to

change its definition to comply with government requirements of more housing?
The changes to Chapter 6 do not conform with reality. They are an attempt to pretend that the village of Enniskerry has the facilities of a small town. It does not.

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