



Pre Draft Bray LAP Submission - Report

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Topic

Compact Growth - Housing – Population Growth

Submission

The wider rural area under the proposed plan can be largely described as the land which is west of the N11. Enniskerry is designated as a "town" under existing plans, but in reality, it consists of a central "heritage village" core, with a surrounding hinterland. A distinct aspect of this hinterland is the existence of a number of rural "clusters", which have NOT been recognised as such by either the current Bray or Wicklow plans.

I suggest that at least 20% of new housing in the hinterland of Enniskerry should be in these rural clusters, in the following townlands:

- Barnamire
- Ballybawn
- Ballybrew
- Cloon
- Curtlestown Upper and Lower
- Glaskenny
- Old Boleys
- Killegar
- Killough
- Little Newtown
- Monastery
- Toneygarrow

Among the reasons that such development would be appropriate is that any such developments are more affordable for those families already entrenched in the hinterland of Enniskerry. The non-availability of affordable sites has driven many natives of the area to find alternative accommodation in other parts of East Wicklow (Newtown, Ashford, Rathnew, Kilcoole) where they are deprived of the close connection to the families and the wider community. For example, most of the former players of Enniskerry GAA club no longer live in the area, and their children are playing for other clubs in East Wicklow. This deprives us of the natural resource necessary to have a thriving club. As Chairman of the club, and a former player, I have witnessed this first hand to the point where we could not field an adult team in 2021 or 2022. The same applies to our neighbours in Kilmacanogue, such that we have to field combined juvenile teams under the Clan na Gael name.

The new entrants into this area west of the N11 do not provide a substitute for this erosion of native talent. The main cause of this erosion has been the strict application of planning guidelines by Wicklow County Council planning department.

Other councils in the greater Dublin area have not been applying the guidelines as strictly as Wicklow. A good example is Fingal, which has a similar profile, and where smaller towns and rural clusters are given much more sympathetic treatment.

A second matter is the designation of Enniskerry under the Hierarchy of Settlements and Related Infrastructure under the National Planning Framework (Draft....figure 6.2).

Our infrastructure has much more in common with Smaller Settlements and Rural Areas the Smaller Towns and Villages. We do not have the Skills, Health, Social, Commercial or Productive Infrastructure in Enniskerry that warrants the current small town designation. The hinterland around Enniskerry contributes more to the community than the village itself, which is almost devoid of infrastructure, except for the many coffee shops, which serve mainly visitors. Other than Powerscourt Estate, there is no centre of employment or any SME enterprise. We do have some micro business but that is mostly soletraders.

Therefore, I plead the case for a review of both the planning guidelines and the designation of Enniskerry as a small town. In fairness, the families of the wider hinterland west of the N11 deserve much better treatment from Bray Local Area and Wicklow County Council.

I have lived in Enniskerry for most of my life and have witnessed the egregious erosion of the local population, primarily caused by inappropriate planning and development, however well intentioned.

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