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## PLANNING REPORT

### Enniskerry Action Area Plan (AAP 1) Kilgarran

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The *Enniskerry Local Area Plan 2002* proposes that for the plan period, approximately 13 acres of land are required to accommodate the additional population of 300 persons. An average density of 8 houses to the acre for future development has been assumed.

The objectives of the AAP are as follows:

1. To protect existing residential amenity and provide for a fully comprehensive and integrated phased residential development where provision is made in the AAP for the allocation of 20% of residential lands for voluntary, social and affordable housing in accordance with Part V of the Planning Act 2000 and the Council's Housing Strategy.
2. Phase 1 only may be developed for residential use in this Plan (that is an area of 11 acres at 8 houses to the acre).
3. Phase 2 shall not be released for development prior to 2008, until a subsequent LAP has been adopted by the Council. Phase 2 shall consist of 8.3 acres at a density of 8 houses to the acre.
4. The current GAA sports grounds shall not be developed for residential use without prior satisfactory indications to the Council that adequate suitable alternative lands shall be made available for the relocation of this existing facility.
5. Prior to any development taking place on AAP1 lands detailed site investigations including geo-technical assessments shall be undertaken to the Council's satisfaction

The intention of the housing objectives contained within the Local Area Plan is to provide for social / sheltered housing on residential zoned lands in Enniskerry. The bulk of residentially zoned lands are located within the Action Area Plan Area.

The Plan also states that in addition to the provision of social and affordable housing through the implementation of the Council's housing Strategy the Council will continue to pursue the purchase appropriate of additional lands for social and affordable housing purposes. This is contained under objective H10 of the LAP. It is understood that the intention of the H10 objective of the LAP, is that such housing provision will be made outside of and in addition to the phasing for the action area lands.

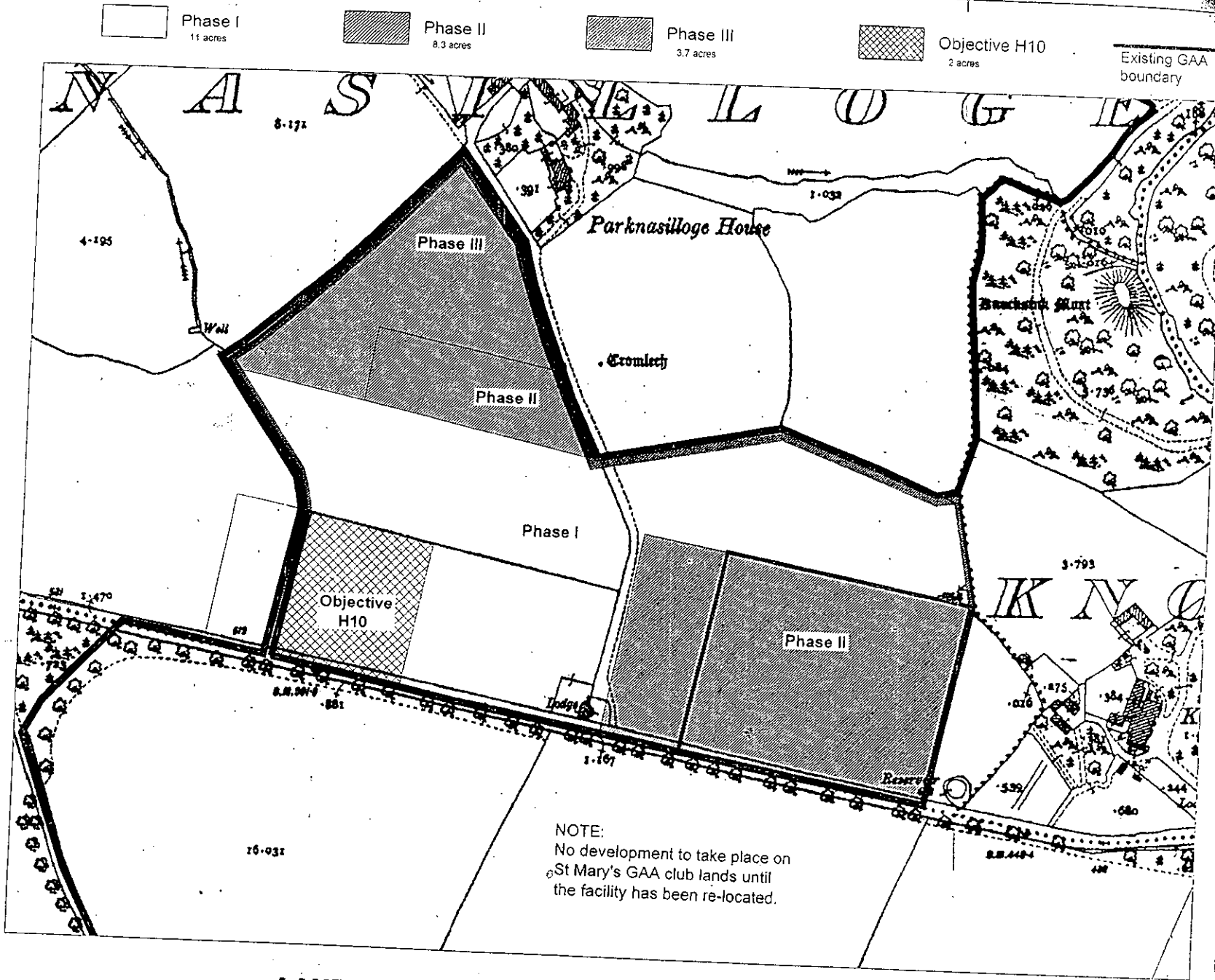
Prior to any development being considered within the AAP area, the agreement of all landowners to the phasing of the lands, in accordance with the objectives of the AAP is required. A number of varying submissions were made in relation to the AAP. These included submissions on 17/10/03, 06/10/03, 02/10/03, 12/08/03, 21/05/03 and 02/05/03, none of which were considered acceptable to the PA.

On 31 October 2003, a further submission comprising a copy of a phasing map signed by all affected landowners was received by the Planning Authority. The phasing contained in this map is in accordance with the objectives of the AAP.

**Recommendation:**

It is recommended that the submission to the Planning Authority of 31/10/2003 be approved by the Planning Authority as satisfying the requirements and objectives of the Action Area Plan, on accordance with objectives (1) – (5) above and subject to the following conditions:

- (a) The current GAA sports grounds shall not be developed for residential use without prior satisfactory indications to the Council that adequate suitable alternative lands shall be made available for the relocation of this existing facility.
- (b) Prior to any development taking place on AAP 1 lands detailed site investigations including geo-technical assessments shall be undertaken to the Council's satisfaction



**AREA ACTION PLAN**

In accordance with Enniskerry Local Area Action Plan: Access and provision of services to phases II and III to be provided for through Phase I and subsequently access and provision of services to Phase III to be provided through Phases I and II, if required.

**APPROVED AREA ACTION PLAN:**

Approved by the following landowners (or agents thereof):

*Paul Garrus*  
Tsarruss Ltd.

St Mary's GAA  
*David Jordan* St. MARY'S

*12 Dook*  
as Agent for my client  
Ms Mary Maguire  
**DOYLE LTD.**  
105, TUNSWIRE ROAD, DUBLIN

This map to supersede all previous draft plans relating to these lands.

**NOTE:**  
No development to take place on St Mary's GAA club lands until the facility has been re-located.

**LANDS AT PARKNASILLOGE, ENNISKERRY**

This map has been prepared for diagrammatic purposes only.

*Mr. Keel*  
11/1/13