David O'Callaghan
8 Grangelea Close Ashford Co. Wicklow
T: 083 329 9616

To: The Planning Appeals Section, An Coimisiún Pleanála
64 Marlborough Street, Dublin 1, D01 V902.

AN COIMISIÚN PLEANÁLA
LDG- PGE-PAY-005030
ACP- PL-502372-WW-26
27 OCT 2026
Fee: € 220 Type: Chq
Time: 9:15 By: Post

Date: October 20 2026

FORMAL THIRD-PARTY PLANNING APPEAL

Planning Authority: Wicklow County Council

Planning Register Reference: 2660290

Applicant: Rycroft Estates

Development Location: Townland of Ballinalea, Ashford, Co. Wicklow

Development Description: Construction of an 87-unit residential development (61 houses, 26 apartments) and a 2-storey crèche facility.

Dear Sir/Madam,

I wish to lodge a formal third-party planning appeal against the decision of Wicklow County Council to grant planning permission for the above-referenced development at Ballinalea, Ashford, Co. Wicklow.

Please find enclosed the statutory appeal fee of €220, alongside the required Wicklow County Council acknowledgement letter confirming my submission at the local authority stage.

The grounds of this appeal focus fundamentally on overdevelopment, public infrastructure deficits, and a critical failure to provide adequate, usable public parkland and open green space, in clear contravention of the *Wicklow County Development Plan*.

Material Contravention of Open Space Quality and Quantity Standards

The proposed 87-unit layout represents unsustainable overdevelopment that treats green infrastructure as a residual afterthought.

Fragmentation of Space: Under Appendix 1 of the *Wicklow County Development Plan*, public open space within new residential schemes must be consolidated, accessible, functional, and safe. The developer's layout relies heavily on fragmented grass margins, steep site gradients, and unusable linear buffers bordering parking courts to meet its basic green space percentages.

Lack of a Consolidated Public Park: An injection of 87 households demands a high-quality, continuous public parkland featuring active recreational infrastructure. By packing 61 houses, 26 apartments, and 177 car parking spaces into a tightly constrained footprint, the site layout leaves no room for a dedicated civic green or local playground.

Failure to Support Social Infrastructure and the Crèche Ecosystem

The proposed development includes a substantial two-storey crèche facility, which will rightly welcome dozens of local children. However, the wider site planning completely fails to accommodate these children as they grow.

No Play Provision beyond Toddlerhood: While the crèche features a small, enclosed outdoor play area restricted to its attendees, there is no corresponding, safe communal parkland provided within the wider 3-hectare site for older children or families.

Exacerbation of Local Amenity Deficits: Ashford has absorbed significant residential growth at Mount Alto, Ballinahinch, and Rossana without a proportionate increase in communal public parks. The Ashford Rovers pitch is fenced off. There are no public parks or walking paths in the area. Forcing a community of this scale into Ballinalea without localized public parks will create severe, long-term public health deficits and isolation.

Environmental Degradation and Inadequate Sustainable Urban Drainage.

The site at Ballinalea is located directly north of the established Ashford Oaks/Grangelea estates and west of Woodview, acting as a critical buffer zone near local ecosystems.

Habitat Fragmentation: Replacing 3 hectares of greenfield land with sprawling impermeable surfaces (roofs, concrete access roads, and car parking blocks) will completely strip the townland of its local biodiversity without adequate green-corridor mitigation.

Contravention of Climate Action and Sustainable Transport Objectives

The absence of a centralized, walkable public green space within Ballinalea directly encourages private vehicle use, contrary to national spatial strategies. Because residents, particularly families with young children will have no usable local park to walk to, they will be forced to drive to regional parks or beaches for outdoor recreation. This directly conflicts with policies aimed at reducing carbon footprints and car dependency in ***"Small Growth Towns"*** like Ashford.

Conclusion & Remedies Sought

The current planning grant prioritises maximum density at the absolute expense of the residential amenity, mental health, and physical well-being of future residents.

If the system cannot function fairly, if the system cannot correct its own mistakes and admit that it makes mistakes and give people the opportunity to correct them, then the system is broken.

I respectfully request An Coimisiún Pleanála to:

Refuse permission for the development in its current configuration due to overdevelopment and substandard public open space provisions.

Alternatively, attach a strict condition requiring a significant reduction in the residential unit count (omitting specific blocks of housing or apartments) to enable the developer to integrate a consolidated, high-quality public park equipped with mature tree planting and a dedicated public playground.

Yours faithfully,

David O'Callaghan

Infrastructure

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Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic, and Rural Development

Áras An Chontae / County Buildings Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

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01/05/2026

David O'Callaghan
8 Granglea Close
Ashford
County Wicklow

ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMSIÚN PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN COIMSIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME Wicklow County Council

PLANNING APPLICATION REFERENCE No.2660290

A submission/observation in writing, has been received from
David O'Callaghan on 01/05/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. ***(Fee not applicable to prescribed bodies)***

The submission/ observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended) and will be taken into account by the planning authority in its determination of the planning application.

pp Aoife Kinsella
SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Date 01/05/2026

Planning Authority Stamp

WICKLOW COUNTY COUNCIL
01 MAY 2026
PLANNING DEPT.

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.
Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eachnamaíochta agus Tuaithe.
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.

WICKLOW

Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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31/08/2026

David O'Callaghan
8 Grangelea
Ballinalea
Ashford
Co. Wicklow

ACKNOWLEDGEMENT of RECEIPT of FURTHER SUBMISSION or OBSERVATION on a PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN COIMSIÚN PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN COIMSIÚN PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME Wicklow County Council

PLANNING APPLICATION REFERENCE No.2660290

A submission/observation in writing, has been received from
David O'Callaghan on 28/08/2026 in relation to the above planning application.

The appropriate fee of €0 has been paid. ***(Fee not applicable to prescribed bodies)***

The submission/ observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended) and will be taken into account by the planning authority in its determination of the planning application.

WICKLOW COUNTY COUNCIL
31 AUG 2026
PLANNING DEPT.

PP
SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT.

Planning Authority Stamp

Date 31/08/2026

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