

Social Infrastructure Assessment

In respect of

**Proposed Residential Development at
Cookstown Road, Enniskerry,
Co. Wicklow**

Prepared by

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On behalf of

Cairn Homes Properties Ltd.



March 2021

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1.0 INTRODUCTION

- 1.1 On behalf of the applicant, Cairn Homes Properties Ltd this Social Infrastructure Assessment (SIA) has been prepared to accompany a Strategic Housing Development application to An Bord Pleanála in relation to lands located at Cookstown Road, Enniskerry, County Wicklow, relating to a residential development of 165 no. dwellings and open space.
- 1.2 According to objective CD5 of the Wicklow Development Plan 2016-2022 a Social Infrastructure Assessment (SIA) is required for new significant residential development:
- “CD5: Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.”*
- 1.3 The purpose of this report is to provide an audit of the existing community facilities serving the Enniskerry area relating to:
- Open space, Sports and Recreation;
 - Community Facilities;
 - Childcare Facilities;
 - Education Facilities;
 - Retail/Retail Services;
- 1.4 In particular this assessment will demonstrate that there is sufficient community provision within the catchment, therefore the development of the subject lands will not result in a loss of community related activities.
- 1.5 The site currently provides no community facility or open space for public use. The proposed development will include provision of a public park, with links provided to the ‘*Lover’s Leap Lane*’ walk to the south. The proposal will also provide a childcare facility which will benefit the existing residents in the area as well as the future residents.

2.0 SITE CONTEXT

2.1 Introduction to Enniskerry

- 2.1 Enniskerry village is a picturesque settlement located c. 22km south of Dublin city centre, 5km west of Bray and approximately 2.5km west of the N11/M11, which links Dublin to Rosslare.
- 2.2 The compact settlement of Enniskerry is an estate town laid out around a triangular market place containing a clock tower dating back to 1843. In the second half of the 20th century the settlement began to extend northwards into the Monastery area and westwards into the Kilgarron area.
- 2.3 The Dargle River runs south of Enniskerry with the Glencullen River flowing north of the settlement, through Enniskerry Bridge. The County Development Plan categorises the landscape surrounding Enniskerry in all directions as an Area of Outstanding Natural Beauty.
- 2.4 The village of Enniskerry is located to the east of the Wicklow Way. Due to its proximity to Dublin it has been a much sought-after residential location and the heart of the village retains its elegant Victorian characteristics and distinctive features.
- 2.5 Powerscourt House and Gardens, located at the southern end of the village, is a 18th century property. The house now incorporates a range of speciality shops as well as a restaurant and café and Powerscourt Estate Golf Club.

