

ALPHAPLAN DESIGN

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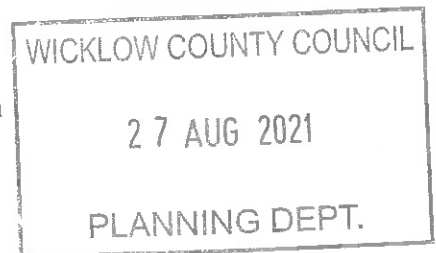
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Reg. Vat. No. IE3212037H

**RE: County Development Plan Review –
Newtownmountkennedy Area Plan – Zoning Submission**



Applicant: Paul Kavanagh

Dear Sir / Madam,

I act on behalf of the owner of Paul kavanagh who is the owner of Season Park Farmhouse. This plot consists of a small land holding of 0.60 hectare including the original farm house, and five converted farm buildings to five one bedroom self contained units set in a courtyard facing north and accessed onto a car parking area and access avenue. The lands are currently zoned R1 and this submission is made to request that the lands remain zoned as R1 (Residential). The lands are located to the northern side of the village and the avenue is accessed directly from the public road.

The proposed Newtownmountkennedy Inner Relief Road will pass through lands once part of Season Park farm to link the area south of the village at Rossmore to the Church Road / Season Park Road and eventually to the old N11 near the Coilte Offices. A set aside strip adjacent to this land has been designated within the current Newtownmountkennedy Local Area Plan to allow for the construction of the inner relief road. The inner relief road will improve the services of the Season Park Farm area.

The lands proposed herein are an ideal location for residential land with good road access and close to amenities at the village and also within walking distance to local services and public transport.

I enclose the following for clarification:

1. Map of the lands being applied for with the boundaries outlined in red.
2. Copy of the current Newtownmountkennedy LAP map indicating the lands in relation to the existing zoning in the area.
3. Copy of the proposed Newtownmountkennedy LAP map indicating the proposed zoning in the area for the period 2021-2027.

This land would most likely have been developed by now had the recession not hit the country so badly in recent times 10 years ago. This proposal seeks to retain the zoning status of R1 on this land as it is expected that the lands will be developed within the lifespan of the proposed new Local Area Plan.

The applicant proposes the use of this land to develop the enclosed courtyard for Step-Down housing. It is proposed to develop small two bedroom self - contained dwelling units for retired people who wish to downsize from larger homes while still retaining independent lifestyles and where a small development will allow for neighbours in similar circumstances. There is need for this type of accommodation as there are retired couples living in large family sized homes who would be willing to move but find that there is unsuitable accommodation available where they are not isolated or living in new estates which are mostly occupied by a much younger generation. This can often create isolation. This proposal can be zoned as a special "step-down residential" status if required. The proposal is that the applicants company will provide the houses and services including maintenance of parking, small gardens and waste as part of the lease agreement. The step down housing will be held in single ownership of the applicant's company. The residents will lease the accommodation from the applicant's company on a set term basis and the applicant will provide the landlord services as he lives at Season Park Farmhouse permanently.

Step-down housing is ideally placed on the edge of towns/ villages as it affords a degree of serenity away from town centre activity, while also being convenient to access the town amenities and public transport etc

While the farmhouse and existing one bedroom units are serviced by a waste water treatment plant at present, agreement is in place to connect Season Park Farm to the proposed housing development currently being considered on the zoned land on the adjacent lands to the east. Season Park Farm is served by a public watermain.

I look forward to the continued zoning status on this land and should you require any further information please contact this office at any of the above.

