

WICKLOW COUNTY COUNCIL

27 AUG 2021

PLANNING DEPT.

ALPHAPLAN DESIGN

HOME DESIGN AND PLANNING SERVICES

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Reg. Vat. No. IE3212037H

RE: Zoning Submission at Cooladoyle, Newtownmountkennedy, Co. Wicklow.

Applicant: Mr. Paul Kavanagh and Mrs Grace Kavanagh

Dear Sir / Madam,

Enclosed please find zoning proposal for lands which were previously zoned Forestry (F) and are zoned Forestry in the current Newtownmountkennedy Town Plan. These lands are now proposed to be de-zoned in the proposed Newtownmountkennedy Town Plan 2021-2027. The lands have historically held zoning status as part of the Newtownmountkennedy development area.

The applicants is the owner of the land indicated on the enclosed Ordnance Survey extract map containing 2.84 hectares. Zoning is sought for the development of these lands for environmental, educational and tourism purposes. The land is proposed for use under the STEAM (Science, Technology, Engineering, Arts, Maths) education system. This is an environmental awareness project for further education aimed at schools, universities and the public as well as tourists. The project will be led by the applicant Mrs Grace Kavanagh, Environmental Consultant. Landscaping will be carried out by the applicant Paul Kavanagh, landscape Designer.

The Seasons 'STEAM' (Science, Technology, Engineering, Arts, Maths) Centre is an iconic sustainability project that will provide a year round tourist, educational and recreational activity centre with large indoor and outdoor areas in the Garden of Ireland, Co. Wicklow. It is to be named "The Seasons Project".

This will be an inspiring amenity where people of all ages explore their understanding of the natural world, learn something new, and enjoy a great day out for the whole family regardless of the weather conditions. The focus will be to enhance the existing environment which will promote biodiversity, education, arts and tourism and activities in a fun and sustainable manner. The Seasons Project is vital for building the awareness of biodiversity, sustainability, and oneness with Nature. This will open the door to a whole new era of eco-tourism in Ireland. Planning permission application is projected for April 2022 with buildout and completion May 2023.

This project will be a bespoke educational centre targeted to all ages and groups.

Enclosed please find a sketch design of the proposed layout in concept with new vehicular entrance directly from the public road, together with a number of features in Seasons STEAM project to include:

- A Nature Pond/Educational area
- Entrance Hut
- Natural Playground/Yew tree planting/educational area
- Eco-vehicles area to include cars, bus and bike zone
- Forest living wall demonstrations
- The Seasons Educational centre with toilets/services
- Growing display area with allotments and poly tunnels and butterfly house
- Two geodesic domes with two climatic experiences
- Crannog camp zone
- Natural wildlife areas with walkways
- Energy and resources recovery, uses and recycling demonstrations
- Farm café and sales

The seasons project will be called **Mountkenedy Forest North**. The site is located adjacent to existing extensive Coillte lands where there are established woodland paths and walks for use by all and accessed from this site. This will complement the proposed project.

The focal points will be the two geodesic domes to be constructed on site. One will be a tropical dome and the other a mediteranean dome and these will reflect the climatic conditions for the tropics and mediteranean zones indicating the impacts that various climates have on the environment. The Cranoge structure will be an open sided covered area for talks, exhibitions and arts displays in the centre of the complex. The educational SEAM building will be in the form of a barn/ shed type structure. It is proposed to have the development as environmentally friendly as can be achieved, with reed bed filtration systems and electrical charging points at the car park location. Self-sustainability classes in growing food, rainwater harvesting displays etc. will all be part of this educational and tourism experience.

This proposal will involve the development of the site with a significant amount of planning and outlay in order to create this unique project in a well located area which is easy accessible from the N11 main road and a short distance from Dublin. It will attract a cross section of visitors from all walks of life. There will be something of environmental interest for all who come here.

Clarifications:

On 03/03/2020 in accordance with Article 5 2(A) Exemption ref. no. 10/2020 Director of Services order no. 219/220 vehicular access and a hard standing area was declared exempt development for the entrance to this site.

