



Variation No.6

Who are you:	Private Individual
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Reference:	VAR6-221059
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- Chapter 3 – Proposed Variation No. 6
- Chapter 6 – Proposed Variation No. 6

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Formal Submission: Proposed Variation No. 6 to the Wicklow County Development Plan
2022-2028

To: Planning Department, Wicklow County Council, County Buildings, Wicklow Town.

Date: January 7, 2026

Subject: Formal Objection to the Reclassification of Enniskerry and Associated Density Increases under Proposed Variation No. 6.

1. Core Strategy and Procedural Objection (Chapter 3)

I wish to lodge a formal objection to the proposed reclassification of Enniskerry from a "Small Growth Town" to a "Key Town/Large Town" or "Small/Medium Town Centre." This change represents a fundamental shift in the settlement hierarchy that is inconsistent with the physical and infrastructural reality of the village.

- **NPO 72 Violation:** Under National Policy Objective 72 of the National Planning Framework (NPF), zoning must follow a "Tiered Approach." Enniskerry lacks the Tier 1 service capacity required for the proposed densities (30–100 units/ha).
- **Lack of Evidence Base:** Variation No. 6 fails to provide a site-specific **Infrastructure Assessment Report** for Enniskerry to justify such a massive density hike.

2. Critical Deficit in Educational Infrastructure

The proposed reclassification ignores the existing crisis in local educational provision.

- **Secondary School Absence:** There is **no public secondary school** in or within a safe walking distance of Enniskerry. Students are forced to commute to Bray, Greystones, or South Dublin, where schools are already experiencing difficulties catering for their own local demand. In addition, nearest secondary schools (e.g., in Bray) are approximately **5-7km away**, making active travel (walking/cycling) impossible for most students given the steep terrain and lack of continuous cycle lanes.
- **Primary School Capacity:** Local primary schools (Powerscourt NS and St. Mary's & St. Gerard's) are at or near capacity.
- **Planning Conflict:** Increasing density by 200% to 500% without a committed, costed plan for a new secondary school facility violates the principle of "sustainable, balanced growth." It will result in an unsustainable surge in "school-run" traffic, contradicting the **Climate Action Plan 2024**.

3. Transport and Accessibility (The "High-Capacity" Test)

The *Sustainable Residential Development and Compact Settlements Guidelines (2024)* state that densities of 50–100 units/ha should be focused on areas with **High-Capacity Public**

Transport.

- Enniskerry is served only by low-frequency bus routes (44/185) on narrow, rural-category roads.
- The village has no rail or DART link.
- High-density development here will lead to permanent traffic gridlock on the R117 and R760, creating a public safety risk for emergency vehicle access.

4. Architectural Heritage and Landscape (Chapter 6)

Enniskerry is a designated **Architectural Conservation Area (ACA)**.

- **Visual Amenity:** The proposed "Key Town" densities would necessitate building heights (3–5 storeys) that are fundamentally incompatible with the Victorian character of the village.
- **Topographical Risk:** The steep valley location makes high-density "hard standing" surfaces a major flood risk for the Dargle and Cookstown rivers. The SEA (Strategic Environmental Assessment) Screening is insufficient as it fails to address these specific topographical constraints.

5. Conclusion and Formal Request

I formally request that Wicklow County Council:

1. **Maintain Enniskerry's status as a "Small Growth Town" with a density cap of 20 units per hectare.**
2. Excise Enniskerry from any reclassification to "Key Town" or "Town Centre" status.
3. Conduct a full **Social Infrastructure Audit** and a **Site-Specific Visual Impact Assessment** before any further variations regarding Enniskerry are considered.

Signed:

Anne Marie Carew