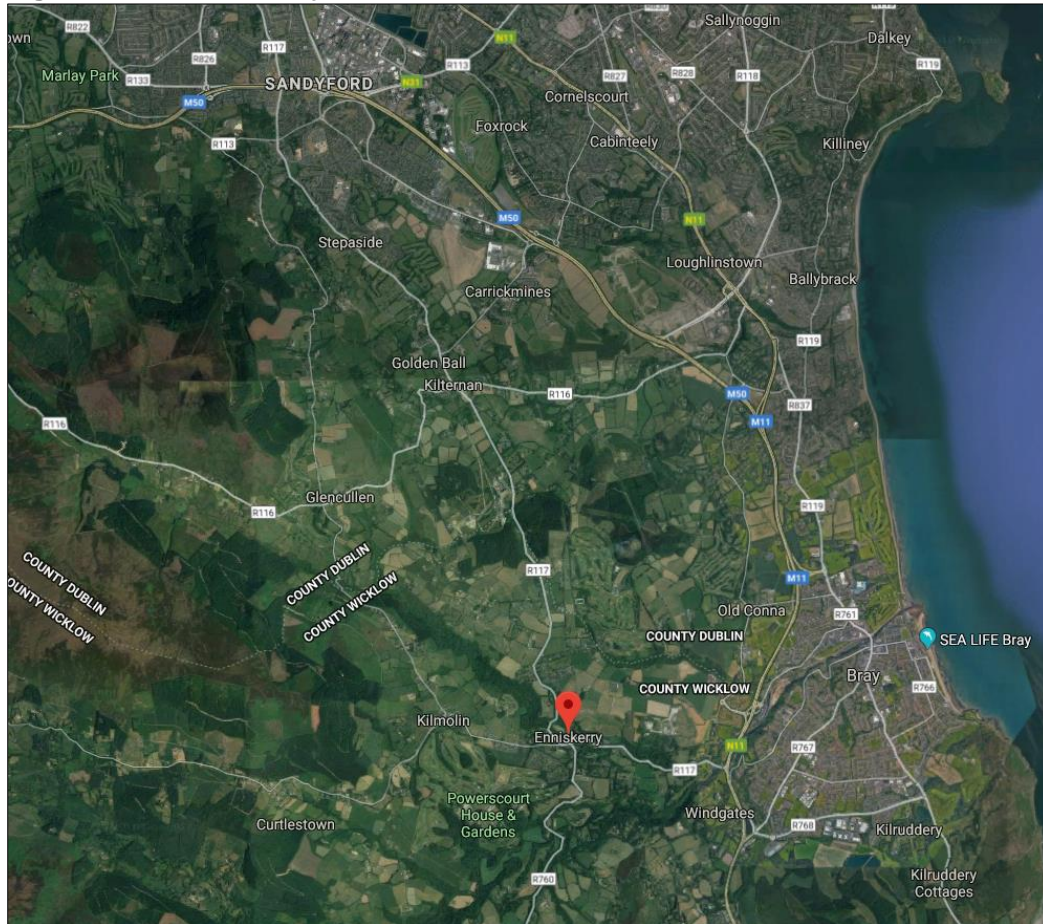
Figure 2.1 – Enniskerry Village Square



2.2 Enniskerry Context

- 2.6 The town is situated on the Glencullen River in the foothills of the Wicklow Mountains to the east of the island, just 5 minutes south of the Dublin county border. The R117 road connects the town to the main N11 road to Dublin. The 185 Dublin Bus route connects the village hourly to Bray, the nearest large town. The 44 Dublin Bus route connects the village with Dublin city centre. Enniskerry is bordered by Monastery to the north, Kilmolin to the west, to the south by Powerscourt Estate and Bray to the east.

Figure 2.2 – Enniskerry Context



2.3 Site Description

- 2.1 The site's main access will be taken from the Cookstown Road (L1020), with permeability provided for to the lands to the west, along with pedestrian connection through the open space along the southern boundary.
- 2.2 The aim of the proposed development is to provide housing in close proximity to the town centre and existing social infrastructure and amenities. In addition, the development will provide a creche, public open spaces and green spaces.

Figure 2.3 – Site Location with approximate extent of site outlined in red



Source: Google Maps – red line indicative

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 The proposed development, comprises a total of 165 no. dwellings in total, provided by 105 no. houses 56 no. duplex apartments/apartments and 4 no. Maisonette dwellings on a greenfield site. The development also includes site-wide landscaping and open space, including southern open space (c. 0.93 hectares) to link to future adjoining open space to the west and to the existing '*Lover's Leap Lane*' to the south. It is also proposed to provide a creche of approximately 510 sq. m (including storage).

2.7 The development proposal has considered all of the requirements of the Action Area Plan, in particular the provision of the following social infrastructure:

- c. 93 hectares of Public Open Space along the southern boundary of the site – integrated with the existing walkway '*Lover's Leap Lane*.'
- Provision of a creche;

3.1 Creche

3.2 It is proposed to provide a two storey creche of c. 510 sq. m (including external storage) along with an external play area. The creche is located to the north of the site, positioned beside Powerscourt National School. The creche will provide c. 100 childcare spaces based on a gross floor space of c. 5 sq. m for each child. The creche is located on the Community CE zoned lands which is considered appropriate for this use.

Figure 3.1 – Proposed Creche (North Elevation)



Source: MOLA

4.0 PLANNING CONTEXT

4.1 The key provisions of national and regional planning policy as it relates to the proposed development and social infrastructure is set out in the following sections. The key policy and guidance documents of relevance to the proposed development are as follows:

- Project Ireland 2040 - National Planning Framework;
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Wicklow Development Plan (2016-2022);
- Bray Municipal District Local Area Plan (2018-2024).

4.1 Project Ireland 2040 National Planning Framework

4.2 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country until the year 2040.

4.3 The framework outlines that the following objectives in relation to social infrastructure needs:

“NPC 30- Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.

NPC 31- *Prioritise the alignment of targeted and planned population and employment growth with investment in:*

- *A childcare/ECCE planning function, for monitoring, analysis and forecasting of investment needs, including identification of regional priorities;*
- *The provision of childcare facilities and new and refurbished schools on well located sites within or close to existing built-up areas, that meet the diverse needs of local populations;*
- *The expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and*
- *Programmes for life-long learning, especially in areas of higher education and further education and training where skills gaps are identified.”*

4.4 These objectives highlight the need to safeguard and construct policy for key areas of the population, such as children and ageing communities and therefore to ensure that facilities which cater for all aspects of the population are in place in urban areas and areas of increasing development.

4.2 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

4.5 The guidelines state that one of the fundamental questions to be addressed during the planning process is, *“The relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities, and the provision of pedestrian and cycle networks.”*

4.6 The guidelines specify that “*no substantial residential development should proceed without an assessment of existing schools’ capacity or the provision of new school facilities in tandem with the development.*” This is further clarified as applications for 200+ units should be accompanied by a report detailing the school capacity of the area and the impact of the development. While the proposal is below 200 dwellings, an overview of school provision is provided.

4.3 Guidelines for Planning Authorities on Childcare Facilities (2001)

4.7 Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

4.8 The proposal includes a childcare facility, with a GFA of 510 sq.m, which is considered appropriate for the subject site. It is estimated that this childcare facility could cater for in the order of c. 100 children having regard to an average of c. 5 sq.m gross floor space per child depending on the type of childcare offered by the end user. The exact capacity of the proposed childcare facility will only become apparent when an operator comes on board and will be subject to operator’s particular requirements and will be dependent on what types of childcare facility are already available in the area. In this regard flexibility is required in respect to the future fit out and type of childcare facility proposed.

4.4 Wicklow Development Plan 2016-2022

4.9 Objectives within the development plan highlight the aim of facilitating:

- New community facilities **(CD3)**;
- Third level facilities **(CD10)**;
- Linkages between schools **(CD7)**;
- Healthcare uses **(CD14)**;
- Hospital expansions, nursing homes **(CD15)**;
- Residential and day care facilities **(CD18)**;
- Cycling and walking routes and trails **(T29)**.

