

**Submission to Draft Louth County  
Development Plan 2021 – 2027  
Specific Objective Proposal**

**CWPA Planning & Architecture**



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**Proposed Centre of Excellence  
for Care for the Older Persons on  
behalf of CRL Quinn Health Ltd.**

**Former Tain Holiday Village Site,  
Omeath, Co. Louth**

# BACKGROUND

## Proposed Centre of Excellence for Care for the Older Persons

# CWPA Planning & Architecture



### Introduction:

CWPA Planning & Architecture has been engaged by Ms Rosaleen Quinn to make a submission to the Draft Louth County Development Plan 2021 – 2027, on foot of the advertisement inviting submissions as part of the statutory public consultation process. This submission will propose to have a policy included in the adopted development plan regarding age friendly residential development within the county of Louth. The basis of this submission is to ensure that age friendly housing is included in all consideration of housing provision generally, both public and private. It is the objective of this submission to have the appropriate planning policies implemented in the adopted development plan ensure the highest standard of planning policy is included in the interest of sustainable development.

### Background

This submission has been prepared with careful consideration for the aspirations of the Draft Louth County Development Plan 2021 – 2027 in respect of the requirement to provide for integrated healthcare facilities at appropriate locations within Co. Louth. The proposed Centre of Excellence for Care for the Older Persons, specifically located at the subject site at the former Tain Holiday Village will consist of the following:

- Sheltered and Independent Living Units.
- Nursing Care Facility.
- Specialist Long Term Dementia Care.
- Respite, Recuperation, Transitional and Step-Down Care on the campus.
- A Clinical Gerontology Centre.
- Day Care Centre.
- Home Healthcare Support Office and Healthcare Training Facility for carers working in the community
- Café/Bar – Retirement Club



All facilities will be located within buildings of a high-quality design, including well landscaped sensory and dementia friendly gardens, with access onto the walkway at St. Jude's Shrine.

The proposed development will be unique in terms of the long-term vision of care of the Older Person, taking account of Ireland's fast changing demographics, our citizens living longer and greater healthcare needs.

As set out in the Genio Report, (NUI Galway and Trinity College), which is detailed later in this submission, the population of people suffering with dementia is projected to increase significantly into the future which sets out a very worrying trend in terms of significant future care costs to the State.

To this end we have reviewed the demand, demographics, existing facilities for Older Person, whether Private or Public, and the location of HSE Clinics and Hospital catchment areas in Louth.

Most importantly, the proposed development will remove the need for Older Person having to attend overcrowded hospitals, reducing the risk of contracting Hospital Acquired Infections. The development as a Centre of Excellence will provide a range of care from Home Care, Day care, Independent Living, Primary and Acute care, Short and Long-term Care all on the one site.

## BACKGROUND

### Proposed Centre of Excellence for Care for the Older Persons



The proposed development has been prepared with careful consideration for the aspirations of the Louth County Development Plan 2021 – 2027 in respect of the requirement to provide for medical and healthcare facilities at appropriate locations within Co. Louth. The proposed Centre of Excellence for Care for the Older Persons will consist of the following;

1. **Sheltered and Independent Living Units.**
2. **Nursing Care Facility.**
3. **Specialist Long Term Dementia Care.**
4. **Respite, Recuperation, Transitional and Step Down Care on the campus.**
5. **A Clinical Gerontology Centre.**
6. **Day Care Centre.**
7. **Home Healthcare Support Office and Healthcare Training Facility for carers working in the community.**
8. **Café/Bar/Shop – Retirement Club**
9. **Refurbished Chapel/House/Faith Rooms**

All located within high quality designed buildings, well landscaped sensory and dementia friendly gardens.

The proposed development will be unique in terms of the long term vision of care of the Older Person, taking account of Ireland's fast changing demographics, our citizens living longer and greater healthcare needs.

There are additional benefits to the site location as it is adjacent to and includes many valuable natural resources such as:

- Carlingford Lough
- St Jude's Shrine
- Access to the walkway/Greenway
- Generous areas of open/recreational space

As set out in the Genio Report, (NUI Galway and Trinity College), which is detailed later in this report, the population of people suffering with dementia is projected to increase significantly into the future which sets out a very worrying trend in terms of significant future care costs to the State. To this end we have reviewed the demand, demographics, existing facilities for Older Person, whether Private or Public, and the location of HSE Clinics and Hospital catchment areas in Kildare.

Most importantly, the proposed development will remove the need for Older Person having to attend overcrowded hospitals, reducing the risk of contracting Hospital Acquired Infections. The development as a Centre of Excellence will provide a continuum of care from Home Care, Day care, Independent Living, Primary and Acute care, Short and Long-term Care all on the one site.



