

Senior Executive Officer
Administrative Officer
Planning Department
Wicklow County Council
County Buildings, Whitegates
Wicklow Town, A67 FW96

14th November 2022

**Re: Public consultation relating to Draft Direction issued by the Minister
Wicklow County Development Plan 2022-2028**

Dear Sir / Madam,

On behalf of Eamon Bourke & Margaret Hctor the owner of lands at [REDACTED] (see map attached) we wish to make this submission in relation to the Draft Ministerial Direction regarding the Wicklow County Development Plan 2022-2028.

The lands in question are currently zoned for 'Integrated Tourism/ Leisure/ Recreational' and 'Tourism' and are within the Local Area Plan boundary of Greystones-Delgany & Kilcoole.

The use of the lands for a 'Residential Care Facility for the Elderly' is a more appropriate use of these lands given its location adjoining Druid's Glen Hotel & Golf Resort and the associated health & well-being services e.g. existing health club, spa, swimming pool, restaurant and café.

There is an ever-increasing trend towards improving the environmental setting for care facilities in recent years and given the location of the lands on the edge of Kilmullen Farm health and well-being services could be readily provided e.g., seasonal farm produce. The concept of a care facility for the elderly beside a working farm would create a significant healing and quality of life dimension for residents.

Kilmullen Farm is ideally located to provide for the future needs of the ageing population of this area, being readily accessible from the National Route M11 connecting Belfast to Rosslare and Dublin City Centre and Airport within a 45-minute drive.

The proposal for rezoning to a 'Residential Care Facility for the Elderly' is in accordance with the County Development Plan policy on 'Health, Care and Development' which states:

'Having regard to the 'ageing' of the Irish population, in addition to health care facilities, there is a growing need for the provision of specific residential and day care facilities for the elderly. The Council recognises that the provision of residential / day care and nursing homes is an essential community requirement and that this area is underdeveloped in this County.'

CD18 *'To facilitate the development and improvement of new and existing residential and day care facilities throughout the County.'*

The location of lands at Kilmullen Farm are ideal for the development of a new 'Residential Care Facility for the Elderly' to cater for the future demands in population growth from the immediate area of north Wicklow.

The lands are served with vehicular access from the public road network at this location, which is to a reasonably high standard due to the Druids Glen Hotel & Golf Resort entrance nearby. There is an existing shuttle bus service to and from the hotel and frequent use of local taxi services in the area. There is an existing electricity and gas supply together with mains water available close to the lands.

The preliminary census 2022 results show we have a population of 5.1 million in April 2022, an increase of 7.6% from census 2016. All counties show population growth. There has been a net inward migration of more than 190,000. There is a rise in those aged 65 and over. Now 15% of the total population. There were 768,900 persons living in Ireland aged 65 and over in April 2022. This is an increase from 13.3% to 15.1% of the total a volume increase of 139,100.

In a study undertaken by a psychologist David Radar at the University of Hertfordshire, the five areas of most concern to those entering care facilities are - cost, level of care, staffing and location in the context that it being near loved ones for other family members to access.

