



## County Wicklow Residential Zoned Land Tax (RZLT)

### Submission Template

#### A: Details of person / representative / agent making submission

<b>Name</b>	Fergal Burke
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**If you are the landowner of the lands that are the subject of this submission, or making the submission on behalf of the landowner, please complete Part (B) of this form.**

**If you are not the landowner of the lands that are the subject of this submission or making the submission on behalf of the landowner, (i.e. you are a 'third party') please complete Part (C) of this form.**

Please be advised that personal information will be redacted before publishing.

**B: Landowner Submission**

<b>Town</b>	Wicklow
<b>Landowner name</b>	██████████
<b>Landowner address</b>	██████████ ██████████ ██████████ ██████████ ██████████
<b>██████████ phone</b>	c/o agent – see section A
<b>Landowner email</b>	c/o agent – see section A
<b>Address of site</b>	Kilmantin Hill, Wicklow Town, A67 YX26
<b>Site description</b>	Organic Farm & Ecology Centre, including Organic Farm Shop, Dining area, Guest Accommodation, Meeting Rooms, Agricultural Lands, Walking Trails, Amenity lands, etc.  The subject lands also include Wicklow Rovers AFC Hockey Pitch, used for recreational purposes.
<b>Site Area</b>	Approx. 9.8 ha. (24.22 acres)

<b>Maps / information to accompany submission</b>	Check
Have you included the <b>required</b> Ordnance Survey map showing the lands at an appropriate scale i.e. 1:1000 in urban areas or 1:2500 in rural area, clearly identifying the map in question?	✓
Have you included proof of ownership?	Proof of ownership can be provided from the owner, via solicitors, if required.

<b>Are you:</b>	Check
<b>Challenging the inclusion of certain lands on the map?</b>	✓
<b>Challenging the date that lands are considered to be 'in scope'?</b>	
<b>Requesting a change in zoning?</b>	
<b>Identifying additional lands that you believe should be shown on the maps?</b>	

**Grounds for your submission**

**Introduction:**

The subject lands should not be included for the purposes of RZLT as they fall into the category of;

*"land that is required for, or occupied by, other uses such as social, community or governmental infrastructure, including education and healthcare facilities, facilities used for the purposes of public administration, transport facilities and infrastructure, utilities, energy or telecommunications infrastructure and facilities; water and wastewater infrastructure*

*and facilities, waste management and disposal infrastructure, recreational infrastructure including sports facilities and playgrounds”.*

The subject lands form part of the An Tairseach Organic Farm & Ecology Centre.

This is a retreat centre, run for charitable purposes, on a “not-for-profit” basis, reliant upon charitable donations and funding from “Pobal” and **summarised below by the** [REDACTED]

The subject lands are integral to the centre, providing the crops and ingredients to support the organic farm shop; itself a central part of the overall retreat centre, as are the many walks and amenities offered by the subject lands.

Likewise, the hockey pitch is the home ground of Wicklow Rovers AFC, a local sports club.

### **“An Tairseach” Summary:**

#### **An Tairseach Organic Farm & Ecology Centre**

Founded by the Dominican Sisters in the mid 1990's in response to the climate change crisis, An Tairseach is a social economy project within the boundaries of Wicklow Town.

It consists of a 70 acre organic farm and a Centre for education on all matters related to Ecology and sustainable living. Our aim is to produce health giving organic vegetables, pork and beef which we sell through our Farm Shop and at farm markets. Part of the farm is set aside for wildlife where over 10,000 trees have been planted, hedgerows restored and other habitats developed so that small mammals, birds, bees and other insects can thrive. In this way we believe we are contributing to the environmental health of our planet as well as creating a place of beauty where people can enjoy the benefits of the natural world in a stunning setting overlooking Wicklow Bay.

The farm is also used as an educational facility where children and adults can study the overall natural world and learn to love and value our beautiful planet. Most of our employees were hired through the Community Services Programme (Pobal) scheme, and through this, we provide a much-needed service to the community in assisting people back into full and part time employment.

