AN COIMISIUN PLEANALA
LDG- FEE-PRM-005143
ACP- PL-502372-WW-26
0 3 NOV 2026
Fee: € 220 Type: CASH
Time: 11:52 By: HAND

Third-party planning appeal

Ballinalea residential development, Ashford, County Wicklow

Planning file	Wicklow County Council 26/60290 (ePlanning 2660290)
Council decision	Notification of Decision to Grant, subject to conditions, 8 October 2026
Applicant	Rycroft Estates Limited — proposed 87-home development
Proposed appellants	Tom and Margaret Keane, 2 Ashford Oaks, Ballinalea, Ashford, Co. Wicklow
Appeal body	An Coimisiún Pleanála

Our position

We recognise the need for additional housing in Ashford. Our appeal does not oppose residential development at the site but does seek a more sensitive arrangement where the proposed estate borders existing homes at Ashford Oaks and Grangelea estates. We ask the Commission to consider removal of proposed Units 47–51 and the use of that land to extend the landscaped recreational open space towards Unit 52. This would provide a possible 82-home layout, subject to proper redesign and assessment.

We also seek demonstrably safer access onto the L1096 and pedestrian routes to and from Ashford village.

Finally, we request that the mature Oak and native hedgerow boundary is retained in situ, augmented only with other native hedgerow species. We ask that this matter is included as a condition of planning, during the development and after completion.

If the necessary modifications cannot be achieved lawfully, as suggested above, within this appeal, we ask the Commission to consider refusal of the proposed layout.

1 A sensitive boundary beside Ashford Oaks

The design of the western edge of the scheme deserves particular attention because new dwellings are proposed close to established residential homes. The applicant has already changed the affected units from three-storey forms to two-storey Types Q and R, which we acknowledge as an improvement. Nevertheless, it is our view that the proposed 5 dwellings in this location will have a negative impact on our current residential amenity.

Our home at No. 2 Ashford Oaks is a two-story property at higher ground level with kitchen and balcony on the top level. This proposed location of Units 47-51 introduces significant inter-looking to and from our existing home.

We ask for the interface with Ashford Oaks to be considered on its own merits, including separation between buildings, views from any upper-floor windows, garden privacy, finished levels and the combined effect of the new built form and boundary treatment. We ask that you insist on adequate and effective boundary treatment to ensure privacy of all residents.

2 A constructive alternative: omit Units 47–51

Rather than relying exclusively on screening or glazing conditions after the houses have been constructed, we favour a layout change at the outset. Removing Units 47–51 could create a landscaped buffer and extend recreational space towards Unit 52. This should be assessed for practical usability, passive surveillance, accessibility, drainage and long-term management, but has the advantage of reducing the pressure on an already sensitive boundary.

We understand that residents of No. 1 Ashford Oaks have submitted an illustrative alternative layout to the Council. We support examination of the principle of that alternative; we are not presenting their sketch as our own professional design or claiming that it has been technically approved.

3 Privacy, existing vegetation and maintenance

The Boundary Treatment Plan refers to retaining as much of the boundary hedgerow as possible and supplementing it with native planting where required. Existing mature planting can be valuable to privacy and local character, but wording of that kind may leave uncertainty over the extent of retention and the screening available during construction and in the years after occupation. It is essential that none of the mature Oak trees in that boundary are removed in the establishment of this development.

We ask that any permission includes a condition that provides an unambiguous plan of vegetation to be retained, protections during building work, appropriate supplementary planting and a workable maintenance mechanism. Responsibility for a continuous boundary screen should not become fragmented in a way that leaves neighbouring residents dependent on inconsistent treatment from one garden to the next.

4 Safe access and links to Ashford village

Traffic and pedestrian safety deserve specific examination, particularly at the new L1096 entrance. All access points must be designed to the optimum level in compliance with all Road Safety requirements. The applicant's final Stage 1 Road Safety Audit (Bruton Consulting Engineers, 7 August 2026) identified a risk arising from the gradient at this access and recommended a suitable gradient and dwell area. Although the recommended measure was accepted in the audit feedback, acceptance alone does not demonstrate the final design has resolved the risk. We ask that any permission granted includes a condition to address all road safety requirements for motorists, cyclists and pedestrians.

5 Our requests to the Commission

- Consider permission for a redesigned scheme without Units 47–51, with the released land providing genuinely useful landscaped recreational open space towards Unit 52, if lawfully and technically achievable.
- Require an assessment of the specific effects on both Ashford Oaks and Grangelea and ensure adequate privacy, separation and maintained boundary screening.
- Require safe, accessible and deliverable arrangements for the L1096 junction, onward pedestrian travel to and from Ashford village.
- Require clear phasing, responsibility and maintenance for landscape screening, recreation facilities and necessary supporting infrastructure.
- If the essential changes cannot be satisfactorily achieved within the present application, consider refusing permission in its current form.

We submit these grounds as neighbouring residents, with particular regard to the quality of the proposed development and the residential amenity of the occupants of Ashford Oaks.

Yours faithfully,

Tom Keane _____ Date: 31/10/26.

Margaret Keane Margaret Keane Date: 31/Oct/26

Documents referred to

Wicklow County Council file 26/60290: Planner's Report 2, Stage 1 Road Safety Audit Rev 1 (7 August 2026), Boundary Treatment Plan and Tree Removals Plan,

Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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AN COIMISIÚN PLEANÁLA
0 3 NOV 2026
LTR DATED _____ FROM Appeal
LDG-
ACP- PL-50 29072

14/05/2026

Tom & Margaret Keane
2 Ashford Oaks
Ashford
Co. 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 Tom & Margaret Keane on 13/05/2026 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. Linda Strahan
SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT.

Date 14/05/2026

Planning Authority Stamp

WICKLOW COUNTY COUNCIL
1 4 MAY 2026
PLANNING DEPT.

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas
This document is available in alternative formats on request.

Comhairle Contae Chill Mhantáin
Wicklow County Council

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

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01/09/2026

Tom & Margaret Keane
2 Ashford Oaks
Ashford
Co. Wicklow
A67 F892

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

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PLANNING AUTHORITY NAME Wicklow County Council

PLANNING APPLICATION REFERENCE No.2660290

A further submission/observation in writing, has been received from
Tom & Margaret Keane on 31/08/2026 in relation to the above planning application.

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

The further 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 Roise Kinsella
SENIOR EXECUTIVE OFFICER
PLANNING, ECONOMIC & RURAL DEVELOPMENT

Date 01/09/2026

Planning Authority Stamp

WICKLOW COUNTY COUNCIL
01 SEP 2026
PLANNING DEPT.