4.10 Details of childcare provisions are outlined in the development plan under objectives **CD22-CD24**. These objectives outline that childcare facilities should be provided within appropriate land-uses, in keeping with transportation policies **(CD22)** as well as in line with the distribution of residential populations **(CD23)**.

4.11 In this regard the proposed creche is located on the CE Community lands, which is considered appropriate.

4.12 **CD24** dictates that all residential developments of 75 houses or more can be required to provide childcare facilities. This is to “*be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development*”, taking the existing geography and demographics of the area into account.

4.13 Objectives **CD27**, **CD28**, **CD30** and **CD43** all outline how community amenities will be affected with the provision of 50 units or more as part of a residential development:

- **CD27** states that a dedicated children’s play area may be required.
- **CD28** requires all new streets, open spaces and facilities to be designed with the needs and safety of children as a priority.
- **CD29** prioritises the retention of the natural features of the site where possible.
- If the area is found to be lacking in community space, CD30 details that any significant new residential estate may be required to address this.
- **CD43** refers to the requirement to provide new open space in tandem with a new residential development.

4.14 The proposed development in keeping with the objectives above through the following:

- The development provides new community facilities [creche and open space] (**CD3**) as well as new walking routes (**T29**);
- The development includes a creche facility in order to provide childcare facilities as the development progresses and begins to increase the area’s population (**CD22-24**);
- Natural Playground and play areas are included as part of the development (**CD27**);
- The proposed new streets, spaces and facilities has been designed with child safety as a priority (**CD28**);
- Multiple open spaces, including a significant Open Space area of 0.93 hectares (**CD30**);
- Significant open space with a variety of uses and character has been provided as part of this development (**CD43**).

4.5 Bray Municipal District Local Area Plan 2018

4.15 The LAP for the area ties the advancement of social infrastructure in the area with residential development, and outlines provisions of these facilities in order for development to be permitted:

“R3 Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents. Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents.

Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.”

“CD2 In all new residential development in excess of 50 units, where considered necessary by the Planning Authority, the developer shall provide, in the residential public open space area, a dedicated children’s play area, of a type and with such features to be determined following consultation with Community, Cultural & Social Development Office of Wicklow County Council. The location of any such proposal shall be situated within a centrally located area capable of being passively supervised by surrounding developments.”

- 4.16 **CD3** outlines that open spaces “shall include a ‘mixed use games area’ (MUGA) of an appropriate size and nature to be determined in, pre-consultation with the Community, Cultural & Social Development Office of Wicklow County Council.”
- 4.17 The specific Area Action Plan for the subject site specifies the inclusion of “a public park of a minimum of 2ha” and that in light of this provision of amenity space, “the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area.”

5.0 REVIEW OF EXISTING SOCIAL INFRASTRUCTURE PROVISION IN ENNISKERRY

- 5.1 An audit was carried out of the existing social infrastructure in the defined study area under the following headings:

- Open Space, Sport and Recreation;
- Community Facilities (Religious, meeting hall, arts and cultural facilities);
- Childcare;
- Educational Facilities;
- Retail/Retail Services Facilities

- 5.2 A summary is provided below:

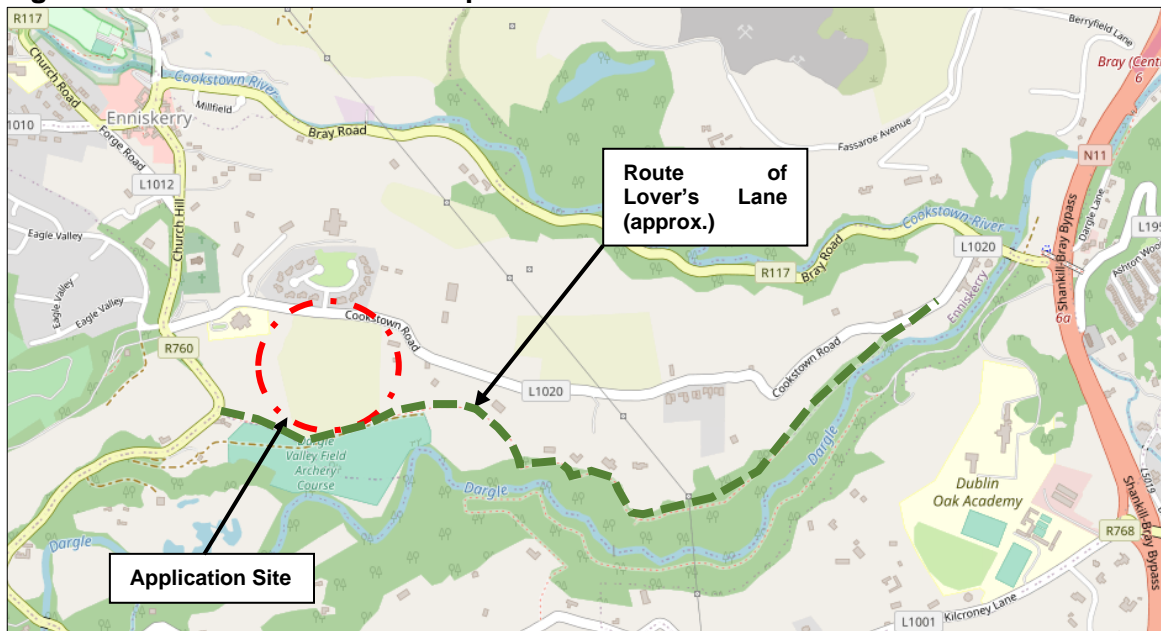
Figure 5.1 – Overall Social Infrastructure Map of the Area



5.1 Open Space, Sports and Recreation

- 5.3 The subject site is an underutilised green field site which has been outlined in the Bray Municipal Local Area Plan as a site with significant development potential by Wicklow County Council. The subject site was never used as public open space, therefore would not result in a loss of open space. The proposed development, however, will provide for new open spaces including a linear park which will be enjoyed by the future and existing residents and will connect into the existing trail known as ‘Lover’s Leap Lane’.

