



# Variation No.6

Who are you:	Agent
Name:	Leddy Family
Reference:	VAR6-104312
Submission Made	January 16, 2026 10:45 AM

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Leddy Family WCDP Variation 6.pdf, 0.91MB

**Submission on**

**Proposed Variation 6 of the  
Wicklow County Development Plan 2022-2028**

**On behalf of  
The Leddy Family**

**January 2026**

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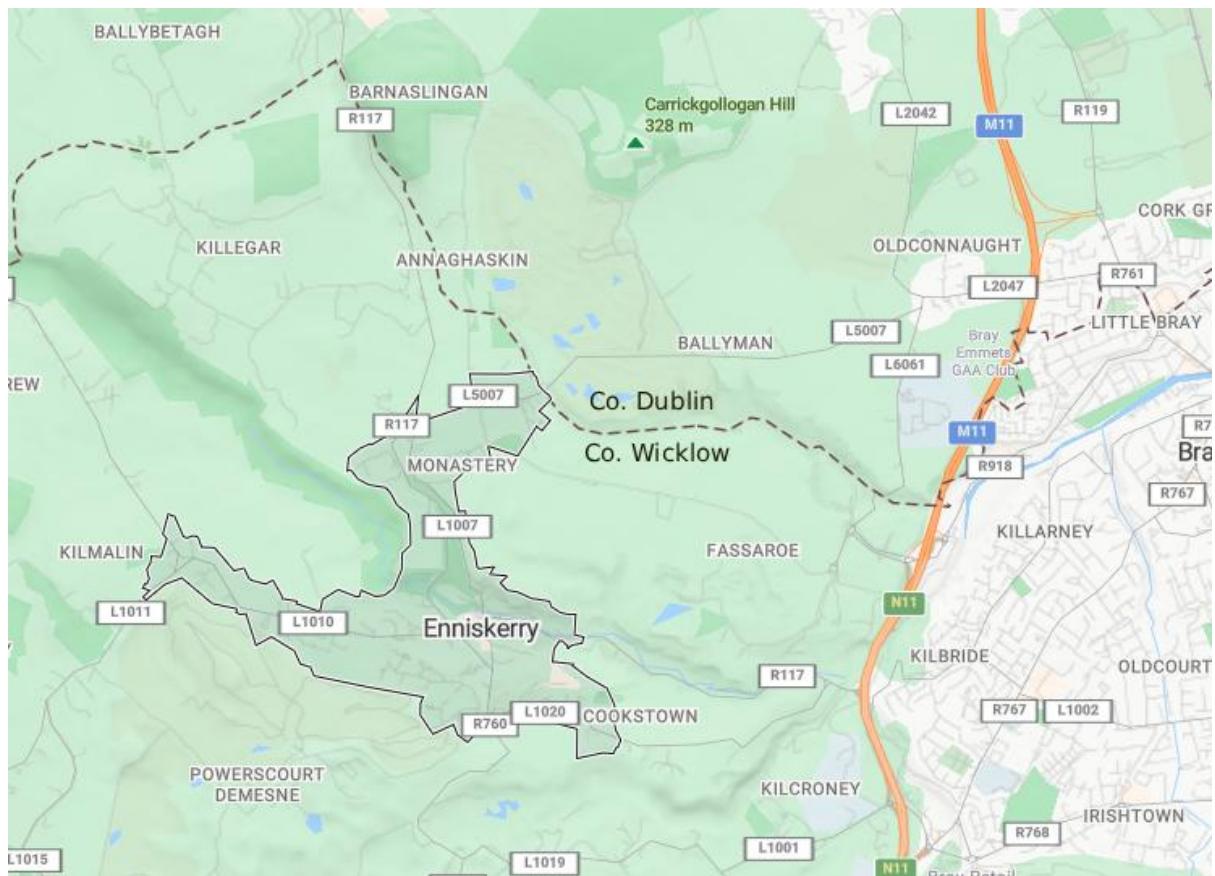
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## Introduction

On behalf of the Leddy Family, [REDACTED], I wish to make a Submission on Proposed Variation No. 6 of the Wicklow County Development Plan 2022-2028.