## SITE LOCATION & ENVIRONS



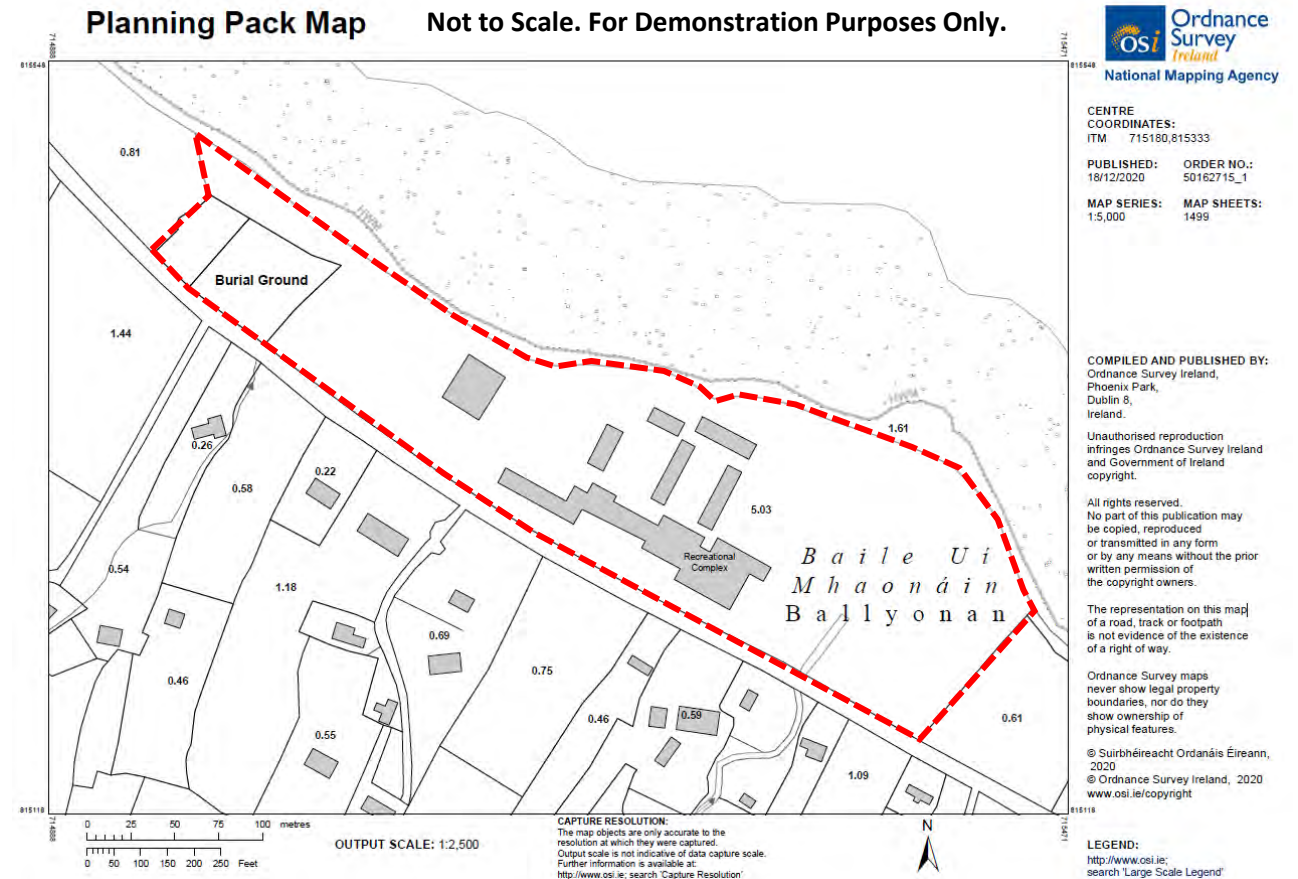
### Site Location:

The subject site to which this submission refers is located on lands at Ballyoonan Road, Omeath, Co. Louth.

The subject site is strategically located approx. 27.5 Kms (29 mins) from Dundalk via the R173, 65 kms (50 mins) from Drogheda and 18.5 Kms (20 mins) from Newry, Co. Armagh/Down. The subject site is strategically located within the Dublin – Belfast Economic Corridor. The Regional Spatial and Economic Strategy (RSES) for the East and Midland Region states the following:

*The Dublin-Belfast Economic Corridor is the largest economic agglomeration on the island of Ireland with the cities and towns along the Corridor home to a population of around 2 million. The Corridor connects the large towns of Drogheda, Dundalk and Newry by high-capacity national road and rail links, major airports of Dublin Airport, Belfast International Airport and Belfast City Airport and Belfast and Dublin ports (Growth Strategy).*

We believe that the subject site is strategically located and sufficiently serviced to relieve pressure from the Urban Centre of the County Town of Dundalk, where the policy of compact growth is to be implemented.



# SITE LOCATION & ENVIRONS

# CWPA Planning & Architecture



## **Brownfield Status:**

The subject site is considered to be a brownfield site due to the fact there are existing buildings on site. The buildings are in disrepair and in need of restoration, renovation and replacement where possible. It is a development objective to retain and refurbish the existing chapel and house.

National and Regional planning policy would state that brownfield sites should have priority in comparison to greenfield sites when considering proposed development.

The National Planning Framework (NPF) states the following:

### ***Achieving Urban Infill/ Brownfield Development***

***The National Planning Framework targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. This is applicable to all scales of settlement, from the largest city, to the smallest village.***

*This means encouraging more people, jobs and activity generally within our existing urban areas, rather than mainly 'greenfield' development and requires a change in outlook. In particular, it requires well-designed, high quality development that can encourage more people, and generate more jobs and activity within existing cities, towns and villages. This is provided that development meets appropriate standards to achieve targeted levels of growth. It also requires active management of land and sites in urban areas.*

The Regional Spatial & Economic Strategy (RSES) for the East – Midland Regional Authority states the following:

### ***Regeneration***

***One of the key elements of the NPF relates to the need for compact growth, with development being focussed within and close to existing built-up areas. A vital element of this approach is the regeneration of infill and brownfield sites. The importance of the role of regeneration in the delivery of Project Ireland 2040 is acknowledged by the provision of the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF).***

*Achieving compact growth targets will require active land management responses to ensure that land and building resources within existing settlements are used to their full potential. Local authorities will be required to establish a database of strategic brownfield and infill sites so that brownfield re-use can be managed and co-ordinated across multiple stakeholders as part of the active land management process—see Chapter 3 Growth Strategy for Urban Infill/Brownfield Regeneration - Guiding Principles.*