Figure 5.2 – Route of Lover’s Leap Lane

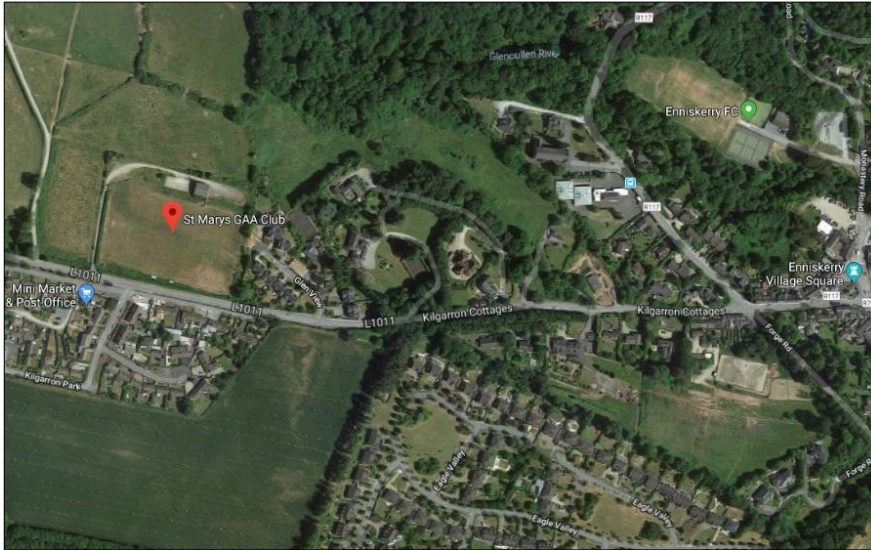


Source: <https://www.plotaroute.com/route/597909> & Open Street Maps

- 5.4 The purpose of this community audit is to support the provision of residential development on the subject site in that the study area is well served by existing community facilities which will adequately serve the needs of the future residents.
- 5.5 Recreation and open space are an important part of every community’s life. They require pro-active encouragement and enhancement to ensure participation by all within the local community. This section of the audit seeks to identify the type, functions, location and maintenance requirements of open spaces within the wider area and includes:
- an assessment of the quality and condition of facilities and fitness for purpose;
 - the levels of use, needs and differing aspirations for open space by the Enniskerry community; and
 - an evaluation of the existing provision against the identified needs, such as to identify areas of deficiency or surplus and other issues and opportunities.
- 5.6 There are a number of open spaces sport facilities in the vicinity of the subject site such as St. Mary’s GAA Club, Enniskerry FC, Enniskerry YC AFC and Knocksink Wood hiking trail.

- 5.7 (1) St. Mary's GAA Club
St Mary's GAA Club was founded in 1956 and has always had a strong representation in Enniskerry. The club plays both football and hurling. The club is located on the L1011, just west of Enniskerry Village Centre.

Figure 5.3 – St. Marys GAA Club



- 5.8 (2) Enniskerry FC
Enniskerry Football Club was founded in the early 1970s and is located on the 'Bog Meadow' to the north of the Village Square. The club currently has 22 teams catering for 300+ boys and girls between the ages of 3 and 16. They have about 50 volunteer coaches involved in the club. The club provides for two playing pitches, three tennis courts and one all-weather pitch.

Figure 5.4 – Enniskerry FC.



(3) Enniskerry YC AFC

- 5.9 Enniskerry YC AFC was founded in the early 1960s and has become an important sports facility for youths in Enniskerry.
- 5.10 Enniskerry YC is an amateur football club with teams currently competing in the Leinster Senior league. The club provides a high standard of football in the community but also provides football for all levels and interest.
- 5.11 Enniskerry YC AFC is located on Berryfield Lane, (via Ballyman Road, to the north of the village).

Figure 5.5 – Enniskerry YC AFC



(4) Powerscourt Golf Club

- 5.12 Powerscourt Golf Club, which is less than 5 minutes from Enniskerry village, has two championship golf courses which are situated among Powerscourt Estate.

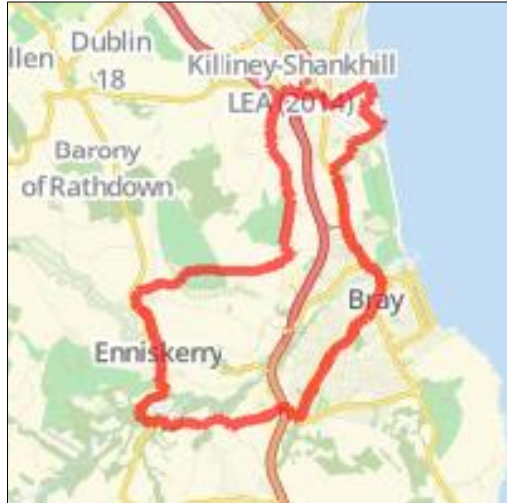
(5) Powerscourt House & Gardens

- 5.13 Powerscourt Estate which extends to 1,000 acres is located just south of Enniskerry and is home to the well-known gardens and Powerscourt waterfall.

