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**Application on behalf of Peter Robinson,  
to have his land adjacent to the existing  
Maynooth Lodge Nursing Home zoned  
for Sheltering Housing  
when the Kildare County Development Plan 2023-2029 is  
finalised in the coming months**

## **Introduction:**

We are making this submission to have the 4.0 hectares of his lands adjacent to the existing Maynooth Lodge nursing home zoned/designated for sheltered housing and other compatible land uses when the Kildare County Development Plan 2023-2029 is finalised in the coming months for Mr Peter Robinson, Crinnstown, Maynooth.

## **Draft Kildare County Development Plan 2023-2029:**

Section 10.8. of the draft Development Plan identifies older people as one of the groups in society that have specific planning needs. The Council recognises the importance of planning for the needs of these groups.

Section 10.8.3 highlights the fact that the number of over 65s in the county increased by 32% between the 2011 and 2016 census.

Section 10.8.3.1 advocates an age friendly Kildare. In future proofing County Kildare to cater for an increased older population we can help make it a County that allows people to age in their community whilst also creating stronger more sustainable settlements.

Such an aspiration requires an integrated approach and targeted investment at many levels from social infrastructure to mobility and housing.

Supported housing and longer-term residential care facilities for older people should be fully integrated into the local community.

This Plan recognises that McAuley Place in Naas has become a national exemplar model of housing for older people and will support further opportunities across Kildare to expand this supported housing market and model.

## **Policies and Objectives:**

This section of the draft plan contains a number of policy statements and objectives.

It is the policy of the Council to:

SC P6 Facilitate the provision of continuing care facilities for the elderly, such as own homes (designed to meet the needs of elderly people), sheltered housing, day-care facilities, nursing homes, step down care centres, and specialised care units (e.g. dementia specific units) at appropriate locations throughout the county.

## **Objectives:**

It is an objective of the Council to:

SC O33 Cater for the diversity of older people's needs by promoting adaptability and flexibility in the design of homes and the promotion of appropriate commercial and community facilities in population centres with higher proportions of older people.

SC O34 Provide for nursing homes in urban and appropriately located rural settings in the county and to site residential care facilities for the elderly close to community and social facilities (e.g., shops, health services etc.) ensuring older people can remain part of and contribute to existing communities.

SC O35 Require a mobility strategy to accompany applications for nursing homes and residential care facilities detailing connections to amenities, parks, open spaces and local town/village/neighbourhood centres for access to services and facilities.

SC O36 Require nursing home proposals to include appropriately sized open space, gardens and recreational areas that are accessible to residents.

SC O37 Facilitate the aims and objectives outlined in the Kildare Age Friendly Strategy 2019-2021 (or any subsequent/updated version).

SC O38 Adopt the ethos of McAuley Place, Naas as a recognised model of excellence for Positive Aging and best practice in Ireland in planning and delivering services to older people and aim to emulate this model within each of the five municipal districts in Kildare, at appropriate and sustainable locations.

SC O39 Assess the suitability and demand for elderly care facilities as part of the review of Local Area Plans and to facilitate the use of appropriate sites and the refurbishment of existing buildings within towns and villages for such uses.



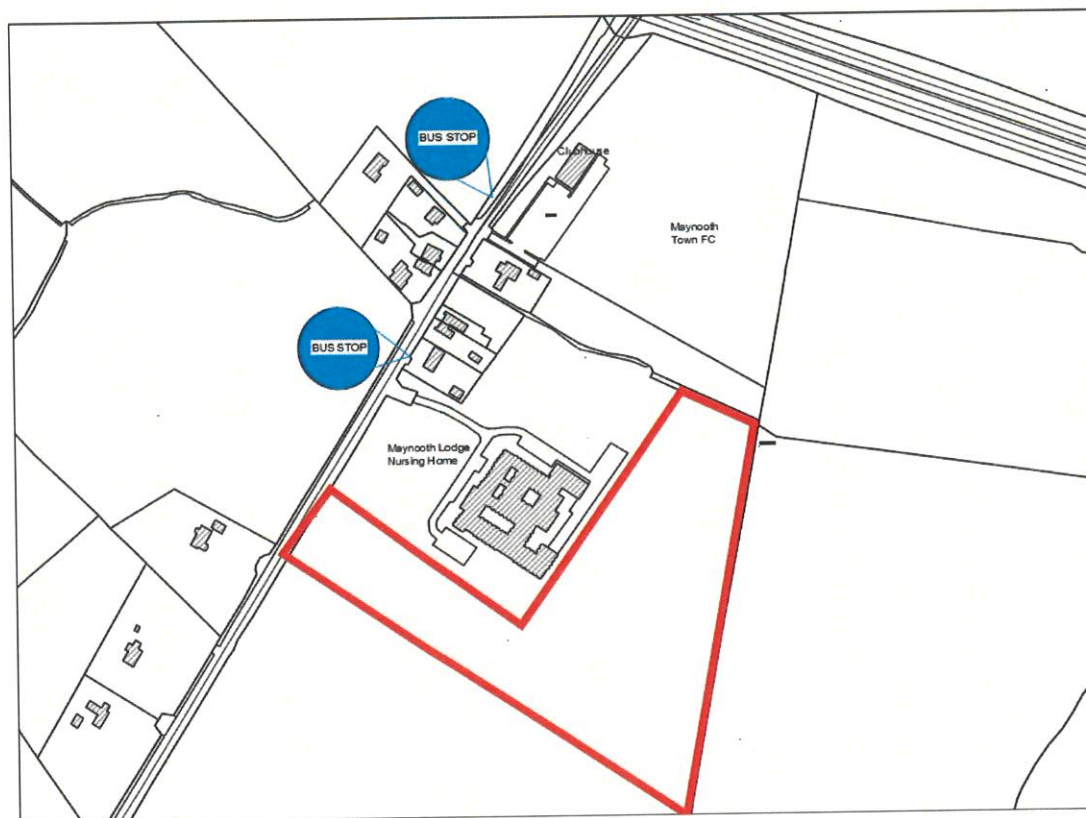
*Mc Auley Place, Naas with sheltered housing and other compatible uses*