The tree felling license no. 00523220 dated 02/01/2021 for land parcel no. 51817054 to cover an area of 2.84 hectares with trees to be removed to include Norway Spruce, Japanese Larch and Eared Willow with a condition to replant 2,500 English Yew trees obtained from Dept of Agriculture, Food and The Marine.

A contract has been agreed to fell the above trees and removal from site to be completed within the next six to eight weeks from August 2021.


The applicants have provided an overview of the vision for the Forest Project that will include two domes as well as other ancillary services as part of the Seasons STEAM ecological-educational-tourism initiative. This is an opportunity to bring this project to life in the garden of Ireland and should not be missed. By zoning this site for this purpose will allow the project to proceed to planning stage and be up and running for 2023.

Proposed Timeframes Agenda

1. Submission to the County Development Plan to retain zoning of forestry and changed to C5 tourism and related use.
2. Tree felling (license granted under ref. no. FL003850) works to be completed on site to include entrance upgrade. Tree felling under license to cover 2.84 hectares.
3. Re-planting of 2500 Yew trees on this site during the first planting season after site stump clearance.
4. Submitted for full planning with an application to be lodged November 2021.

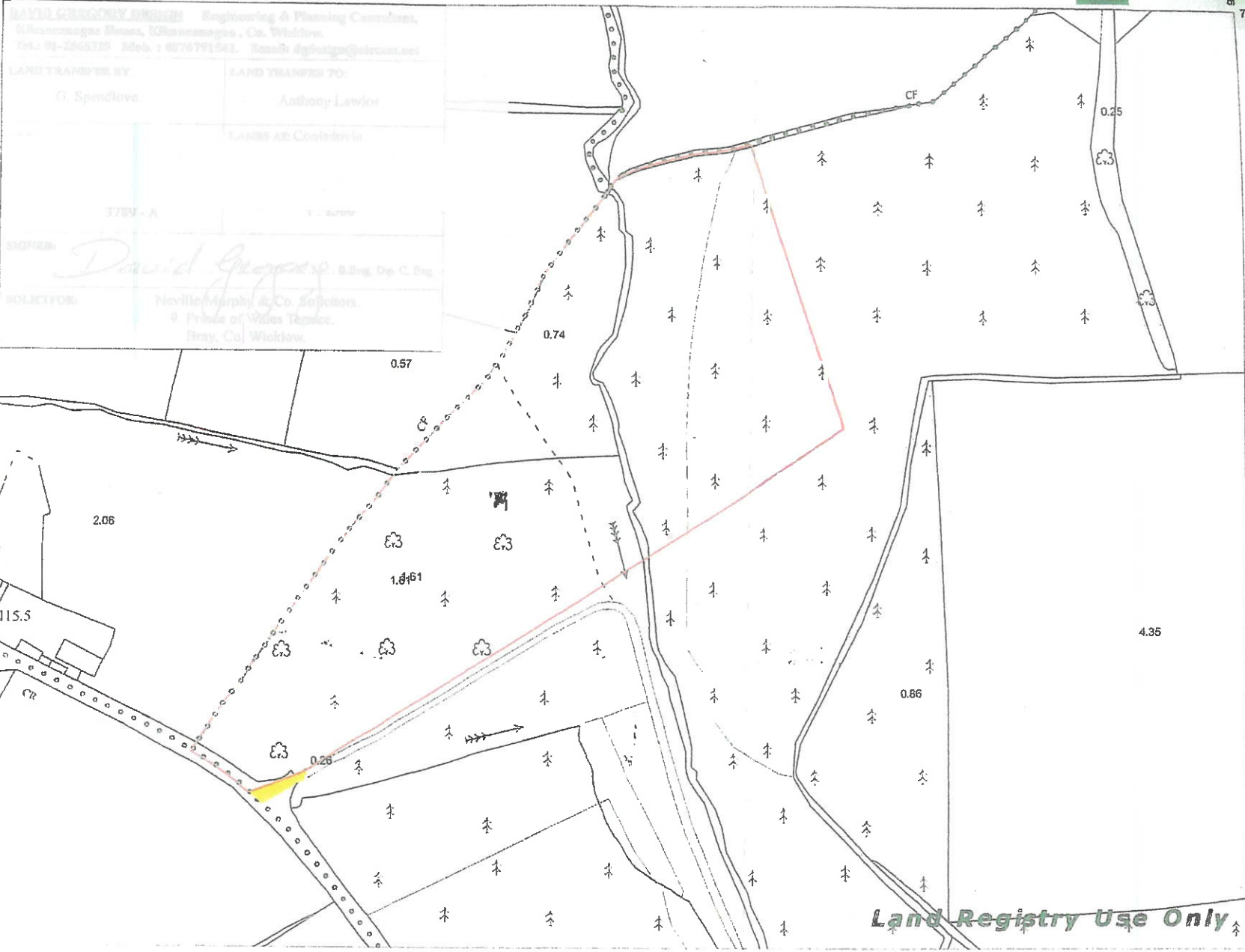
Thank you for considering this proposal and I look forward to the new zoning of this site for this exclusive purpose.