Yours sincerely,



EUGENE COPELAND

25th August 2021

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine



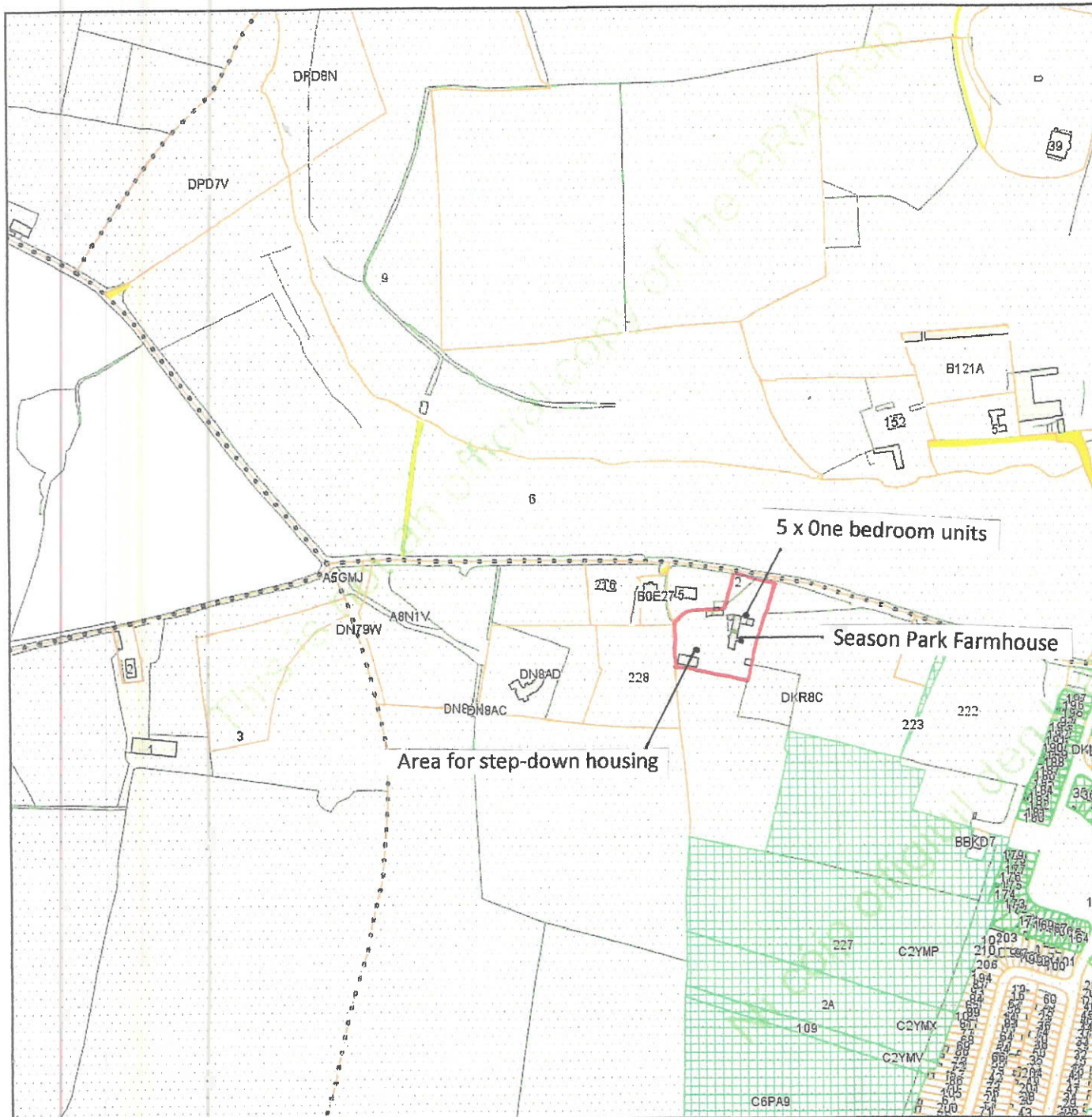
Official Property Registration Map

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- Subleasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