(6) Enniskerry Bike Hire & Cycle Route

- 5.14 Enniskerry Bike Hire is located in the centre of Enniskerry town. Enniskerry is a popular destination/ pass-by route for cyclists.

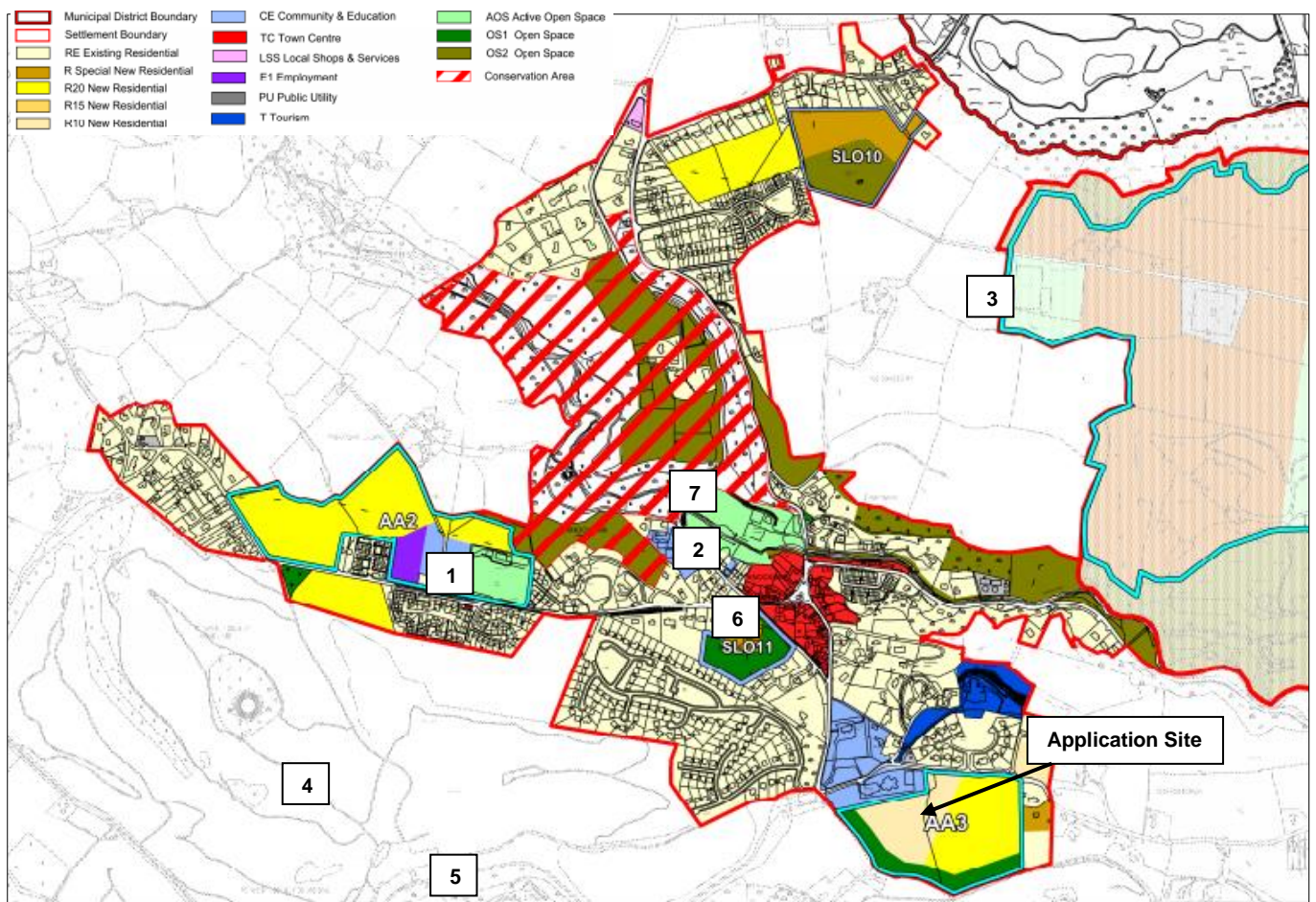
Figure 5.6 – Enniskerry – Powerscourt – Bray Cycle Route



