

**Public Consultation Submission in respect of Draft County Development  
Plan 2021 – 2027**

**Lands at Termonfeckin**

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Louth County Council

**21 DEC 2020**

Customer Services  
Dundalk

# Public Consultation Submission in respect of Draft Louth County Development Plan 2021-2027.



Deirdre Murphy and David Doyle

# Termonfeckin, Co. Louth

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## DETAILS

<b>Report Type</b>	Public Consultation Submission in respect of Draft County Development Plan 2021-2027
<b>Author</b>	Deirdre Murphy
<b>Landowners</b>	David Doyle and Deirdre Murphy
<b>Site</b>	Lands at Termonfeckin adjoining Sunhill Nursing Home
<b>Townland</b>	Termonfeckin
<b>I.T.M.</b>	713894, 781025
<b>Report Date</b>	16 <sup>th</sup> December 2020

# Termonfeckin, Co. Louth

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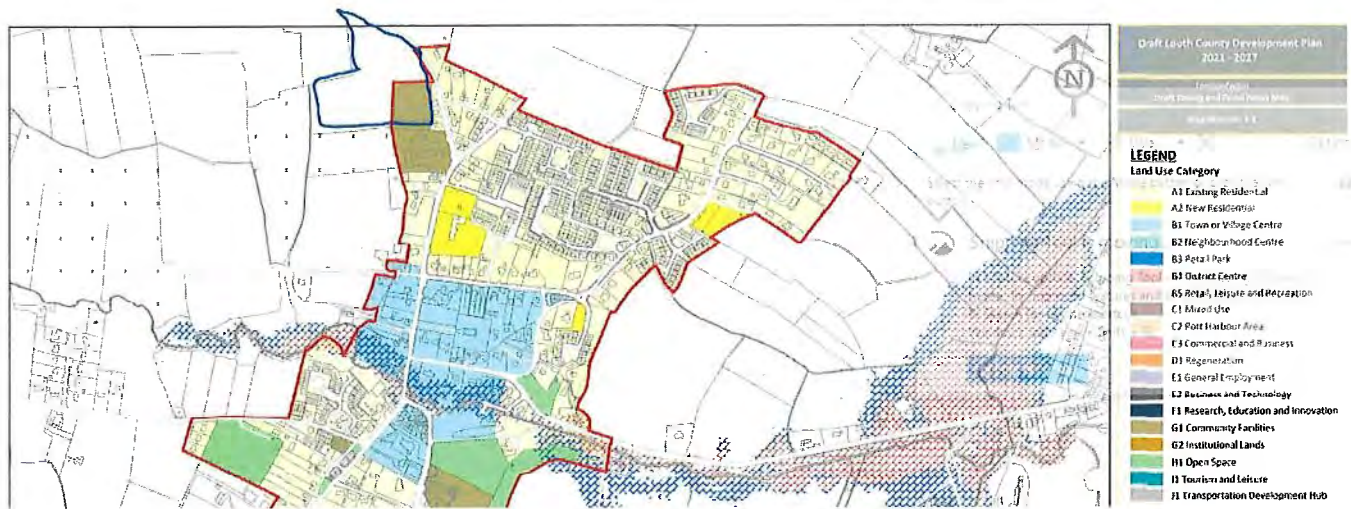
Illustration 3: Plan showing Requested Alteration to Settlement Boundary.

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**Illustration 2: Draft Louth County Development Plan 2021-2027-Termonfeckin (subject site in blue)**

A Submission to Louth County Council seeking a variation to the Louth County Development Plan 2015-2021 was undertaken by Joe Bonner on our behalf in May 2017. This submission requested an extension of the Termonfeckin village boundary and the zoning/rezoning of 2.422 hectares (5.98 acres) of our land adjacent to Sunhill Nursing Home. The rezoning was sought to facilitate the expansion of the Sunhill Nursing Home and the development of a retirement village containing 35 single storey units. Subsequently a pre-planning meeting was held with Mr. Brian Brooks on 26<sup>th</sup> March 2018 at Louth County Council offices and was attended by Sunhill Nursing Home owner Mr. Vincent McDonald, manager Mr. Shane Kelly and Mr. Michael Doyle. Following the meeting and acting on advice from Mr. Brian Brooks letters dated 2<sup>nd</sup> November 2018 and 18<sup>th</sup> April 2019 were submitted to Director of Services Mr. Frank Pentony and Chief Executive Ms. Joan Martin.

The *Draft Louth County Development plan 2021-2027* was published 14<sup>th</sup> October 2020 and we welcome the extension of the development boundary into our landholding. The extent of this will facilitate the construction of an extension to the adjoining nursing home which has been planned for many years.