Yours sincerely,


EUGENE COPELAND
25th August 2021

Surveyed 2000
 Revised 2012
 Levelled

Land Registry Compliant Map



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LAND TRANSFER BY: G. Spodlove
 LAND TRANSFER TO: Anthony Lawlor
 LANDS ADJACENT TO: [Blank]

3789-A

SIGNER: *David Graggon* B.Eng. Dip. C. Eng.
 SOLICITOR: Neville Murphy & Co. Solicitors,
 9 Prince of Wales Terrace,
 Bray, Co. Wicklow

707495
 ITM CENTRE PT. CO-ORDINATES
 725465,707280

DESCRIPTION

MAP SHEETS

1:2500
 3789-A



Áiríú Úrscéim agus Ainmneacha Suidhseoireachtaí Ordánais Éireann, Páirt de Fíneolaíocht, Baile Átha Cliath II, Éire. Comhábairt agus foilsíú ag Ordánas Sárúcháin Éireann, Páirc na Bóithrí, Dubhaic, Éireann.

Sárúcháin a bhfuil tuairiscí air a bhfuil siad á bhreathnú ag an Ordánas Éireann agus a bhfuil siad á bhreathnú ag an Ordánas Éireann. Úrscéim agus ainmneacha Suidhseoireachtaí Éireann agus Éireann. Úrscéim agus ainmneacha Suidhseoireachtaí Éireann agus Éireann.

Gach ceard ar cois na h-Éire. Ní féidir ach zoon chuid den úrscéim seo a chosú, a chosú nó a chosú ar bhealach éile. Ní féidir ach zoon chuid den úrscéim seo a chosú, a chosú nó a chosú ar bhealach éile.