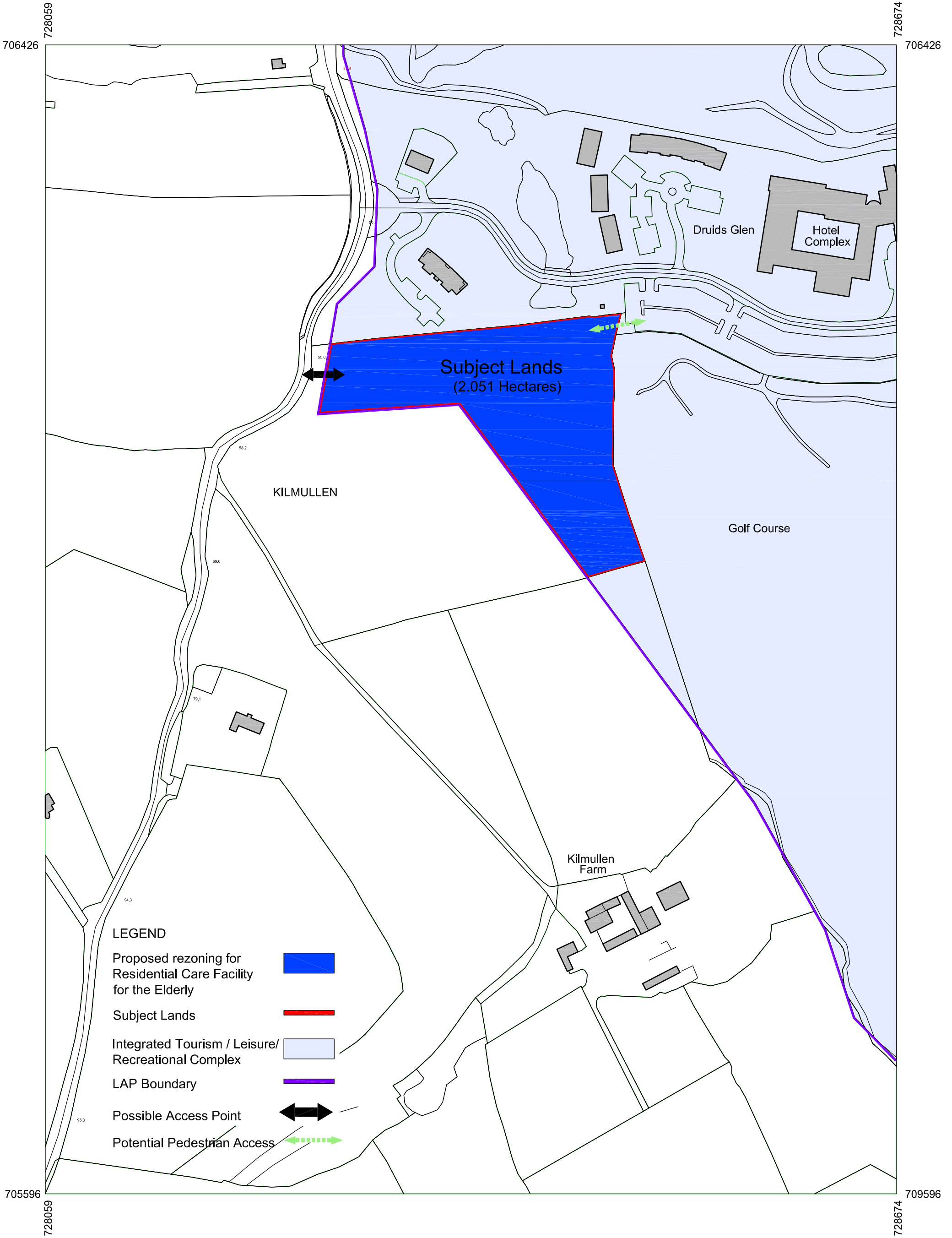
We hope that this information further reassures you that the lands at Kilmullen are an excellent option in terms of location for those requiring a care facility in years to come.

PD Lane Associates

PD Lane Associates

Date: November 2022

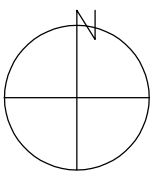
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LEGEND

- Proposed rezoning for Residential Care Facility for the Elderly
- Subject Lands
- Integrated Tourism / Leisure/ Recreational Complex
- LAP Boundary
- Possible Access Point
- Potential Pedestrian Access

ORDNANCE SURVEY IRELAND LICENCE NO. AR 0002120
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REVISION	DATE	DESCRIPTION
REVISION	00-00-00	DESCRIPTION

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LANDS AT KILMULLEN FARM NEWTOWNMOUNTKENNEDY Co WICKLOW

DRAWING NO.

REVISION NO.

PROPOSED REZONING MAP

STAGE	DEVELOPMENT PLAN REVIEW	DATE	16-07-2020
SCALE	1 / 2500 (A3 page)	DRAWN BY	