



Variation No.6

Who are you:	Private Individual
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Reference:	VAR6-212348
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- Chapter 3 – Proposed Variation No. 6
- Chapter 6 – Proposed Variation No. 6

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Wicklow County Council development plan.docx, 0.02MB

To: Wicklow County Council

Re: Wicklow County Development Plan – Enniskerry Settlement Hierarchy

Dear Sir / Madam,

I wish to make a submission to the Wicklow County Development Plan in relation to the proposal to reclassify Enniskerry as a **Key Town/ Large Town**.

I respectfully object to this reclassification on the following planning and policy grounds.

1. Incompatibility with Existing Scale, Character and Setting

Enniskerry is a historic village of limited scale, defined by its rural setting at the foothills of the Wicklow Mountains and its proximity to protected landscapes, including the Wicklow Mountains National Park and the Dargle River valley. Reclassifying Enniskerry as a Key/ Large Town would fundamentally alter its established character and undermine the village's distinct identity, contrary to the proper planning and sustainable development of the area.

2. Infrastructure and Service Constraints

Enniskerry currently lacks the infrastructure capacity required to support large-scale population growth, including:

- Road capacity and traffic management, particularly on narrow regional and local roads. The R117 is a very winding road that is prone to flooding
- Public transport provision (1 infrequent bus)
- Water, wastewater, and drainage capacity
- Educational, healthcare, and community facilities (no creche or secondary school)

Significant growth without confirmed and funded infrastructure upgrades would place unacceptable pressure on existing residents and services.

3. Traffic, Accessibility and Road Safety

The road network serving Enniskerry is constrained, with limited access routes and existing congestion during peak periods. Increased residential development associated with a Key/ Large Town designation would exacerbate traffic congestion, increase commuting times, and pose road safety risks, particularly for pedestrians and cyclists in the village core.

4. Environmental and Landscape Sensitivity

The village is located in an environmentally sensitive area, with proximity to designated natural heritage sites and important landscapes. Large-scale growth would increase development pressure on these areas, contrary to national and regional policy objectives relating to landscape protection, biodiversity and climate resilience.

5. Settlement Hierarchy and Strategic Planning

The designation of Enniskerry as a Large Town is inconsistent with the principles of the settlement hierarchy, which seeks to direct significant population growth toward settlements with:

- Strong transport connectivity
- Established employment bases
- Capacity for compact, serviced development

Enniskerry does not meet these criteria to the extent required for a Large Town and is more appropriately designated as a **small town or village with limited, managed growth**.

6. Precedent and Cumulative Impact

Reclassification would set a precedent for further zoning and development pressure beyond what the village can sustainably accommodate, leading to piecemeal expansion and erosion of rural character over the lifetime of the plan.

Conclusion

For the reasons outlined above, I respectfully request that Wicklow County Council:

- Retain Enniskerry at a lower tier within the settlement hierarchy, and
- Support only proportionate, infrastructure-led development that respects the village's character, capacity, and environmental constraints.

Thank you for considering this submission.