(7) *Knocksink Wood Hiking Trail*

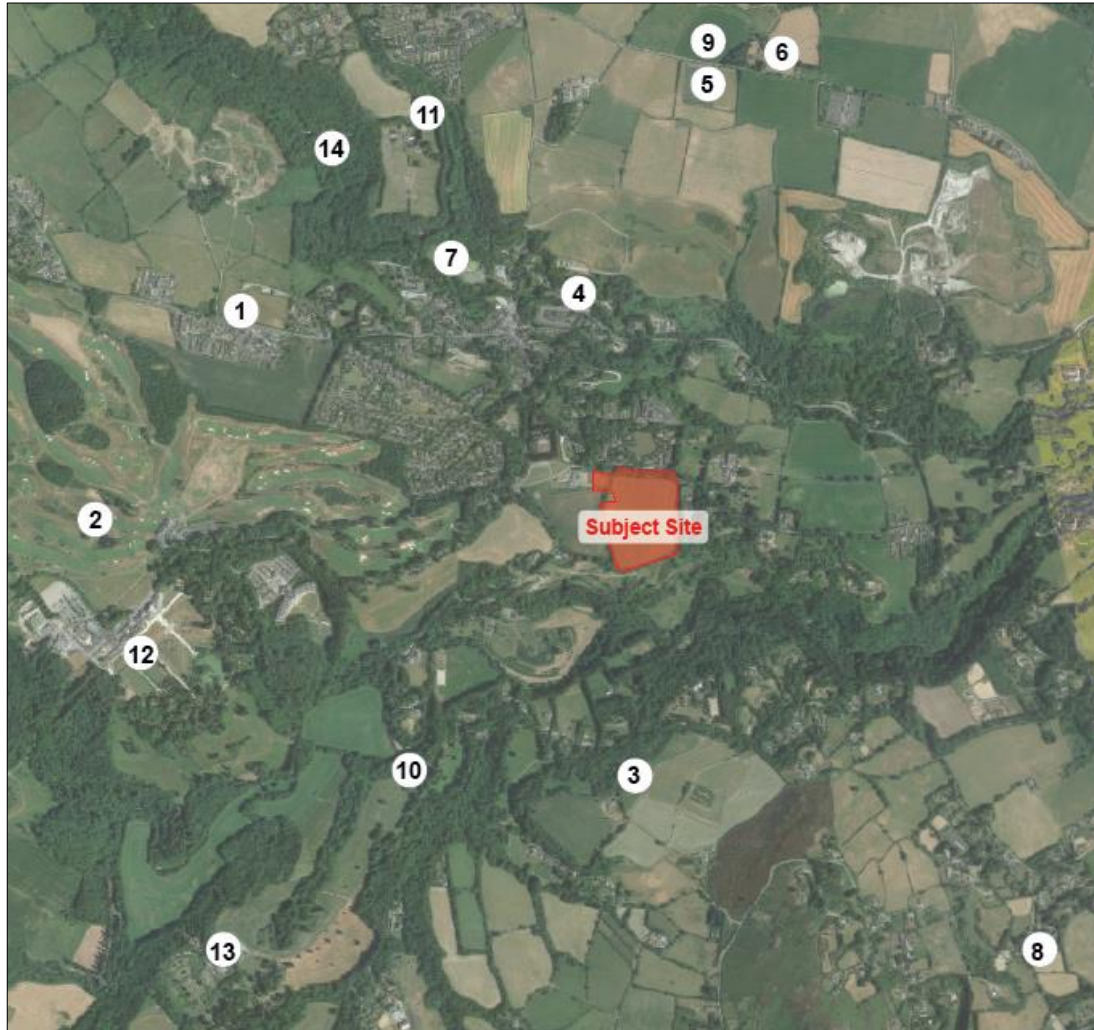
5.15 Knocksink Wood is a c. 2 km hiking trail located north of Enniskerry town. It is also a popular location for mountain biking.

Figure 5.7 – Extract from the Bray Municipal LAP 2018 with the locations of open space & sport facilities



- 5.16 The proposed development includes a substantial open space area (zoned OS1) along the southern boundary of the subject site of c. 0.93 hectares. In addition to this on the residential zoned area of 5.16 hectares, some 0.40 hectares of open space is provided, equating to 7.7% of the residential zoned land. Combined the two areas amount to 1.33 hectares of the gross site area (or c. 21.2% of the overall site area).
- 5.17 This assessment identifies and examines the different sports and recreation-based facilities in the area and the type of facility they offer. There are 14 of these facilities in the area. These are identified below:

Figure 5.8 – Map of Sports and Recreational Facilities in the Area



Source: Google Maps

Table 5.1 – Sports and Recreational Facilities in the Area

Number	Name	Type
1	St. Mary's GAA club	Club
2	Powerscourt Golf Club	Club
3	Woodbrook Gardens County	Open Space
4	Bujinkan Ryu Taki Dojo	Club
5	Enniskerry YC AFC	Club
6	Bray CPC	Club

Number	Name	Type
7	Enniskerry FC	Club
8	Hatha and Pregnancy Yoga Classes	Class
9	Berryfield Football Grounds	Open Space
10	Powerscourt Centre	Gym
11	The Pilates Barn	Class
12	Powerscourt Gardens	Open Space
13	Charleville House	Open Space
14	Knockasink Wood	Open Space

Source: Google – Note: Non-exhaustive

- 5.18 There is an extensive list of sports and recreation-based amenities within Enniskerry which will serve the future development.

5.2 Community Facilities

- 5.19 This assessment identifies and examines the 7 no. community facilities in the area and the type of facilities they offer which are identified below:

Figure 5.9 – Map of Other Social Infrastructure Facilities in the Area



Source: Google Maps

Table 5.2 – Other Facilities in the Area

Number	Name	Type
1	St. Marys Parish Church	Religious
2	St. Patricks Church	Religious
3	Kilbride Church of Ireland	Religious
4	Enniskerry Library	Library
5	Enniskerry Gallery	Cultural
6	Dargle Valley Nursing Home	Retirement Home
7	Girl Guides Museum	Cultural

Source: Google

Religious Facilities

5.20 Religious and community facilities are a very important part in the provision of neighbourhood facilities. Enniskerry town being a long-established town in County Wicklow, has a range of religious facilities (of different denomination). In many cases, as described below community facilities are associated with these religious facilities.

- St. Mary's Parish Church (Located just northwest of Enniskerry town off the R117).