## *Strategic Context – Enniskerry*

Enniskerry is located in north Co. Wicklow, directly adjacent to the Dublin Metropolitan Area (DMA). The north-western part of the town, as defined by the Central Statistics Office (CSO), extends to the boundary of Co. Dublin (Dun Laoghaire Rathdown) at Ballyman Road.



**Figure 1: Location of Enniskerry in relation to Co. Dublin (DMA) boundary**

While the town is located outside the DMA it is functionally part of the metropolitan area, which extends southwards to include Bray and Greystones in Co. Wicklow.



**Figure 2: Annotated extract from Settlement Strategy of the Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031 showing proximity of Enniskerry to the Metropolitan Area (shaded orange).**

The Core Strategy Map from the Dun Laoghaire Rathdown County Development (DLR-CDP) 2022-2028 (below) illustrates the intention to expand and consolidate the urban area southwards towards the Wicklow boundary by developing Rathmichael and Old Connaught as major new residential areas.

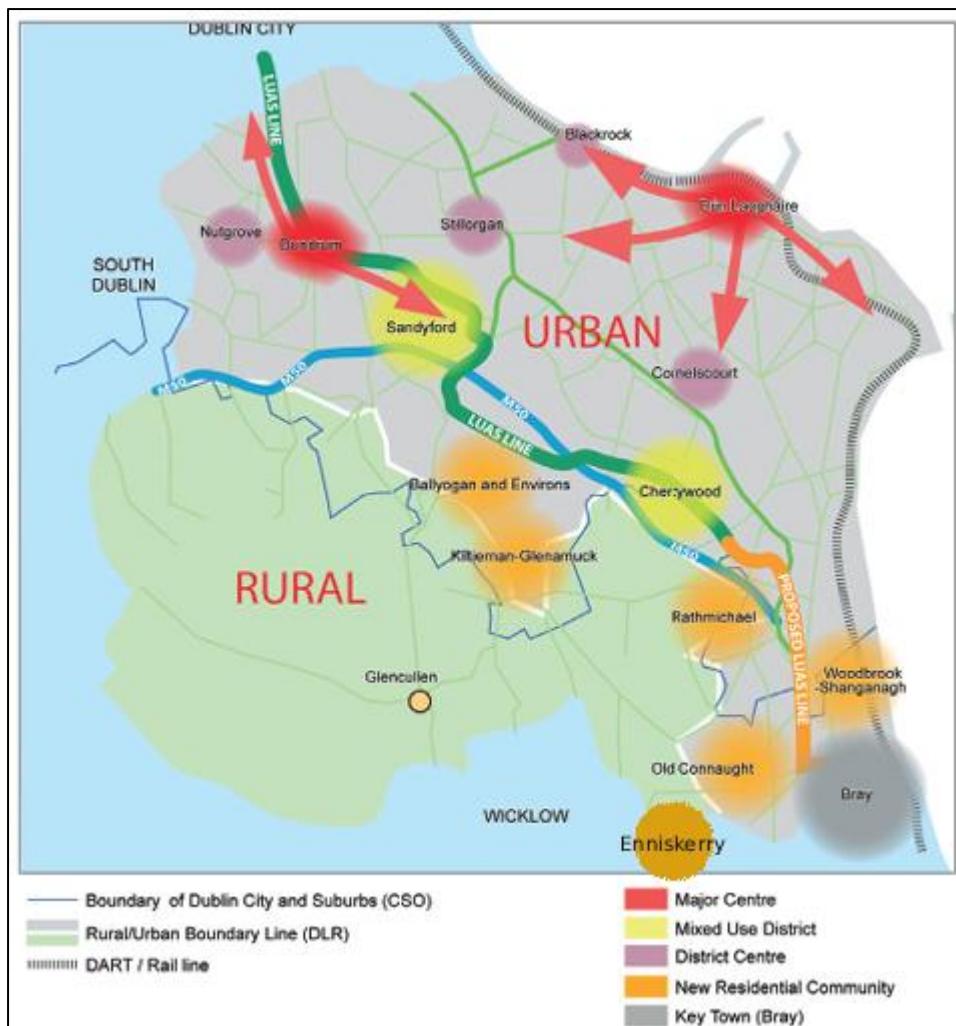
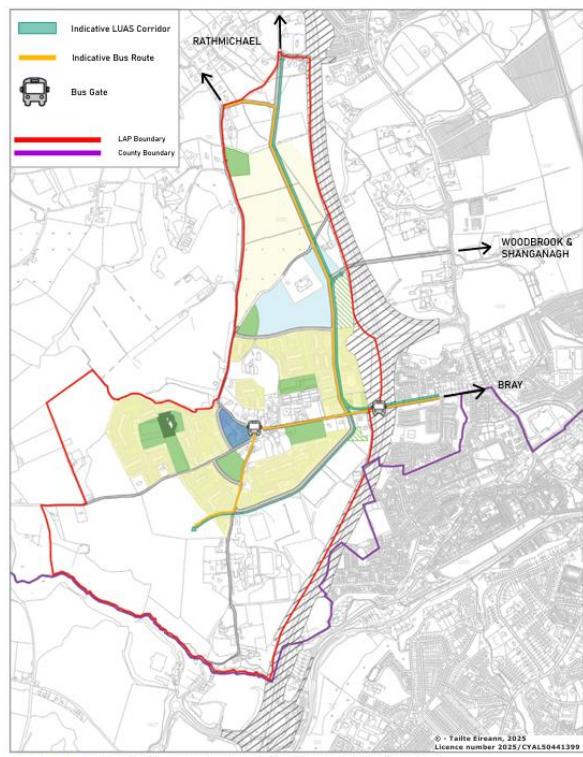
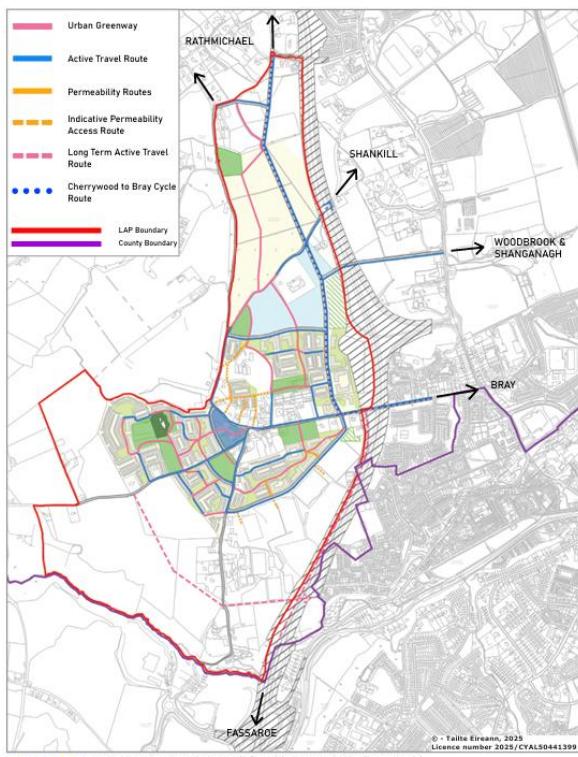