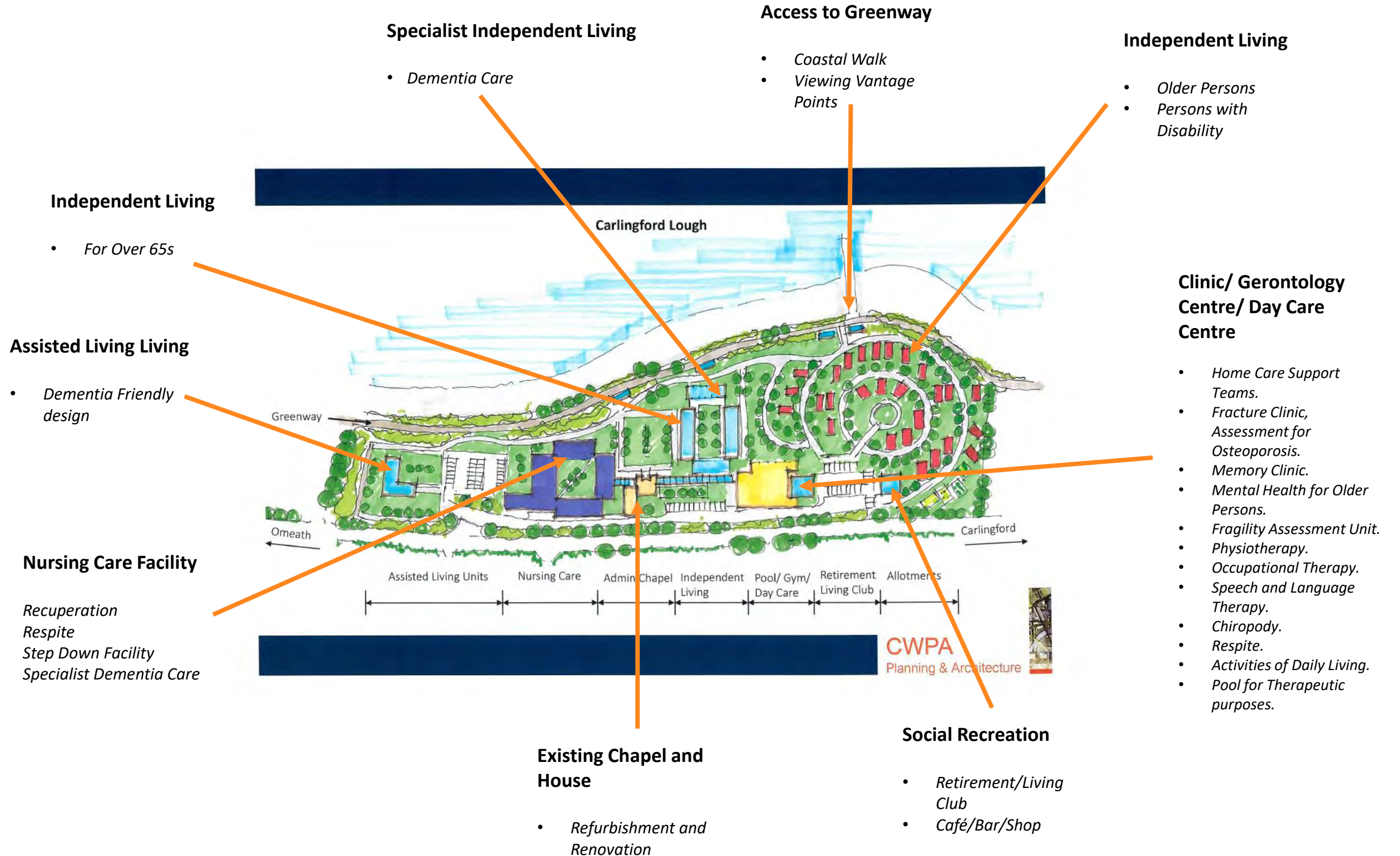
## **National Policy Objective 11**

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

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## DESIGN CONCEPT

## PROPOSED SITE LAYOUT PLAN



## DEVELOPMENT PROPOSAL



### Design Concept:

The overall development is on a brownfield site at the former Tain Adventure Centre and affords an opportunity of regeneration of a brownfield site that is currently underutilised. It is envisaged that Independent Living Units will be provided in blocks and will vary in height from 2 to 3 storeys. The Nursing Care Facility, Day Centre and Clinic will be 2 to 3 storeys in height.

### Independent Living:

Louth as with other counties in the Eastern Region is under pressure to provide suitable housing for our growing older population. The subject site provides an opportunity to develop “Universally Designed” apartments specifically designed for older persons and those with disabilities. CWPA Planning & Architecture are experts in advising clients on the layout and size of proposed age friendly dwellings and on how best to create a “continuum” of care from Independent Living for the active older person through to a need for a stepped level of care to eventually Nursing Care when required. The advantage and opportunity in providing Medical and Nursing Care on the subject site has been fully recognised by the Design Team. This allows a person suffering with dementia at the early stages a safe and secure way of life in a secure environment to continue the activities of daily living for as long as possible and to continue to live in the community. The proximity to the Nursing Care facility will ensure care is readily on hand in the case of a required emergency response. Residents will also be free to move between areas with ease and enjoy the landscaped areas that will be designed to the highest standards to include sensory planting where touch, smell and sound will be key in the dementia friendly environment.





## DEVELOPMENT PROPOSAL

### Nursing Care Facility:

The Nursing Care facility will have c.108 en-suite single bedrooms, associated dining, living, communal areas, ancillary clinical and nursing care rooms within the development. Safe and secure gardens will be incorporated to the rear of the site providing a peaceful and tranquil space and with an easterly and southerly aspect, with views from the Greenway over Carlingford Lough. This facility will provide the following levels of care:

- Specialist Long Term Dementia Care.
- Respite, Recuperation, Transitional and Step-Down Care.

CWPA Planning & Architecture is developing the concept design with the Design Team to create a state-of-the-art Nursing Care Facility that will be future proofed for Dementia Care. Our experience with the Dementia Services Development Centre at the University of Stirling will ensure this overall development will be dementia friendly in all aspects, including the Independent Living, Gerontology Clinic, Day Centre, and Public and Private open spaces.

### Clinical Gerontology Centre:

It is envisaged that this Centre would also provide critical services for the Local community, the greater Louth area and beyond. Services will include:

- Home Care Support Teams.
- Fracture Clinic, Assessment for Osteoporosis.
- Memory Clinic.
- Mental Health for Older Persons.
- Pool retained for Therapeutic Purposes.
- Fragility Assessment Unit.
- Physiotherapy.
- Occupational Therapy.
- Speech and Language therapy.
- Chiropody.
- Respite.
- Activities of Daily Living.

### Day Centre:

This Centre will be located close to the Gerontology Clinic to facilitate the community to take advantage of the Centre when on a daily or weekly visit. The day care services on site will provide respite for families caring for their loved ones at home. It will also provide social interaction, quality activities and ensures ongoing daily living outside the home.

Home Healthcare Support Office and Healthcare Training Facility:

It is envisaged that a Home Healthcare Company will be established on the site to provide all the residents living in the independent Living units a high-quality level of care support but also to extend this service into Carlingford, Dundalk and beyond. A Training Facility for Healthcare Assistants will also be established in association with the HSE.

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## DEVELOPMENT PROPOSAL



### Clinical Gerontology Centre

It is envisaged that this Centre would also provide critical services for the Local community, the greater Louth area and beyond.

