

	<h1>Variation No.6</h1>
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Who are you:	Group
Name:	Maguire's (Enniskerry)
Reference:	VAR6-141008
Submission Made	January 16, 2026 4:09 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Chapter 1 – Proposed Variation No. 6
- Chapter 3 – Proposed Variation No. 6
- Chapter 6 – Proposed Variation No. 6

Write your observations here:

Please see uploaded file.

Upload a File (optional)

Submission in support of Proposed Variation No.6.docx, 0.44MB

## Submission in support of Proposed Variation No.6 (Re Enniskerry)

Breda Maguire, [REDACTED]

Frank Maguire, [REDACTED]

Paddy Maguire, [REDACTED]

James Maguire, [REDACTED]

### INTRODUCTION

We are lifetime residents of Enniskerry and landowners in Enniskerry. Enniskerry clearly has the capacity to absorb future growth in line with government strategy. The waste water plant operates at 41% and there is ample water supply and infrastructure in place to accommodate the recommended growth in the proposed variation NO.6.

### GROWTH

We agree with the proposed growth of Enniskerry as Enniskerry is deemed suitable for a growth rate of not less than 30% subject to the agreements required under NPO 17.

Enniskerry is well located with respect to the Metropolitan Area to absorb housing demands arising from the north of the County.

We urge that the final core strategy table removes the existing units under construction as they do not contribute towards future growth figures as they are effectively double counted from previous core strategy numbers.

### PHASING

We welcome the additional 455 units of which, are subject to 'Phase 1/Priority 1' designation or no phasing designation.

### ZONING

We would like to question where is the 13 ha /32 acres of zoned land that is supposedly available for housing growth in Enniskerry? We estimate that only half of that 13ha is still available today. It seems most of this land has already been built upon and therefore is not available for future growth of housing. It may be zoned in action area plans but its not all specifically designated for housing units or it is already built upon. In light of this we would ask the council to review the amount of land is actually available for future growth of housing and update the figures in the table to reflect the current situation. We recommend that the existing Tier 1 serviced zoned lands are maintained in the new LPF for Enniskerry and additional adjacent lands considered for future growth.

### AVAILABLE LAND

We are advising the council that we have accessible flat lands available which have all the required infrastructure in place; roads, sewers, water mains, are ready to go and which can accommodate and allow delivery of housing in the short term. These are sites located at Parknasilloge and at Monastery Enniskerry and developers are interested in bringing these sites forward for residential development in the short term. These sites have already been submitted by us to the 2025 BMDP draft plan for consideration.

## DENSITY

We welcome the proposed new density figures for level 4 large town urban extension; i.e. 30 dph to 50 dph Up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations.

## CONCLUSION

We respectfully request that our submission is considered with respect to the housing number growth table and that the council review the actual amount of available serviced land.

Should you have any queries we would be pleased to respond.

Thankyou and regards,  
Breda, Frank, Paddy and James Maguire

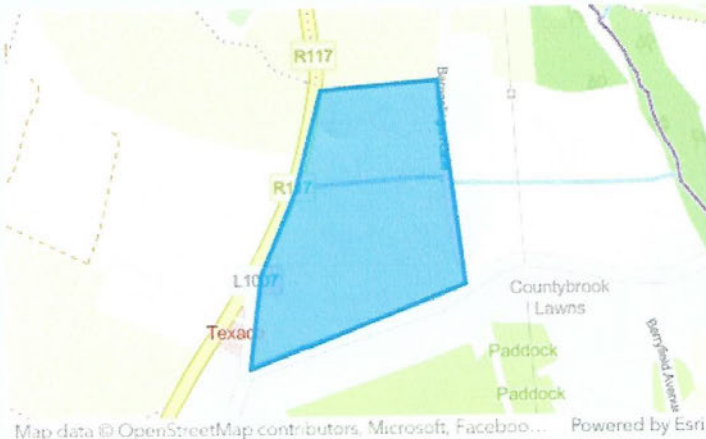
Attached: 2025 BMDP Draft plan submission for your reference.



## Pre Draft Bray LAP Submission - Report

Who are you:

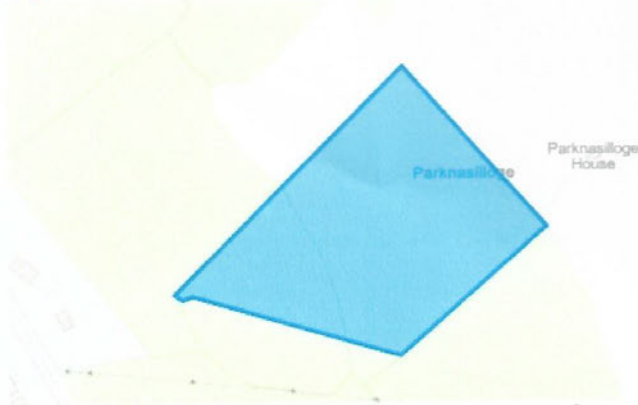
Name:



Site Description:

9.16 Hectares at Monastery, Enniskerry

Map



Site Description:

3.9 Hectares at Parknasilloge, Enniskerry.