



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-201430
Who Are You?	Private Individual
Name:	Deirdre Grant
Submitted Time:	September 27, 2026 8:43 PM

Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 5: Ashford

Topic	Part 3
Submission	2. A. Draft Strategic Environmental Assessment Environmental Report 3. B. Draft Natura Impact Report

Write your observations here:

I object to the re-zoning of Ash 2 SLO 6 - Ballinahinch North for the following reasons:

- currently there are nesting red kites in the large existing trees behind the willows and adjacent to the lodge of Ballycurry Demesne (zoned for development) as well as wood peckers. These are seen daily by all in The Ballinahinch wood estate
- the fields ear marked for re zoning currently supports thousands of migratory house martins in their ability to build their nests every year (the leverage the mud) while still being able to remain close to their young. These are a protected species and I myself have had them return to my house yearly for the last 7 years
- infrastructure is not currently in place to accommodate additional residential development
- residents of Ballinahinch wood, me included, bought in the estate with the knowledge this land would remain countryside and not developed
- the existing link road through Ballinahinch wood estate has poor sight lines, dangerous bends and numerous exits joining it, contributing to multiple road accidents already reported to the gardai. There are already too many cars joining the link one in one short stretch all on bends
- additional residential development would take away from the "village" aspect of ashford which is already at risk of turning into a concrete jungle
- green areas buffering the circumference of any new residential developments should be mandatory to avoid ruining the village aspect and allowing for noise pollution, softening of the visual aspect and retaining the hamlet style of ashford village
- any new residential developments should have separate access to link roads and not use existing estates as through roads as this adds to road safety risks as well as anti social behavior
- Ashford village is not equipped to accommodate additional residential

development, the road layout/ car parking is treacherous and school pick up/ drop off and rush hours demonstrate the shortage of parking, safe sight lines etc.

- the previous census completed did not include Vartry wood or the inchnappa development therefore estimates are not accurate

- the visual map shown on Wicklow county council website for the re zoning of SLO 6 is not accurately reflecting what's on the ground, therefore is misleading

- any new residential development should not be solely social/ affordable housing this again is not proper integration and or reflection of society

I hope you consider my feedback

Many thanks, in advance.