Figure 3: DLR-CDP Core Strategy Map, with Enniskerry added

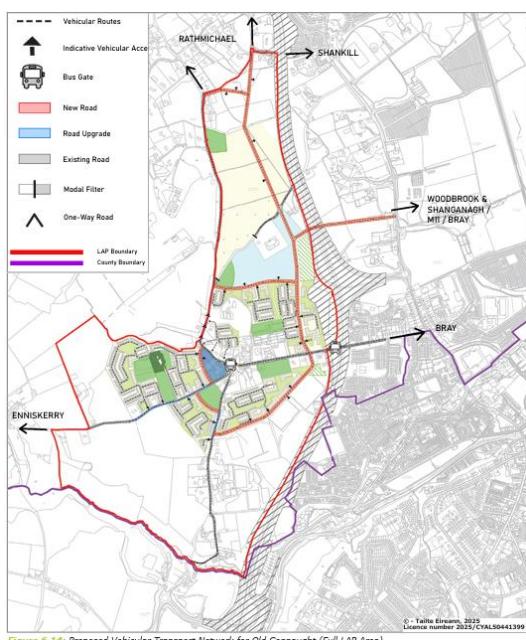
The Old Connaught Local Area Plan (OC-LAP) 2025 extends to the Wicklow boundary and provides for a population of up to 9,679 (from an existing population of c.454).

The Plan envisages strong active travel, public transport and vehicular routes to Bray and Fassaroe. The level of proposed transport infrastructure is extensive in order to support the scale of development planned at Old Connaught for the existing and new communities. An indicative Luas corridor extension to Old Connaught and Bray is shown on the OC-LAP public transport map (below) and on the DLR-CDP zoning maps.



**Figure 4: OC-LAP Active Travel and Public Transport Network maps**

It is evident that the development of Old Connaught will greatly enhance sustainable transport options between Enniskerry and Bray, Shankill, Sandyford and the city centre. Improvements to Ballyman Road towards Enniskerry are also part of the OC-LAP transport objectives.



**Figure 5: OC-LAP Vehicular Transport Network**

It is submitted that the Wicklow County Development Plan Core Strategy should recognise Enniskerry as a natural expansion of the Metropolitan Area, with strong connections to Bray/Fassaroe and newly developing communities in Dun Laoghaire Rathdown.

The current spatial form of the town offers great potential to respond to National Policy Objective 9 of the National Planning Framework to:

***Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.***

It is evident from the aerial map below that the town has developed in a fragmented manner. As noted in the National Planning Framework, this pattern is contrary to sustainable development principles:

*In Ireland, the location of housing has taken on a dispersed and fragmented character, which has led to people living further away from their jobs and often being at a sizeable remove from important services such as education and healthcare. Development sprawl at every settlement level in Ireland has manifested as scattered development, 'leapfrogging', continuous suburbs and linear patterns of strip or ribbon development.*

In line with Government policy to support compact growth and 15-minute city principles, the Isochrone map below shows there are significant undeveloped areas located within a 15-minute walking distance of the Square and town centre amenities. This presents an opportunity to rebalance and consolidate the town by facilitating development particularly to the north of the town centre.



**Figure 6: 15-minute walking distance from The Square**

Enniskerry is categorised in the Wicklow Settlement Strategy as a Level 4 Core Region Self Sustaining Town, along with Baltinglass, Kilcoole, Newtownmountkennedy and Rathdrum.

Census 2022 reveals that, despite its strategic location adjacent to the DMA, Enniskerry has the smallest population of the Level 4 towns.

Kilcoole	4,569
Newtownmountkennedy	3,539
Baltinglass	2,611
Rathdrum	2,264
Enniskerry	2,000

In order to fulfil its potential as a Self-Sustaining Town, Enniskerry requires significant population growth to support the delivery of services and amenities. This is evident with the closure of the only town centre convenience store in 2025.

### ***NPF Targets & Additional Provision***

As noted in the proposed Variation, the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act, 2000 (as amended) require that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan.

For Wicklow, the New Annual Housing Growth Requirement from 2025 to 2034 is 2,068 units.

This is reflected in Table 3.1 of the proposed Variation, copied below.