Services will include;

1. Home Care Support Teams.
2. Fracture Clinic, Assessment for Osteoporosis.
3. Memory Clinic.
4. Mental Health for Older Persons.
5. Fragility Assessment Unit.
6. Physiotherapy.
7. Occupational Therapy.
8. Speech and Language therapy.
9. Chiropody.
10. Respite.
11. Activities of Daily Living.
12. Therapeutic Pool



### Day Centre

This Centre will be located close to the Gerontology Clinic in order to facilitate the community to take advantage of the Centre when on a daily or weekly visit. The day care services on site will provide respite for families caring for their loved ones at home. It will also provide social interaction, quality activities and ensures ongoing daily living outside the home. Although the proposed Retirement/Living Club along with the café/Bar/Shop will be within the subject site, the facilities will be available for use by the community. In addition, with a new access point onto the Greenway, an enhanced use of the Lough and the viewing platforms will be an invaluable addition to the facility.

### Home Healthcare Support Office and Healthcare Training Facility

It is envisaged that a Home Healthcare Company will be established on the site to provide all the residents living in the independent Living units a high-quality level of care support but also to extend this service into Carlingford and the wider Dundalk area. A Training Facility for Healthcare Assistants will also be established in association with the HSE.

## RATIONALE AND JUSTIFICATION FOR PROPOSED DEVELOPMENT

### Demographics – Ageing Population

#### Demographics – Ageing Population:

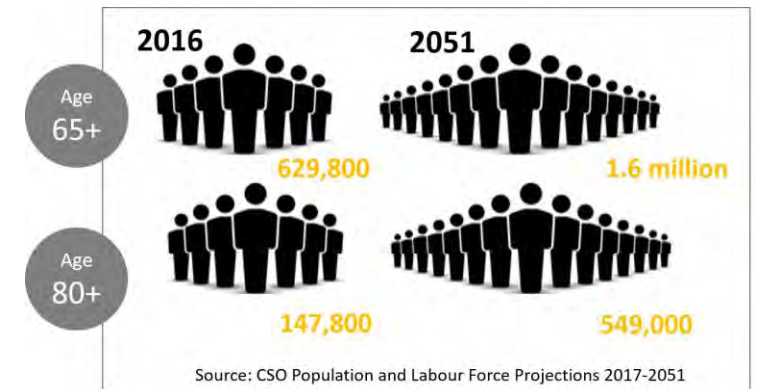
- The National Planning Framework indicates the population of Ireland is projected to increase by c. 1 million people (or by 20% over 2016 levels) to almost 5.7 million by 2040. The Dublin and the Mid-East Region is to account for 50.5 % of this projected increase.
- Trinity College and NUI Galway, Prevalence and Projections of Dementia in Ireland 2011 – 2016 – “The increase in the number of people with Dementia in the coming years will be significant and could be as high as 132,000 people by 2041, almost three times the current estimate of 47,000 in 2011. This increase undoubtedly presents a challenge to policy-makers and service planners and an opportunity to policy-makers and service planners to consider the services we currently provide for people with Dementia and the adjustments that we will have to make to meet increased need in the future”.
- It is estimated that approximately 22% of the population aged 80 years or older require long term care facilities. This would suggest that there is a potential additional need for around 20,000 beds by 2026.

Considering that the projected increase of the population of people over 65 years of age in Ireland is set to increase by 65% between 2017 and 2036 (CSO), it is incumbent of all planning authorities to ensure the housing needs of the ageing population is addressed. To that end, several policy documents have been adopted as government policy to offer guidance to planning authorities.

Age Friendly Ireland has carried out research regarding the housing needs and preferences of the elderly in 2019. The respondents’ preferences for housing included the following:

- Stay in their homes and communities for as long as possible.
- Maintain autonomy, control and independence through living in appropriate housing.
- Grow old in a safe, comfortable, secure, affordable, and interesting community.
- Maintain and develop their social networks.
- Experience less social isolation.
- Participate in decision-making about their housing environment.

**This submission brings the prospect of a new model of living and healthcare for the ageing population that can be a flagship for other local authorities to aspire to.**



Life Expectancy has increased by 30 years since 1926  
Improvements in life expectancy will continue

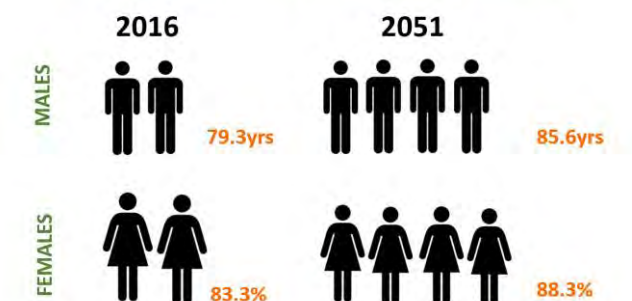


Figure 1: Taxonomy of housing and care needs



Source: (Government of Ireland, 2019, p. 23)



## RATIONALE AND JUSTIFICATION FOR PROPOSED DEVELOPMENT

### Demographics – Ageing Population (Extract from *Thinking Ahead: The Financial Benefits of Investing in Supported Housing for Older People* – The Housing Agency)

#### 3.1 Supported Housing Options

The approach taken to developing the cost-benefit analysis of Supported Housing Options in Ireland is similar to that taken in a report by Frontier Economics for the Homes and Communities Agency in the UK, which examines capital costs and the revenue stream costs and benefits of supported living (Frontier Economics Ltd., 2010).

The Supported Housing stages as shown in Figure 1 demonstrate a sliding range of care supports. Independent Living at stage 4 represents a home constructed to reflect older persons' needs. The housing is independent and offers residents secure housing, often designed to universal design standards. There would be a low level of additional services provided. This is referred to as **Independent Living** in this paper.

Supported Housing stage 5 accommodation provides for increased services and is referred to as **Assisted Living**. There may be a healthcare manager, housing manager, or an activities coordinator on site. The units may be located close to day care centres or primary healthcare centres.

Stage 6 requires the highest level of care, with care needs more closely reflecting those in a nursing home. This is referred to as **Specialised Living**. There would be a number of social and healthcare staff on-site, meals would be provided and care supports would be available 24-7. This may require a lower level of care staff and health staff than a traditional nursing home, which would allow for savings in this regard.

This paper groups the stages into three models for costing purposes:

1. **Independent Living** – Lowest cost, low level of support requirements
2. **Assisted Living** – Medium cost, medium level of support requirements
3. **Specialised Living** – Higher cost, high level of support requirements

These groupings are similar to the clusters identified by separate Housing Agency research (The Housing Agency, 2018) which produced case studies of housing models for older people and grouped them into four clusters based on degree of care required. This report provides further insight into the Supported Housing model.<sup>4</sup>

The costs of providing these three Supported Housing options are compared to the costs of providing alternative accommodation, made up of a mix of private and social general needs housing and nursing home care. This comparison case is called the counterfactual.<sup>5</sup>

#### 3.2 Population and Uptake of Housing Type

As research has pointed out (The Housing Agency/ ISAX, 2016), there is a gap in the housing stock for housing options aligned with the three models presented above. In attempting to model the net benefit or cost to the State from increased provision of this type of housing, assumptions around population growth, uptake of housing options and the split between public and private provision need to be made.

