



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

Submission Details

Ref	VAR7-151114
Who Are You?	Private Individual
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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

Write your observations here:

ASH 2

ROAD ACCESS

It is important that this proposed development is not allowed to be accessed by car through the existing Ballinahinch Wood estate roads. Given the large scale of new housing and sports development with associated traffic, allowing any additional cars/traffic through the existing estate roads would be a traffic hazard and have a huge negative impact on the amenity of the existing residents, especially the children.

 This cottage is privately owned with part of the cottage and the garden proposed to be zoned Open Space with an objective for a link street to be provided through the garden onto the R764.

As this is in separate ownership, the delivery of the new link street will not be possible unless the developer buys the cottage and site.

This cottage is in separate ownership to the overall site. Should It be zoned as existing residential?

The wording in the SLO objective should be changed to say-

The development of these lands shall *ONLY be vehicularly accessed by a new* link street (as defined by DMURS) from the R764 to the L-5063, with a connection to the R763, and this route shall be of such a design to allow for the potential closing of the existing junction of the R763 and L-5063.

HIGHER GROUND LEVEL

Parts of the lands adjoining Ballinahinch Wood is 2 to 3m higher than the ground levels of the adjoining houses/open space/roads in Ballinahinch Wood. An objective should be included in the SLO to ensure these higher lands adjoining the existing houses/estate should be maintained as open space. Allowing development on these higher lands so close to the exiting estate would have a huge negative impact on the existing homes of Ballinahinch Wood.

WATER

The lands can not be serviced by water.

All of the individual houses of Ballinahinch Wood, Vartry Wood and Mount Usher Glen are all on individual water pumps. This is unsustainable and shows that the existing housing estates are not serviced by water and therefore new lands cannot be serviced by water.