



# Variation No.6

Who are you:	Group
Name:	Ashford GAA Club
Reference:	VAR6-131142
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- AA Screening & Determination – Proposed Variation No. 6

Write your observations here:

8th January 2026

To Administrative Officer, Planning Section,

Ashford GAA Club has reviewed the Proposed Variation Number 6 to the Wicklow County Development Plan and we have a number of points we wish to raise for

your consideration.

### Ashford GAA Club

Ashford GAA Club is located in the center of Ashford Village and since 1884, to this day, it provides an important recreational and social amenity for the people of Ashford. In tandem with the growth of the village, the Club membership and team numbers have grown significantly over the last 5 years, with nearly 400 members and 16 teams in 2025, however the physical size of the club, with 1 pitch and 1 club house has not been able to grow given the lack of land for sports being developed / made available in the village.

Ashford GAA Club welcomed the population growth of Ashford Village. Unfortunately, there has been no growth in sports grounds in tandem with this population growth. It is important that new social infrastructure is delivered.

### Housing in Ashford

According to the census, Ashford village had the following number of houses in the 2016 and 2022 censuses, and the following number of houses have been built since the 2022 census –

2016 – 528 Houses

2022 – 728 Houses

2025 – 988 Houses (c. 260 new houses built since 2022)

The number of houses in Ashford village has increased by c. 87% from 2016 to 2025.

### Ashford Town Plan 2022 – 2028

A number of lands were zoned for new housing in the Ashford Town Plan 2022 – 2028. Since 2022 some of these lands have been built on, however over 16

hectares of undeveloped residential zoned land is still available to build on. At a density of 25 - 30 units per hectare, this would allow for c. 400 - 500 additional new houses to be built up to 2031.

SLO 3 at Ballinalea has c. 2.6ha of residential zoned land

SLO 4 at Ballinalea has c.2ha residential zoned land

SLO 5 at Inchappa has c. 11.7 ha residential zoned land

The Core Strategy in the Wicklow County Development Plan 2022 - 2028 application to level 5 settlements stated that 'growth in Level 5 Towns overall is targeted to be in the 15% – 25% range between 2016 and 2031'.

Ashford has grown c.87% from 2016 to date, this is significantly above the original targeted growth.

#### Population

Ashford had a population of 1,892 persons in 2022, with c.260 units built since 2022, the population today is approx. 2,650 persons. In the County Development Plan 2022 – 2028, all Level 5 settlements are grouped together; there is no individual growth target for Ashford. Given Ashford's current population and the significant housing growth that has occurred since the County Development Plan was adopted in 2022, Ashford should not be grouped in with the other Level 5 settlements, it should have its own individual population and housing growth target in the new Core Strategy table. This will allow for proper monitoring of the housing growth of the village.

#### Proposed Variation No. 6

The proposed 2025 Core Strategy has increased the 'Level 5 settlements' targeted growth to 40% between 2022 – 2031. All Level 5 settlements are grouped together; there is no individual growth target for Ashford.

Ashford has had a 36% increase in growth from 2022 to date (c.260 new housing

units).

As stated above, Ashford should not be grouped in with the other Level 5 settlements, it should have its own individual population and housing growth target in the new Core Strategy table. This will allow for proper monitoring of the housing growth of the village.

### Social Infrastructure

The Ashford Town Plan 2022 – 2028 was drafted on the basis of the 2016 CSO population, where there was a population of 1,425 persons in the village. The plan, including its zonings and social infrastructure provision for the future population, was drafted to allow for a 15-25% population increase (from 2016), this is an additional 214 – 356 persons up to 2031 (an additional 70 – 120 units).

Since 2016, Ashford has had c.1,250 additional persons (c.460 units).

Since 2016, there has been no increase in sports, recreational or community facilities in the village, to support the increase in population/housing, let alone any future population/housing increase.

### Points for consideration -

Having regard to the currently population and housing numbers in Ashford village and the significant housing growth that has taken place in the village, Ashford should have its own individual population and housing growth target in the new Core Strategy table. This will allow for proper monitoring of the housing growth of the village in the future.

Ashford should remain a Level 5 settlement.

Having regard to the significant growth that has taken place in Ashford over the last few years, the new growth rate for Ashford should not be increased in line with other Level 5 settlements. It should be reduced to acknowledge the

significant growth that has already taken place, with only infill growth permitted in the foreseeable. It is important to allow for the provision of social infrastructure (including sports pitches) to catch up with the significant population / housing increases that have taken place already.

Should the variation go ahead in its current format (40% growth for Ashford) an objective should be included in Proposed Variation no. 6 that all new housing development proposals (as part of the planning application) in Ashford, should be accompanied by new sports, recreational or community facilities on the site alongside the new housing.

## Conclusion

Ashford GAA Club welcomed the population growth of Ashford Village, unfortunately there was no growth in sports, recreation and community facilities in the village to support this population growth. Before increasing the population more with variation no. 6, it is important that sports, recreation and community facilities are delivered.

Yours sincerely

John Ryan  
Chairperson  
Ashford GAA Club

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