This paper estimates an average cost and benefit at an individual level for each Supported Housing option. It then applies weights to each of the model results, with the weight depending on the assumed uptake in the older population. These weighted costs and benefits are then scaled up to calculate a net benefit for the older population living in Supported Housing.

Benefits accrue through assumptions of lower need for social care and health care for those living in Supported Housing compared to a counterfactual population, which varies by model. The term counterfactual here refers to the tenure profile of Supported Housing residents if Supported Housing is not available.

Capital costs and running costs of providing Supported Housing are compared with the costs of alternative

<sup>4</sup> *Independent Living in this paper maps to the first two clusters in the 2018 Housing Agency research.*

<sup>5</sup> *The Public Spending Code defines the counterfactual as "an assessment of the likely developments which would occur in the absence of a policy intervention. A well-defined and supported counterfactual is required in order to assess the additionality of a project proposal."* [assets.gov.ie/43560/1ac8bb5e81304861afc5a6c6c10d733a.pdf](https://assets.gov.ie/43560/1ac8bb5e81304861afc5a6c6c10d733a.pdf)



## RATIONALE AND JUSTIFICATION FOR PROPOSED DEVELOPMENT

### Demographics – Ageing Population (Extract from Thinking Ahead: The Financial Benefits of Investing in Supported Housing for Older People – The Housing Agency)

#### *ADDITIONAL 11,400 SUPPORTED HOUSING HOMES*

This paper concludes that greater provision of Supported Living accommodation would generate large savings for the State. By making assumptions about the future investment path in Supported Housing where there is increased investment, we demonstrate that there are strong financial benefits available to the State. We estimate that direct public investment in an additional 11,400 Supported Housing homes over the next 10 years could potentially generate a total benefit of approximately €900 million for the State. Larger estimates of the required number of Supported Housing units, such as that found in the policy statement, would naturally produce a higher level of estimated savings (Government of Ireland, 2019, p. 8).

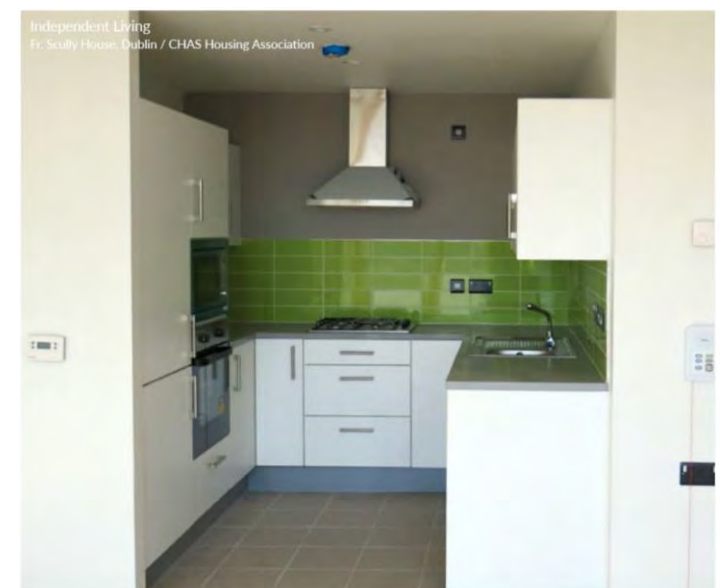
A sensitivity analysis of the assumptions was also carried out. This established that even when assumptions regarding nursing home uptake rates for residents under the counterfactual model are relaxed, there is still a positive Net Present Value from the provision of Supported Housing.

It is important to note that this paper focuses on the economic costs and benefits and that there are wider social and health benefits which are not addressed here. The social benefits include providing options to enable older people to remain living in their communities, the impact on wellbeing of the individual and their family and community, the value of freeing up housing in communities for other households and the impact on health due to the vulnerabilities of congregated settings.

This paper was conceived and mostly written, prior to the onset of the COVID-19 pandemic. Unlike a nursing home, people living in Supported Housing schemes have the security of their own front door and private indoor and outdoor space.<sup>3</sup> They are able to ‘cocoon’, if required, in their homes, able to cook and clean, while at the same time having the security of knowing they are living within a community and that there is someone close by who can help, if needed. Having said this, it does not negate the fact that nursing home care is the most appropriate form of care for many people.

The findings of this analysis make a strong case for further investment in Supported Housing, whether that is through direct public investment in social housing or supporting development within the private market sector. The savings established through investment in Supported Housing could allow for an increased level of state funding of this type of housing, while still allowing the State to make a saving compared to the current options available.

**3 This may vary in some Specialised Living schemes.**





## STATUTORY PLANNING CONTEXT

The relevant statutory plan is the Louth County Development Plan 2015 – 2021.

Existing Louth County Development Plan 2015-2021:

Section 4.18.3 Nursing Homes/Analogous Services (Chapter 4 – Residential Community Facilities) states the following:

The demand for nursing homes and analogous services has grown over the last number of decades. Advances in the field of medicine as well as improved nutrition and quality of life have increased average life expectancy.

The planning authority considers that nursing homes/analogous services should be located within Dundalk, Drogheda, Ardee, Dunleer and the Level 3 Settlements where:

- Public utilities such as water and sewage facilities are available,
- Opportunities for greater social inclusion and integration to the community exist,
- Accessibility by means of public transportation is available,
- Visitors can combine trips to see patients and relatives with other trips such as shopping and worship.

There is a presumption against nursing home developments/analogous services in the open countryside for reasons relating to unsustainability, poor accessibility, social exclusion, and visual intrusion.

In assessing planning applications for nursing homes/analogous services, the planning authority will have regard to the following:

- The zoning objectives for the area and the site’s size, shape and adjoining buildings and its compatibility with other uses in the area,
- Accessibility – access must be provided in a manner that is safe and adequate to meet the pedestrian and vehicular traffic flows anticipated and adequate parking provision in accordance with the standards set down in this Plan. The location of nursing homes along public transportation routes is highly recommended in the interest of sustainability and to facilitate employees, relatives and visitors who depend upon public transport,
- Design and Layout – should respect the characteristics of the site and fit in comfortably within the landscape and with adjoining properties. Applicants should consult with the Health Service Executive (HSE) with regard to internal design and layout at design stage,
- Amenity- sufficient amenity space and landscaped areas should be provided to meet the needs of the residents and provide an attractive setting,
- Utilities – connection to public water supply and foul drainage will be required.