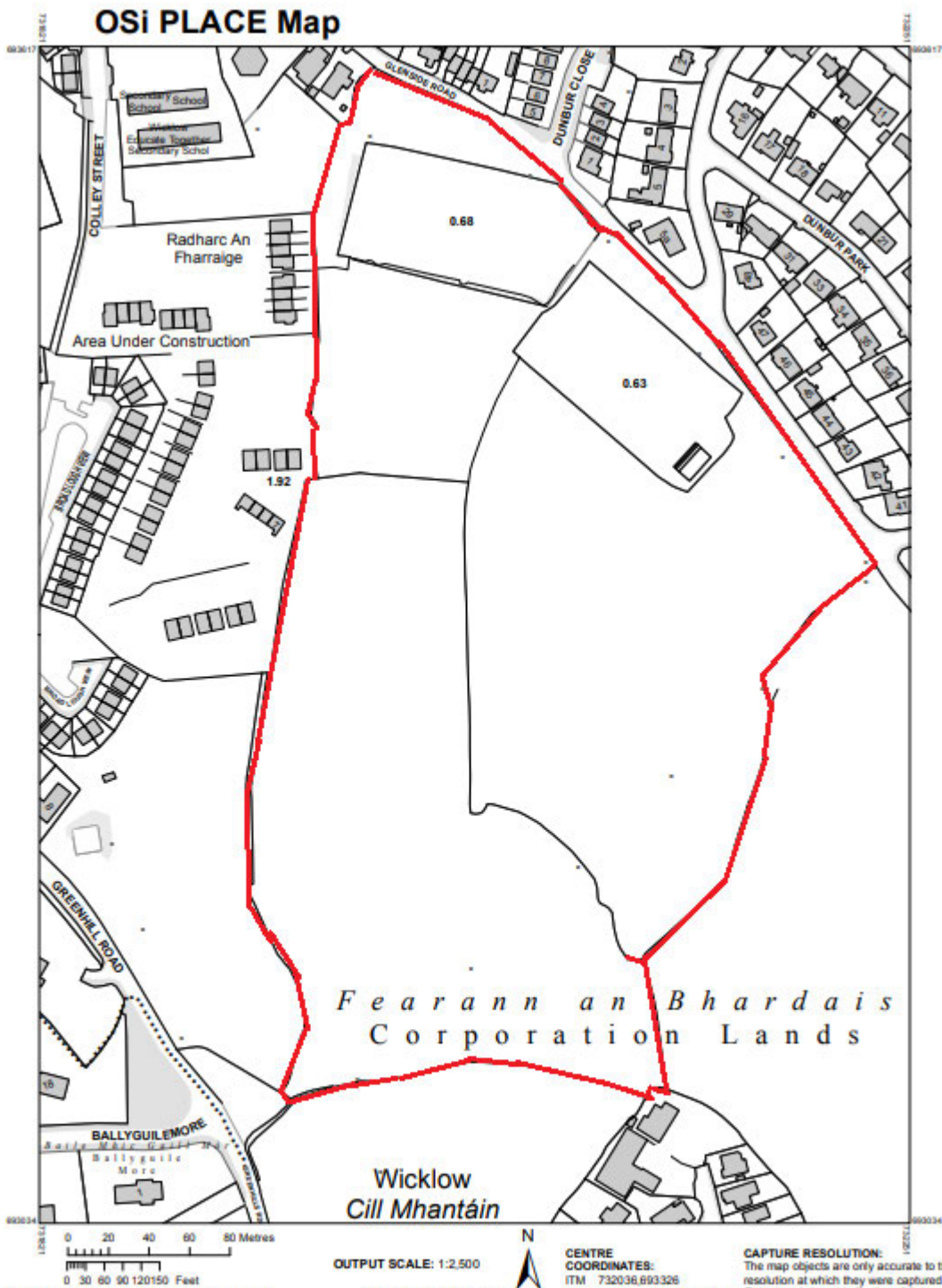
The Ecology Centre is located in a refurbished former school building on school grounds surrounded by vegetable gardens and other farm related activities. It has 18 single bedrooms where students from at home and abroad come for short and long-term courses related to Ecology and sustainable living as well as the spirituality which underpins them. The Centre has Conference rooms and many other facilities which are used for courses and are also rented out to the local community. In allocating this space, preference is given to meeting the needs of the community, especially the most vulnerable.