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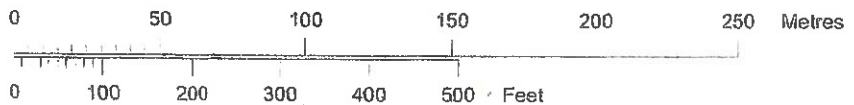
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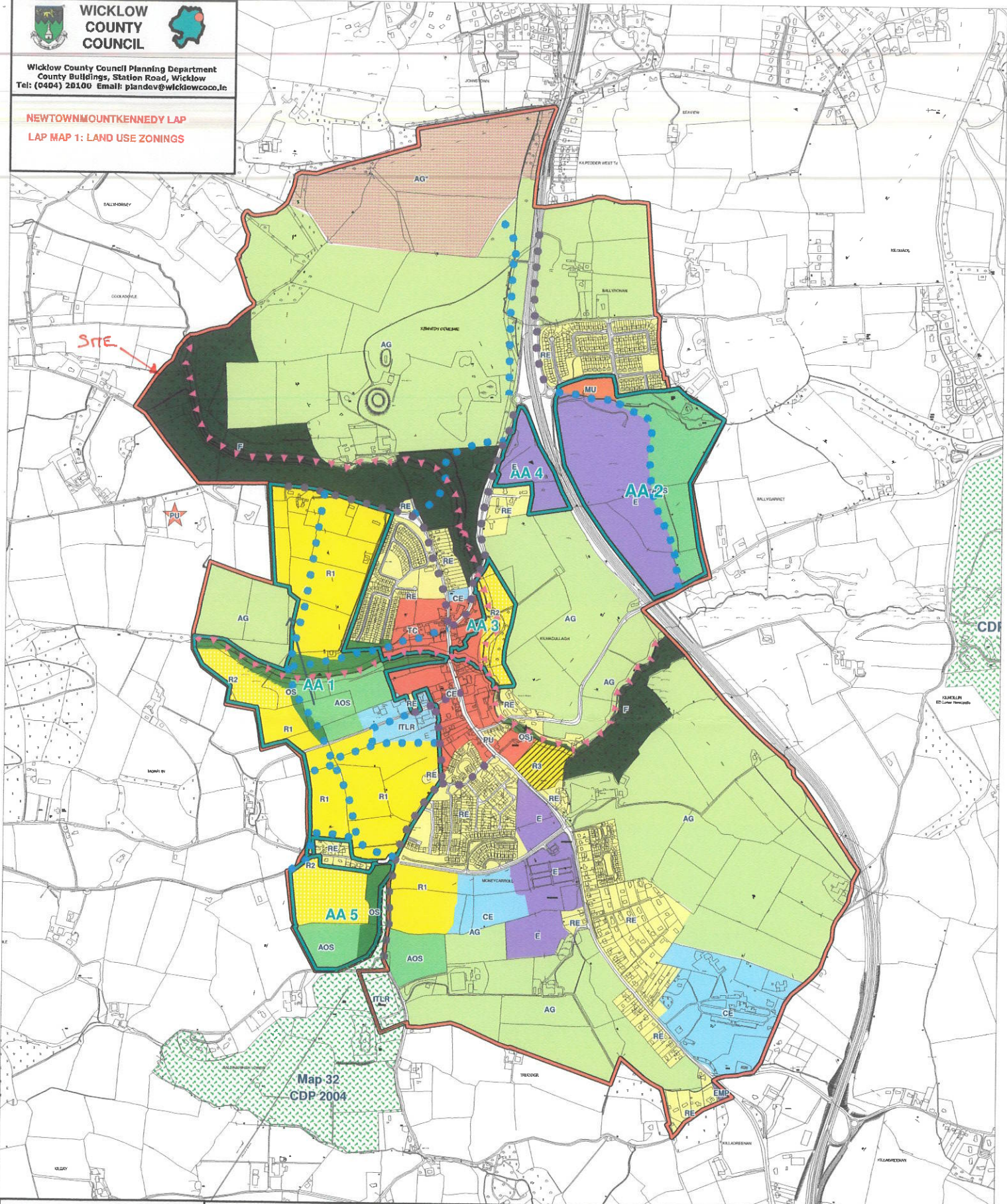
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Plot Ref. No. 19724077_1_1
 Plot Date 30-AUG-2016