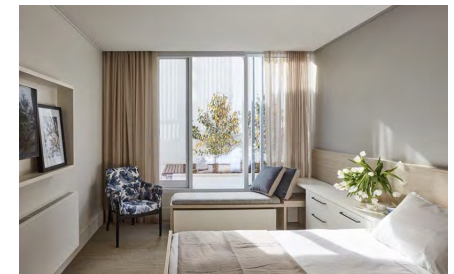
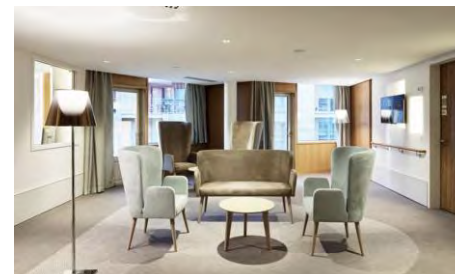
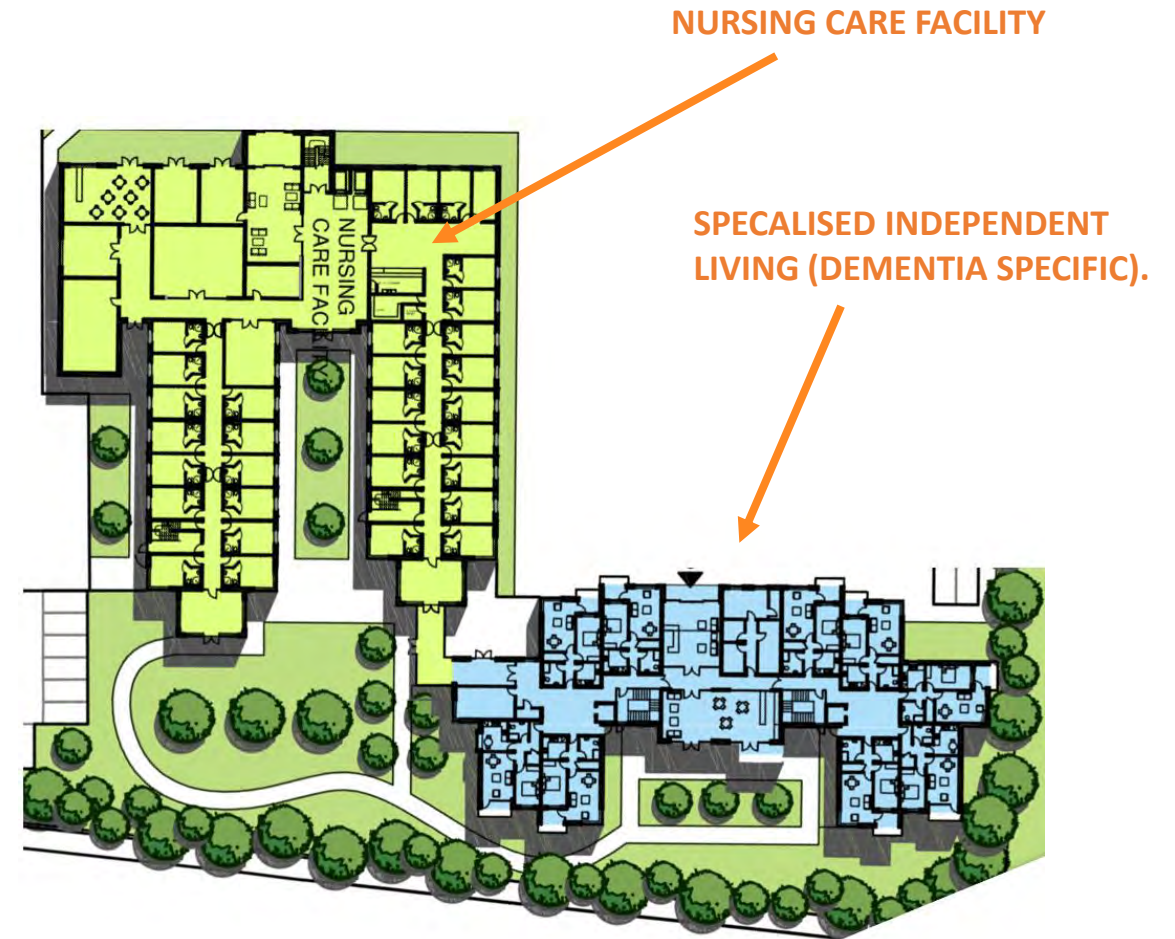
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| <b>RES 7</b>  | Continue to cater for the needs of persons with special requirements including persons with disabilities and the elderly, including the concept of independent living and the development of 'lifecycle housing' i.e. housing that is adaptable for people's needs as they change over their lifetime. |
| <b>RES 26</b> | To ensure that a high degree of building flexibility is incorporated into the design of new dwellings within the County including adaptability to lifetime housing needs and provision of accessibility for the elderly and those with impaired mobility.  |
| <b>RES 45</b> | To require that nursing homes/analogous services are located within Dundalk, Drogheda, Ardee, Dunleer and Level 3 Settlements. In exceptional circumstances where suitable, the re-use of existing buildings shall be considered.  |
| <b>RES 46</b> | To ensure that all applications for nursing homes/analogous services comply with the guidelines outlined in Section 4.18.3 above.  |

## NOTIONAL FLOOR PLANS INDEPENDENT LIVING UNITS



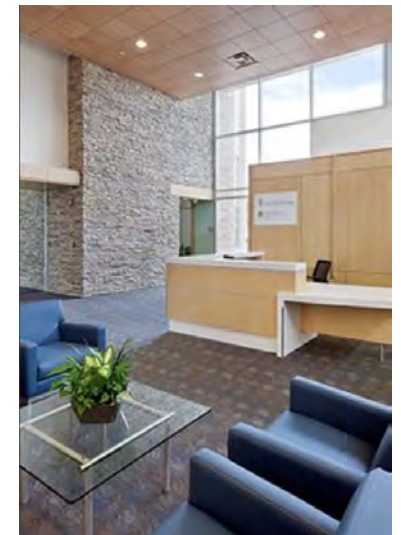
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## NOTIONAL NURSING CARE FACILITY & INDEPENDENT LIVING BLOCK