Figure 5.10 – St. Mary's Parish Church (left) and St. Patrick's Church (right)



- St. Patrick's Church (Located to the south of Enniskerry town off the R760).

5.21 The majority of the remaining facilities are religious (3). In addition, there is a retirement facility, library, gallery and museum. These provide a range of facilities, in conjunction with the other sections, which amounts to a well-served local area.

Meeting and Hall Facilities

Figure 5.11 – Powerscourt Parochial Hall



- 5.22 Powerscourt Parochial Hall located in the Village Centre provides a meeting hall facility to the community.

Arts & Cultural Facilities

- 5.23 The following arts and cultural facilities have been identified in the study and provided a variety of uses to the community:

- Enniskerry Library
Located on Dublin Road, Kilgarron, Enniskerry, provides a range of facilities including two public PCs with internet access, photocopying & printing, chill-out area with daily newspapers and magazines and a kids' reading corner and baby playmat. The library also hosts a book club audit once a month.
- Enniskerry Antiques Gallery
Enniskerry Antiques Gallery is located off the Village Square in Enniskerry.
- Schoolhouse for Art
Schoolhouse for Art is a facility for the study and exploration of arts and crafts. Located in 'the old schoolhouse' in the heart of Enniskerry Village it is an exhibition space and a meeting place.

5.3 Childcare Facilities

5.3.1 Existing Creche Provision – Enniskerry

- 5.24 John Spain Associates reviewed the local creche provision in the locality using the www.Pobal.ie website. In addition to the Pobal review, the Wicklow County Childcare Committee were contacted requesting details of childcare services and capacity available in the catchment area and individual creches were contacted.

Figure 5.12 – Current Childcare Provision



Source: Google Maps

Table 5.3 – Detail of Existing Childcare Operators within the Catchment Area

	Childcare Service Name	Services Offered	Age Groups Provided for	Capacity	Current Vacancies
1	Enniskerry Montessori and Afterschool Care	Full Day Care, Part time	PS, SAC	22	0
2	Little Haven Preschool	Full Day Care, Part time		-	-

Source: JSA Survey

- 5.25 There are currently no vacancies in the single creche in the area. However, a creche is proposed as part of the development which would provide c. 100 no. childcare spaces, exceeding the need of the development.

5.4 Education Facilities

- 5.26 Overall, there are 2 no. primary schools in Enniskerry, with a further primary school located to the west at Curtlestown. Additional school provision is provided to the east in Bray and its environs. There are identified below:

Figure 5.13 – Map of Primary Schools in the Area



Source: Google Maps

Table 5.4 – Primary Education Providers in the Area

Number	Name	Current Enrolment	Type
1	Powerscourt National School	96	Mixed
2	St. Mary's and St. Gerard's National School	216	Mixed
3	Curtlestown National School	80	Mixed
Total		392	

Source: Google and Survey

- St. Mary's & Gerard's National School, Kilgarron, Enniskerry, Co. Wicklow.
This is a national school which caters for both boys and girls currently has 216 pupils in attendance.
- Powerscourt National School, Enniskerry, Co. Wicklow.
Catering for both boys and girls, Powerscourt National School has a capacity of approximately 96 pupils; (located adjacent to subject site).
- Curtlestown National School
Caters for both boys and girls currently has 80 no. pupils in attendance.

5.27 In addition to the above, there are a number of primary schools in the surrounding study area, as follows:

Table 5.5 – Primary Education Providers in the Wider Area

Name	Current Enrolment
St. Andrew's National School Newcourt Rd, Newcourt, Bray, Co. Wicklow	83 pupils
Bray School Project N.S., Killarney Rd, Ballymorris, Bray, Co. Wicklow	235 pupils
St. Fergal's Junior National School, Schools Rd, Ballymorris, Bray, Co. Wicklow	274 pupils
St. Fergal's Senior National School, Schools Rd, Ballymorris, Bray, Co. Wicklow	275 pupils
Scoil Chualann, 31A Vevay Rd, Newcourt, Bray, Co. Wicklow	250 pupils
Kilmacanogue National School, Kilmacanogue, Bray, Co. Wicklow	240 pupils

5.28 There are no secondary schools within the study area of Enniskerry, however there are a number of secondary schools in the surrounding area, which include:

Table 5.6 – Secondary Schools in the Wider Area

Name	Current Enrolment
Presentation College Bray, Putland Road, Bray, Co. Wicklow	644 pupils
St. Gerard's School, Thornhill Road, Bray, Co. Wicklow (Fee Paying)	369 pupils
Loreto Secondary School, Vevay Road, Bray, Co. Wicklow	772 pupils

St. Thomas Community College, Novara Avenue, Bray, Co. Wicklow	177 pupils
St. Killians Community School, Ballywaltrim, Bray, Co. Wicklow	458 pupils
Coláiste Raithín, Ravenswell, Bray, Co. Wicklow (Gaelscoil)	193 pupils

Third Level and Further Education

5.29 There are no third level facilities in Enniskerry (given its size), however, the village is accessible to a number of third level institutes in the surrounding area which include:

- IT Carlow – Wicklow Campus, Clermont House, Newrath, Rathnew, Co. Wicklow;
- Bray Institute of Further Education, Novara Ave, Bray, Co. Wicklow;
- Dún Laoghaire Further Education Institute, 17 Cumberland Street, Dún Laoghaire, Co. Dublin;
- Dún Laoghaire Institute of Art, Design and Technology, Kill Ave, Dún Laoghaire, Co. Dublin;
- College of Management and IT, Southern Cross Business Park, College House, Schools Road, Ballymorris, Bray, Co. Wicklow;
- University College Dublin, Belfield, Dublin 4.