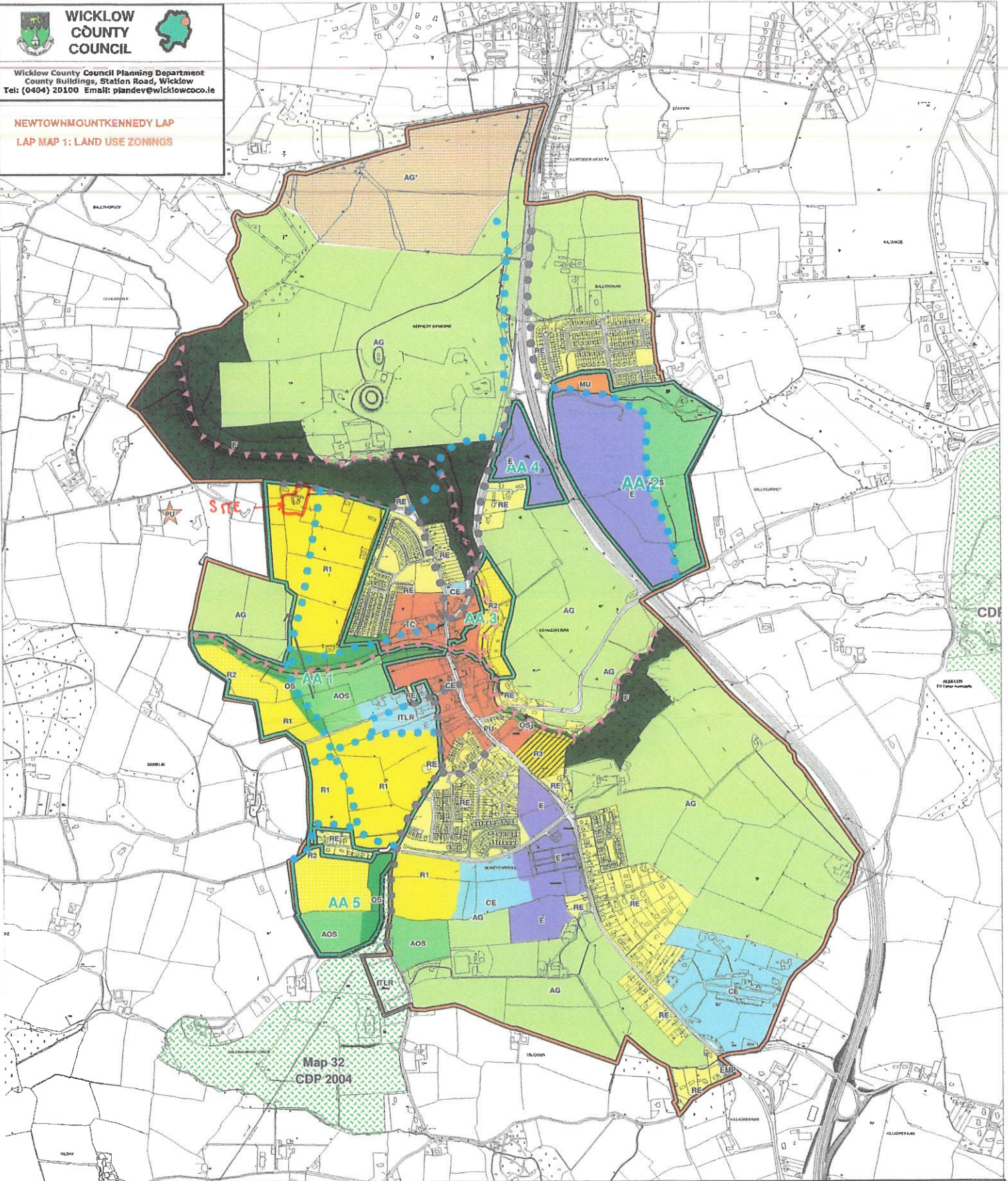
The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.