**Table 3.1      Housing Targets for County Wicklow 2025-2040**

<b>Year</b>	<b>Target</b>	<b>Cumulative total</b>
<b>2025</b>	<b>2,068</b>	<b>2,068</b>
<b>2026</b>	<b>2,068</b>	<b>4,136</b>
<b>2027</b>	<b>2,068</b>	<b>6,204</b>
<b>Q1+Q2 2028</b>	<b>1,034</b>	<b>7,238</b>
<b>Q3+Q4 2028</b>	<b>1,034</b>	<b>8,272</b>
<b>2029</b>	<b>2,068</b>	<b>10,340</b>
<b>2030</b>	<b>2,068</b>	<b>12,408</b>
<b>2031</b>	<b>2,068</b>	<b>14,476</b>
<b>2032</b>	<b>2,068</b>	<b>16,544</b>
<b>2033</b>	<b>2,068</b>	<b>18,612</b>
<b>2034</b>	<b>2,068</b>	<b>20,680</b>
<b>2035</b>	<b>931</b>	<b>21,611</b>
<b>2036</b>	<b>931</b>	<b>22,542</b>
<b>2037</b>	<b>931</b>	<b>23,473</b>
<b>2038</b>	<b>931</b>	<b>24,404</b>
<b>2039</b>	<b>931</b>	<b>25,335</b>
<b>2040</b>	<b>931</b>	<b>26,266</b>

The new housing target for the period Q1 2025-Q2 2028 is **7,238 units**.

The new housing target for the period Q1 2025 – Q4 2031 is **14,476 units**.

The new housing target for the period Q1 2025 – Q4 2040 is **26,266 units**.

Policy Objective 2 of the Guidelines relates to ‘additional provision’ over and above the Appendix 1 requirements and states:

*It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.*

While this policy is referenced in Variation 6, it is not clear if or how the additional provision has been applied.

It is submitted that Wicklow County Council should apply the maximum additional provision of 50% to the Core Strategy numbers, which equates to 3,102 units per year, or 21,714 units for the period 2025-2031.

Table 3.3 sets a Housing Growth Target of 22,067 units for the period 2022-2031.

Table 3.5 sets a New Housing Target of 17,908 units for the period 2025-2031. This implies that 4,159 units were delivered from Q3 2022 to Q2 2025, although the document provides no information on actual completions.

Table 3.5 then deducts 5,854 units from the target of 17,908 to account for units under construction, units permitted yet to be commenced, and units subject to JR. This generates a total of 12,054 units as ‘further growth required up to 2031’. It is this (greatly diminished) figure that is used to generate a requirement for 234 hectares of zoned land.

Having reviewed the proposed Core Strategy tables, it is requested that the following be considered:

- The Variation should apply the maximum target of 3,102 units per annum and this should be clearly stated in a revised Table 3.1
- The Implementation Guidelines clearly state that the national target set out in the Revised NPF includes a provision for ‘unmet demand’ and it is an objective of these Guidelines that this unmet demand will be addressed in the near term, up to the year 2034.
- Therefore, units completed between 2022 and 2025 should not be deducted from the target, as the Implementation Guidelines do not provide for this approach.
- Similarly, permitted units not commenced or subject to JR should not be deducted from the target. Such an approach is contrary to the spirit of the Guidelines, particularly in areas with greatly enhanced public transport options.

### ***Summary and Request***

Enniskerry occupies a strategic location adjacent to the Metropolitan Area and is a natural extension of the urban areas planned for Fassaroe and Old Connaught.

The town has expanded in a sprawling form and offers great potential for consolidation in accordance with national planning policy.

The town requires substantial population growth to catch up with the other Level 4 towns and to meet its potential as a Self-Sustaining Town.

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* provide a clear mandate to Planning Authorities to provide for unmet housing demand in the near term. The maximum housing target for Wicklow should be applied to the Variation in a clear manner.

It is requested that this submission be taken into consideration in the assessment of Proposed Variation 6.

Yours sincerely

Darran Quaile