5.30 It is clear that Enniskerry is well served by primary education facilities and there are wider secondary and third level opportunities available.

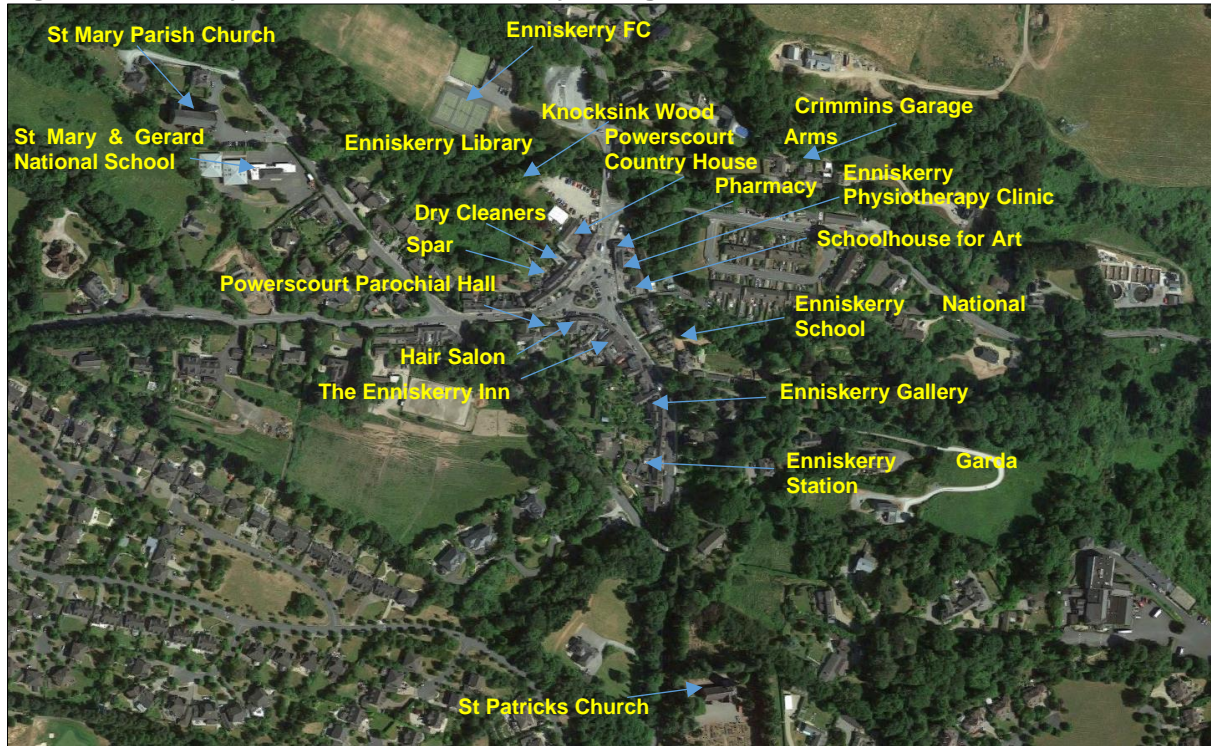
5.5 Retail/Retail Services

5.31 Retail facilities in the study area are primarily concentrated in Enniskerry Village, surrounding the Village Square. The village centre has retained much of its estate village character with traditional shop fronts and an attractive environment. In addition, the Summerhill Hotel is located in close proximity to the north, and Powerscourt Hotel, located to the west.

5.32 The retail provision for the area is mainly located in the village centre. The following mix of retail uses were noted in the area:

- Barber Shop;
- Dry Cleaners/ Laundrette;
- Car repair garage;
- Café/ Restaurant;
- Clothes Shops;
- Fine Art Studio;
- Newsagent;
- Off License;
- Pharmacy;
- Public House.

Figure 5.14 – Key Facilities in Enniskerry Village Centre



5.33 The proposed development will help support the existing retail facilities in the village centre through the introduction of a new residential community.

6.0 CONCLUSIONS

- 6.1 Overall, there are approximately 30 separate social amenities and facilities within the surrounding area of the subject site. The largest of these areas is sports and recreation (14) with a range of other community facilities in the environs of the subject lands.
- 6.2 The purpose of the community audit is to determine if the Enniskerry area is well served by community related facilities to support the future residents of the proposed development.
- 6.3 In summary, it is considered that Enniskerry village is accessible to a range leisure facility including; football / GAA clubs, Powerscourt Estate, Knocksink Wood; a number of education facilities, including primary schools; and a number of community facilities located throughout the village centre. As such the facilities that Enniskerry currently offers is diverse and very good, given its size, and will be available to the future residents of the proposed development.
- 6.4 The site currently provides no community facility or open space for public use. The proposal will include c. 0.93 hectare of open space along the southern boundary which will ultimately integrate to the south with Lover's Leap Lane, and ultimately to the east, through the adjacent permitted residential development.
- 6.5 The proposed development also includes green space and a creche and cycle and pedestrian links throughout the site.
- 6.6 Having regard to the above, it is considered that the area of Enniskerry provides a rich and wide-ranging array of social infrastructure, which will accommodate the proposed development. The proposed development will enhance the open space in the area, which will be of benefit to the proposed development and the wider area of Enniskerry.