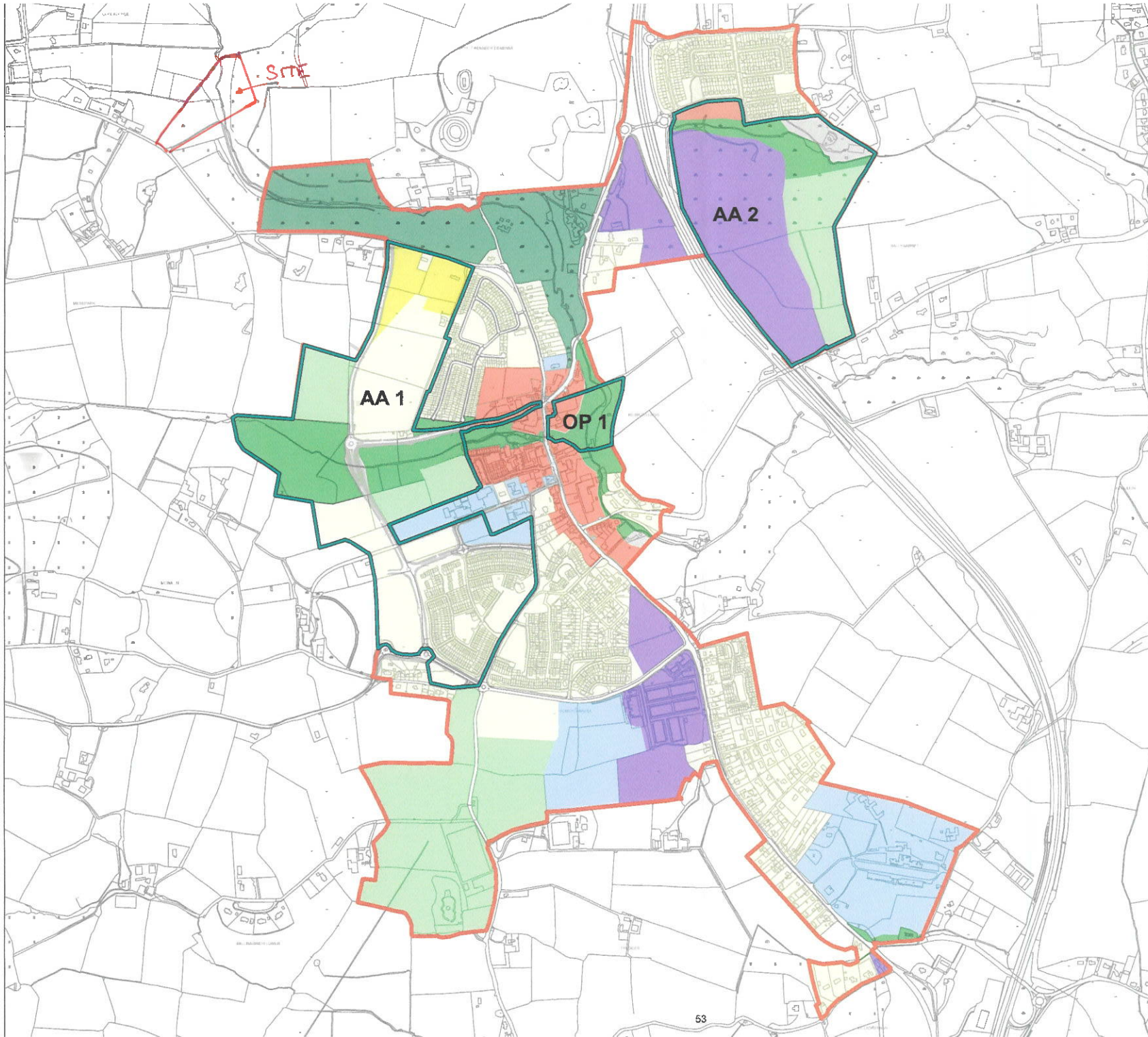
NEWTOWNMOUNTKENNEDY LAP
LAP MAP 1: LAND USE ZONINGS















Existing Residential (RE)	Open Space (OS)	Public Utility (PU)	Action Area
Proposed Residential (R1)	Active Open Space (AOS)	Proposed Distributor Roads (Indicative line only)	Development Boundary
Proposed Residential (R2) Low/Medium Density		Road Improvement	See County Development Plan Map 32 (2004-2010)
Proposed Residential (R3) High Density		Pedestrian Walkway	
Town Centre Activities (TC)	Agricultural (AG)		
Employment (E)	Forestry (F)	Agricultural (AG*)	Sewage Pumping Station
Mixed use (MU)	Integrated Tourism, Leisure and Recreation use (ITLR)		Proposed site of new Reservoir
Community & Education (CE)			

Director of Services: **Desmond O' Brien**
 Senior Planner: **Patrick B. Hooper**
 Scale: 1: 13,000 @ A3 Date: 22/12/2008
 Drawn By: DMcC Checked By: SW

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 G:\1_07_193 NMR LAP\2007 Newtown Development Plan Land Use Zoning.WOR



Legend

-  Settlement Boundary
-  RN-New Residential
-  RE-Existing Residential
-  TC-Town Centre
-  CE-Community & Educational
-  E-Employment
-  MU-Mixed Use
-  PU-Public Utility
-  AOS-Active Open Space
-  OS1-Open Space
-  F-Forestry
-  AA-Action Area & OP-Opportunity Sites

