

	<h1>Variation No.6</h1>
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<b>Who are you:</b>	Private Individual
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<b>Reference:</b>	VAR6-114719
<b>Submission Made</b>	January 15, 2026 11:48 AM

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- Chapter 1 – Proposed Variation No. 6
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## **Submission on Proposed Variation No. 6 – Enniskerry Community**

I wish to make a personal submission in response to Proposed Variation No. 6 to the Wicklow County Development Plan 2022–2028.

Proposed Variation No. 6 revises the Core Strategy and associated housing targets to align with the National Planning Framework Housing Growth Requirements Guidelines (July 2025). While the Variation does not propose new zoning or settlement boundary extensions, it has important implications for settlements such as Enniskerry and the wider community it serves.

### Functional Role of Enniskerry

Enniskerry functions as more than a settlement defined by its census boundary. It serves a large rural hinterland and provides access to education, sport, retail, and community services for a much wider population. As a result, housing growth within Enniskerry places cumulative pressure on facilities that are already operating at a supra-local level. This historic role and its legacy should be respected in respect of future developments.

### Community Infrastructure Capacity

Revised housing targets increase demand on schools, childcare, healthcare, recreational facilities, local roads, and parking. Proposed Variation No. 6 does not demonstrate how the capacity of this infrastructure has been assessed or how it will be expanded in parallel with population growth.

### Risk to Self-Sustaining Settlement Objectives

Enniskerry is designated as a Level 4 settlement with a strong policy emphasis on aligning population growth with employment and services. Housing-led growth, without corresponding commitments to infrastructure and employment provision, risks undermining this objective. There could perhaps be a planning condition that the land zoned for community and education is developed BEFORE and new housing developments are commenced. I particularly refer to the lands to the west of the GAA pitch.

### Rural Housing and Rural Clusters

National planning policy recognises that housing demand arises both within settlements and from established rural communities. Enniskerry serves a substantial rural hinterland, and many households rely on the settlement despite residing outside the town boundary.

Irish planning practice increasingly recognises rural clusters as a sustainable alternative to dispersed one-off housing in the open countryside. Rural clusters allow rural housing demand to be met in a consolidated, plan-led manner while reducing pressure on town boundaries.

### Relevance to Proposed Variation No. 6

Proposed Variation No. 6 revises housing targets without explicitly addressing rural housing demand associated with Enniskerry's hinterland. In the absence of such consideration, there is a risk that all growth pressure is directed into the settlement boundary.

### Suggested Approach

I suggest that a defined proportion of housing growth associated with Enniskerry (for example, up to 20%) be considered for delivery within identified rural clusters or appropriate rural areas under urban influence, subject to normal planning criteria and environmental safeguards.

### Request to the Planning Authority

I humbly request that, in consultation with elected representatives and community groups, that Wicklow County Council:

- Carry out a detailed audit and analysis of the existing housing and infrastructure, identifying Strengths/Weaknesses and Opportunities/Threats.
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- Develop a suitable Core Strategy for the whole district of Enniskerry (Powerscourt, Curtlestown and Enniskerry electoral areas)
- Specify the existing zoned lands that will be subject to higher densities under Variation No.6.
- Acknowledge rural housing demand linked to Enniskerry's hinterland when applying revised housing targets;
- Identify specific existing rural clusters in townlands that could provide additional sites for new housing, including Killegar, Ballybrew, Kilmolin, Annicrivy, Glaskenny, Curtlestown, Ballinagee, Barnamire, Cookstown.
- Clarify how rural clusters or rural housing mechanisms will be incorporated into the Core Strategy; and
- Ensure that housing growth does not outpace community infrastructure capacity, including provision of essential day-to-day services.

Yours faithfully

John H. Prosser