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## NOTIONAL LAYOUT - CLINICAL GERONTOLOGY CENTRE





## Proposal in line with

### SITE SPECIFIC AGE FRIENDLY STRATEGY

- To create a sustainable approach to the challenges and opportunities associated with our changing demographics.
- To make Louth a great place for senior citizens to live, where they can continue to enjoy living within their communities with dignity and respect.
- **The Physical Environment**
  - Outdoor
  - Transport and mobility
  - Housing
- **Strategic Focus**
  - To provide adequate, accessible safe and affordable housing
  - Seamless continuum of housing choices
  - Future proofing to design of new houses
- **Social Participation**
  - To ensure older people participate in social life
  - To combat loneliness and unwanted isolation
- **Community Support And Health Services**
  - Community Support
  - Reduction in Hospital Based Care





Proposal in line with



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## UNIVERSAL DESIGN GUIDELINES OF HOMES IN IRELAND

Centre of Excellence in Universal Design/National Disability Authority

- New homes that are built can meet the needs for the occupants regardless of age, size, ability or disability
- To meet the changing needs over time as they become older or become disabled
- To inspire to think differently about better quality homes for everyone
- Assist in the design and delivery of universal design homes through practical guidelines
- Avoid costly re-fits
- Improve energy efficiency and comfort



## Proposal in line with



## PREVALENCE AND PROJECTIONS OF DEMENTIA IN IRELAND 2011-2016

### Trinity College and NUI Galway

As already set out above, Ireland's population with Dementia is predicted to grow from 47,849 in 2011 to 152,157 in 2046, as set out in the report by Trinity College and NUI Galway "Prevalence of Dementia in Ireland 2011-2046". This underlines the need for housing design to take into account specific needs of residents with Dementia. These projections indicate that over 100,000 people suffering from Dementia will be living in the community putting significant pressure on the healthcare budget in Ireland.

### Dr. Fiona Keogh, Director of Research and evidence, Genio stated the following:-

*'The increase in the number of people with Dementia in the coming years will be significant and could be as high as 132,000 people by 2041, almost three times the current estimate of 47,000 in 2011. This increase undoubtedly presents a challenge to policy-makers and service planners and an opportunity to policy-makers and service planners to consider the services we currently provide for people with Dementia and the adjustments that we will have to make to meet increased need in the future.'*