## 2.0 REQUESTED ALTERATIONS TO DRAFT PLAN

We request that the settlement boundary be further extended by 1.5 hectares to allow for the construction of supported living houses beside the nursing home (See Illustration 3 below). There is an opportunity to provide a type of accommodation that is much in demand and very short in supply for elderly people, who can and wish to live independently but require significant levels of support. This model is 'tried and tested' and we believe that sufficient lands should be made available adjacent to the nursing home, to allow both for its extension and the construction of independent living units as part of a campus style development.

We would ask that the additional lands within such an extended boundary be zoned either A2 or G1 to allow for new supported independent living for the elderly.



**Illustration 3: Plan showing Requested Alteration to Settlement Boundary.**

## 3.0 JUSTIFICATION

ESRI projections indicate that the numbers of people aged over 65 will more than double to almost 1.3 million people by 2040, comprising approximately 23% of the population. This compares to 13.5% in 2016. In addition, it is expected that the population aged over 85 will quadruple. As people get older, they are likely to have increasingly complex healthcare needs, with a requirement for services and facilities to support provision of suitable and necessary care. Section 5.4 of the *Draft National Planning Framework for Ireland* (Ireland 2040 Our Plan, 80) specifically refers to Government policy 'to support older people to live with dignity and independence in their own homes for as long as possible'. It suggests that we should provide a range of appropriate housing choices with appropriate supports for older people and a built environment that is attractive, accessible and safe, where older people will be supported and motivated to enjoy more active, healthy and connected lives and to age confidently and comfortably in their community.

**Our proposal accords with this objective.**

Chapter 4 (Residential and Community Facilities) of the current Louth County Development Plan 2015-2021 (Vol. 1 p 94) includes a specific policy listed as **RES 7** which states '*Continue to cater for the needs of persons with special requirements including persons with disabilities and the elderly, including the concept of independent living and the development of 'lifecycle housing' i.e. housing that is adaptable for people's needs as they change over their lifetime*'.

**Our proposal accords with this stated policy of Louth County Council.**

According to a recent Irish Longitudinal study on ageing conducted by Trinity College Dublin:

- By 2030, one in five people residents in Ireland will be 65 years or older
- The greatest increase will be in the over 80s
- Of female children born today, over 50% are likely to survive to age 100 or beyond

This study concludes that people are living longer. In the midst of a housing crisis, appropriate accommodation that meets the needs of this vulnerable population is in increasingly short supply. Therefore, opportunities in existing settlements with the basic health care requirements already established, should be maximized. The realisation of this vision will have the effect of accommodating older people in appropriate accommodation where there are support services already in situ. A secondary

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positive impact of this proposal will potentially bring family appropriate accommodation into more productive use.

**We believe our proposals accord with this reality.**

An existing retirement village at Moorehall Lodge, Hale Street, Ardee, Co Louth, some 27km to the northwest of this site at Termonfeckin is a good example of what can be achieved. Comprising of 42 traditional two-bedroom bungalows, each home has been specially designed for the older person who wants companionship but also to remain independent within an environment that is safe, secure and caring.

According to [www.nursinghomes.ie](http://www.nursinghomes.ie) in an article published in August 2015, this retirement village provides independent living for the over 55s, offering security and independence in equal measure. All residents have full access to all Moorehall Living services which include Homecare and Day Services. The same article also cites new research funded by UK care group Bupa on the wellbeing of residents of retirement communities. The research found that residents experience only half the levels of loneliness reported by older people living independently elsewhere.

The retirement village at Moorehall Lodge is reflective of the type of facility that it is envisaged for the site at Sunhill Nursing Home, where elderly people can live independently with support services provided from the Nursing Home.



**Plate 1. Aerial Photograph of Moorehall Nursing Home and Retirement Village, Ardee**

## 4.0 CONCLUSION

- We own land adjacent to Sunhill Nursing Home
- We welcome having some of it included in the Draft Louth Development Plan 2021-2027 as this will facilitate an extension to the nursing home
- We believe the amount being included is a missed opportunity
- We ask that the boundary and zoning be extended by 1.5 hectares in accordance with Illustration 3 above

## 5.0 REFERENCES

Bonner, J., (May 2017), 'Submission to Louth County Council seeking a variation to the Louth County Development Plan 2015-2021 to facilitate the development of a 38 bedroom Extension to Sunhill Nursing Home and a Retirement Village containing 35 independent living units at Sunhill Nursing Home, Termonfeckin, Co. Louth'. Unpublished Report.

Draft Louth County Plan 2021-2027.

*Ireland 2040 Our Plan* Draft National Planning Framework. A Government of Ireland Policy.

Louth County Development Plan 2015-2021.