**NEWTOWNMOUNTKENNEDY LAP
LAP MAP 1: LAND USE ZONINGS**



Map 32
CDP 2004

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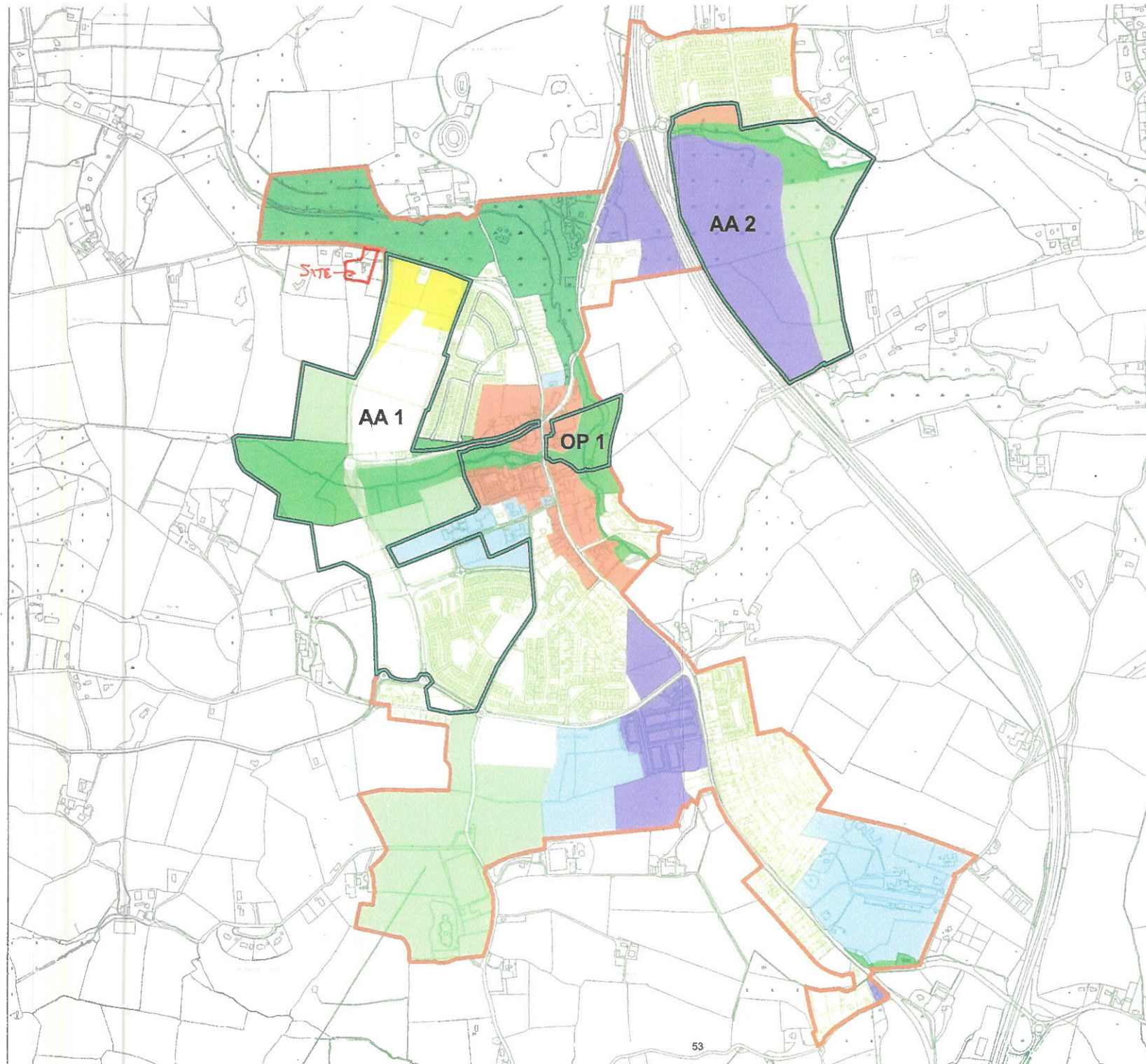
Director of Services: Desmond O' Brien
Senior Planner: Patrick B. Hooper

Scale: 1:13,000 @ A3 **Date:** 22/12/2008

Drawn By: DMcC **Checked By:** SW

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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