It is well known that farming especially on the small scale practised here is not a profitable enterprise. However it is an essential part of the whole educational project here and without it, classroom teaching would be poorer and the experience using the facility would also be entirely different. Given the perilous state of our planet, the reality of climate change and the need for environmental education, we believe companies like ours have the expertise and facilities to contribute to this effort.

An Tairseach is the only organic farm with a farm shop in east Wicklow. The 70 acre urban farm provides stunning views over Wicklow bay and consists of grazing land for animals, a 10 acre vegetable patch, a beautiful river walk, a tree plantation, pond and wildlife conservation area. An Tairseach is welcoming and accessible to the local community and operates an open farm. We offer free guided tours and regular “Farm to Fork” events, through which we teach the need for care of the land & the environment and also the benefits of farming sustainably and growing & eating organically.

We engage with local schools to foster an interest in nature, the environment and community among children and young people. We established a Community Garden on the land in collaboration with Men's Shed and the Simon Community, which we encourage locally socially disadvantaged groups and individuals to use. The farm continues to work with volunteers in the local community to plant trees as part of our forestry tree sponsorship programme. We offer gardening courses for those who wish to learn to grow their own, these courses have proven very popular with all age groups and have been well attended by people living alone. All these activities encourage healthy

living and eating as well as the promotion of positive mental health through a connection in nature. The running and maintenance of the farm is carried out by employees funded through the Community Services Programme (Pobal) which enables An Tairseach to provide the unique environment in which these needs can be addressed.



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**C: Third Party Submission**

<b>Town</b>	
<b>Landowner name</b>	
<b>Landowner address</b>	
<b>Landowner phone</b>	
<b>Landowner email</b>	
<b>Address of site</b>	
<b>Site description</b>	
<b>Site Area</b>	

**Please include a map if available**  
 See attached relevant OSI map extract showing subject lands outlined in red.

<b>Are you:</b>	Check
<b>Challenging the inclusion of certain lands on the map?</b>	
<b>Challenging the date that lands are considered to be 'in scope'?</b>	
<b>Identifying additional lands that you believe should be shown on the maps?</b>	
<b>Grounds for your submission</b>	

**Criteria for inclusion on the map - any submission to exclude or include land should make reference to these criteria:**

Land that meets the criteria for inclusion on the map, and therefore liable to the RZLT, is land that –

- is included in a development plan or local area plan and is zoned for residential development or zoned for a mixture of uses, that includes residential development.
- is serviced, or it is reasonable to consider may have access to services. Serviced means having access to the necessary public infrastructure and facilities including road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply necessary for dwellings to be developed and for which there is service capacity available sufficient to enable housing to be developed.
- is not affected in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of archaeological or historic remains.

but which is not –

- land that, while zoned residential, is an authorised development used to carry on a trade or profession by a business liable to pay commercial rates, and which provides services to residents of adjacent residential areas.
- land that is zoned for a mixed used purpose (including residential) unless it is reasonable to consider that such land is vacant or idle.
- land that is required for, or occupied by, other uses such as social, community or governmental infrastructure, including education and healthcare facilities, facilities used for the purposes of public administration, transport facilities and infrastructure, utilities, energy or telecommunications infrastructure and facilities; water and wastewater

infrastructure and facilities, waste management and disposal infrastructure, recreational infrastructure including sports facilities and playgrounds.

- land that is subject to a statutory designation that may preclude development.
- land in respect of which the Derelict Sites Levy is payable.