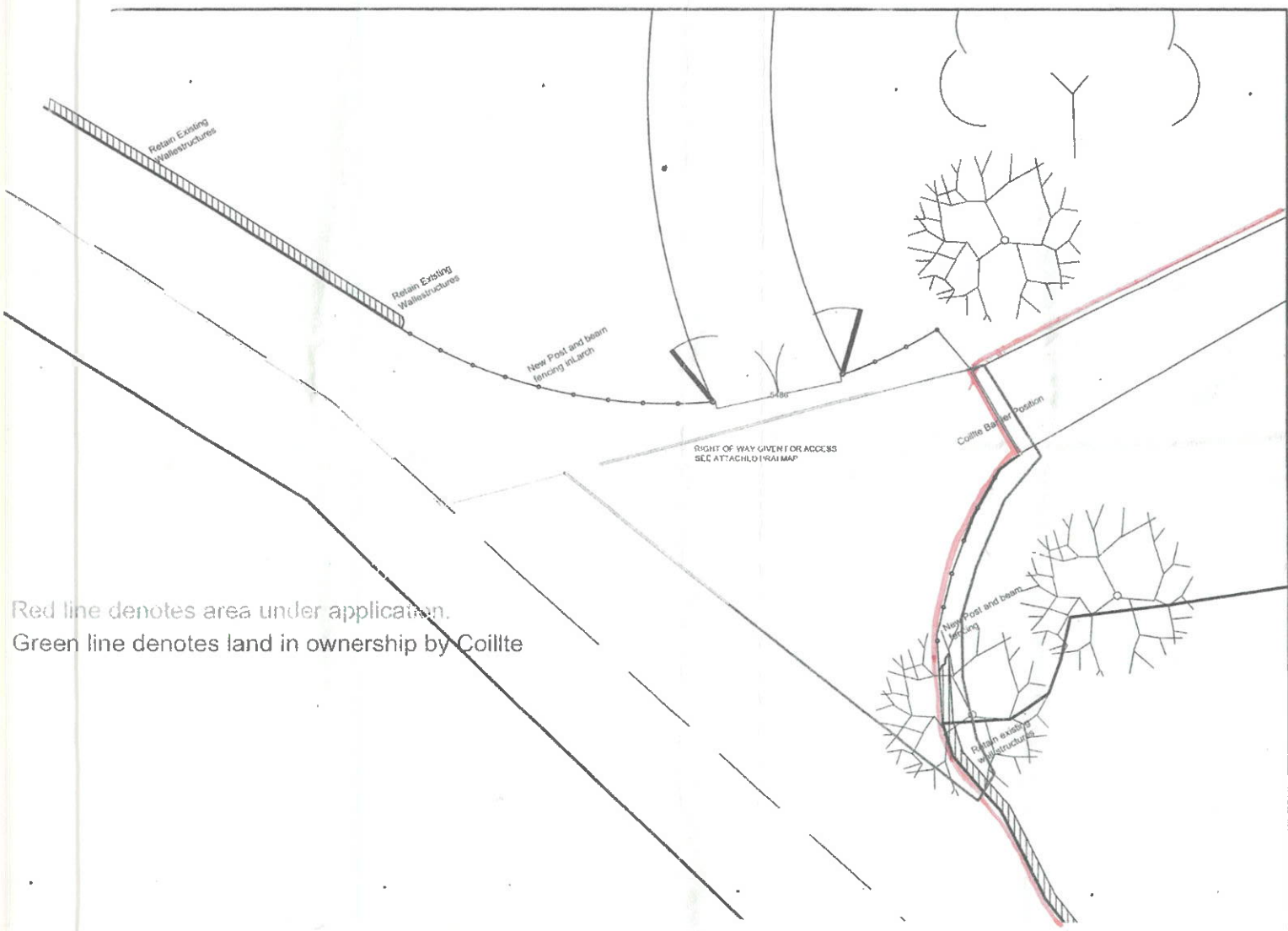
**DRAFT
WICKLOW COUNTY
DEVELOPMENT PLAN 2021-2027**

Wicklow County Council
Planning Department

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County Council

Scale 1:11,000 @ A3





Red line denotes area under application.
Green line denotes land in ownership by Coillte

Seasons Steam (Science, Technology, engineering arts & Maths) Centre in North Mountainery woods

Zoological
Educational
Steam
Centre.