Proposal in line with



- **DEMENTIA FRIENDLY DESIGN**

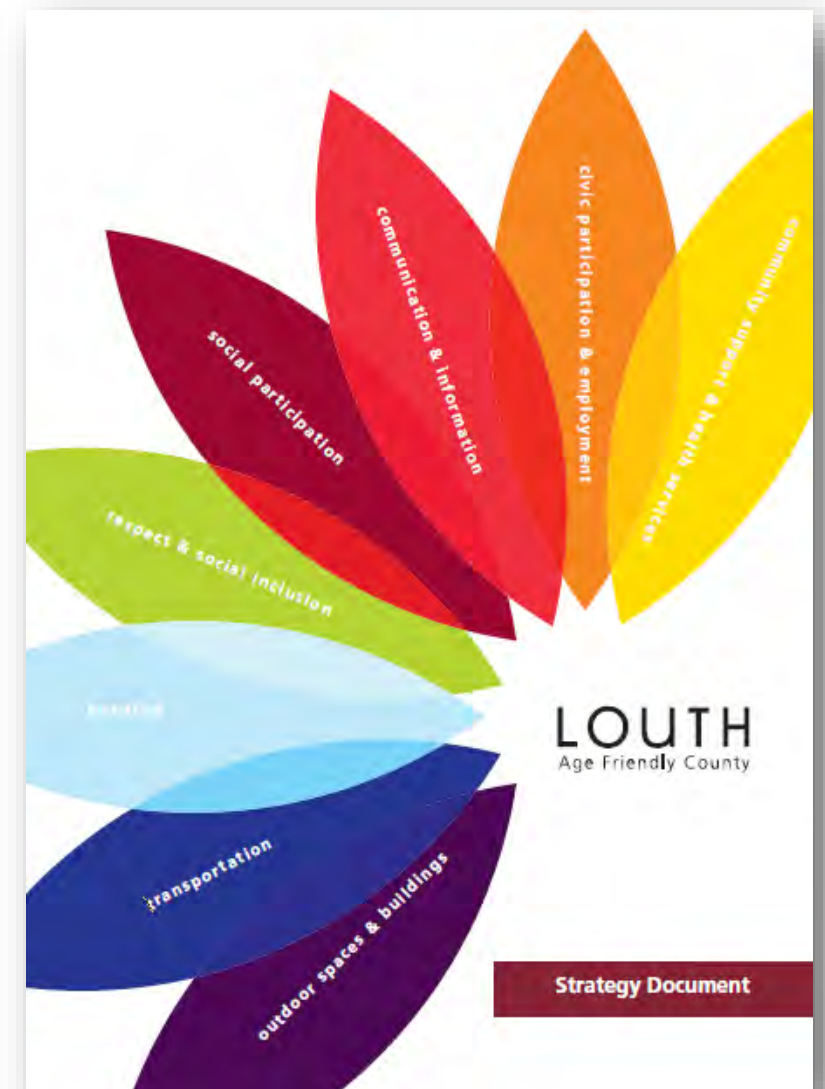
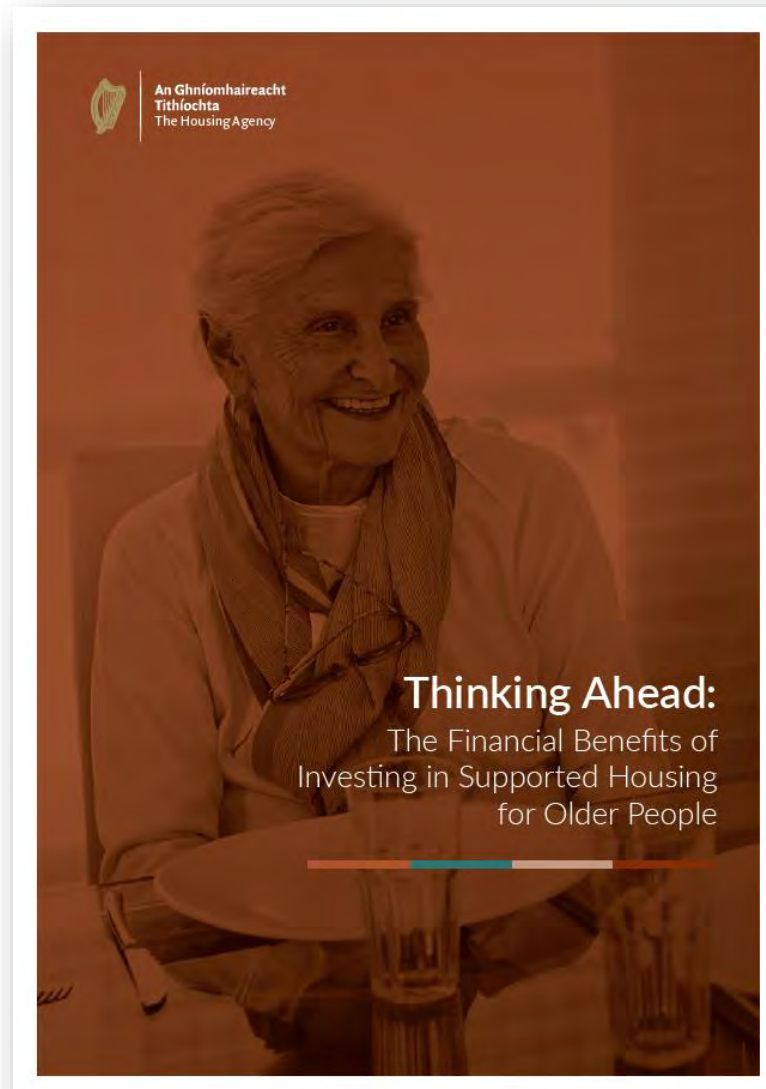
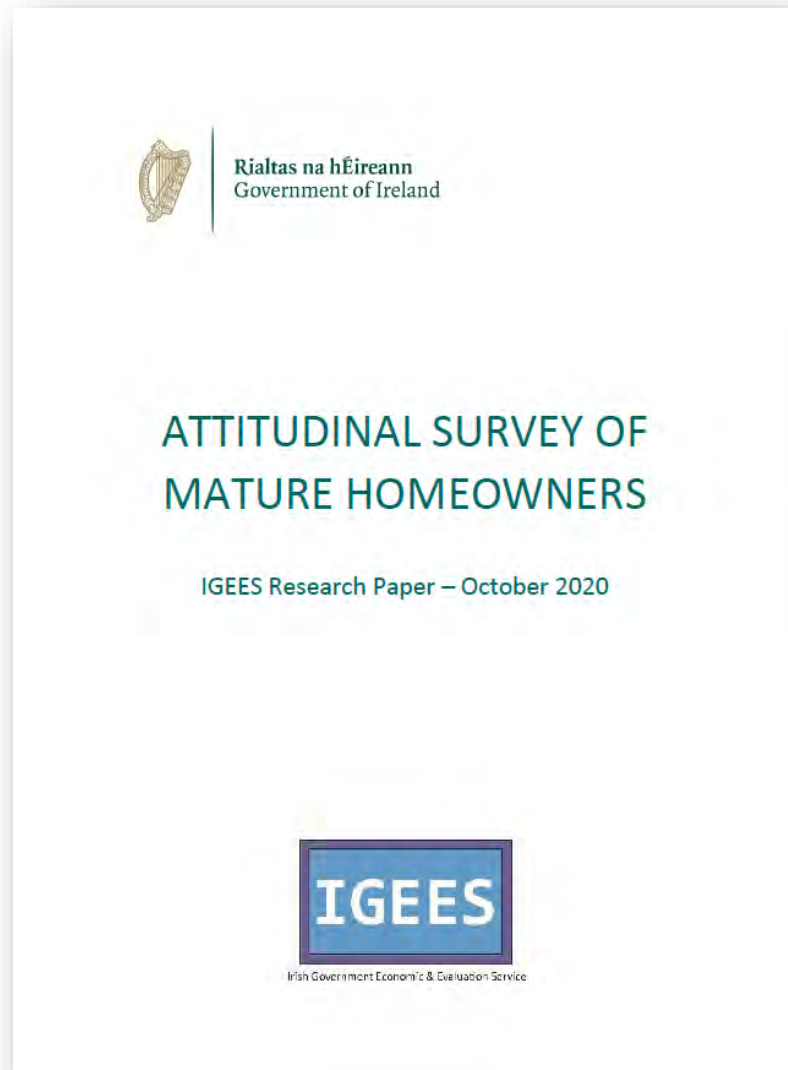
- Universal design guidelines need to be further developed to take account of the significant number of people who will continue to live in their own homes or new homes provided in Fingal

- **DESIGN IMPLICATIONS**

- Safety & security
- Falls risks
- Environmental needs
- Interior Design
- Garden/outdoor space/sensory spaces
- Public park, signage, way finding
- Transport
- Activities of daily living
- Vision, hearing, smell, taste, room adjacencies
- Scale, privacy

# CWPA Planning & Architecture

Proposal in line with





## CONCLUSION

### Proposal:

The former Tain Adventure Centre offers a valuable opportunity to have a brownfield site brought back into use, with refurbishment of many of the existing buildings, such as the chapel and the old house. Other facilities that will be incorporated into the development will be the existing pool, which is considered to be a valuable and essential piece of infrastructure that will aid in the therapeutic processes that will be available to residents of the facility. This proposal will also ensure that facilities will be available to the immediate and surrounding areas that are not currently available. This will offer an immense planning gain that will help promote social inclusion for the elderly population. It is proposed that a map based specific objective be included in the adopted Louth County Development Plan that will facilitate the establishment of the proposed development. This will be an opportunity for County Louth to be set aside as an age friendly county with the proposed development being a flagship for other elderly members of the respective communities throughout the country.

Proposed Map Based Objective Specific to the Subject Site:

***To facilitate the establishment of an Age Friendly Model of care that will develop various levels of independent and assisted living along with healthcare to support the general ageing population, which will include nursing care, services for dementia care, age friendly homes for over 65s and all ancillary development to address the health requirements and social inclusion of elderly residents.***

Rather than having a zoning code attached to the subject site, there could be a specific policy objective allocated to the site and a supporting narrative included in the Written Statement of the adopted plan.