**Proposed zoning/designation for sheltered housing and other compatible uses with existing Maynooth Lodge nursing home on lands adjacent to it.**

The lands that this submission relates to are in the control of our client Mr Peter Robinson, adjacent to Maynooth Lodge nursing home (see attached Figure 1).

Maynooth is identified as a key town in the draft CDP and is at the top of the settlement hierarchy set out in Table 2.8 in the draft CDP. The nursing home is located adjacent to the M4 motorway in the environs of Maynooth town and is next to the local soccer club. There is a footpath that connects the nursing home to local shops and facilities and Maynooth town centre.

It is proposed that these lands in Figure 1 below be zoned/designated for use as sheltered housing and other potential uses that are compatible with the existing nursing home.

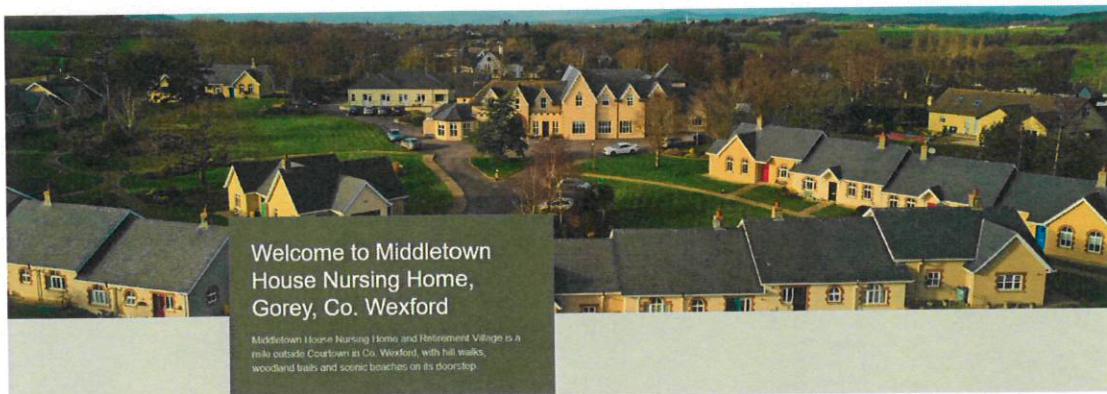


*Figure 1. 4.0 Hectares of lands submitted for inclusion for sheltered housing and other complimentary uses outlined in red*

## **What is sheltered housing?**

Sheltered housing is a group of self-contained flats or bungalows with either one or two bedrooms, which can be bought or rented. It can also be called retirement housing. It is a good option for older people who wish to downsize and live in a smaller home that is easier to manage.

Sheltered housing usually has a scheme manager or warden and there may be an emergency alarm system providing 24-hour help as necessary.



*Nursing Home with co-located sheltered housing and other compatible uses*

## **Features of sheltered housing**

Facilities may vary from scheme to scheme, but sheltered housing usually has:

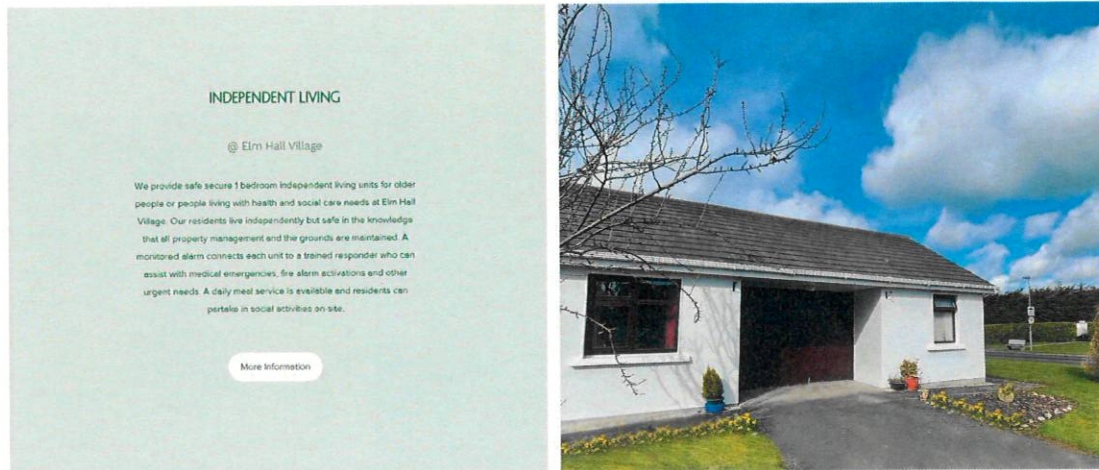
- self-contained properties grouped together into a small complex
- scheme managers or wardens, responsible for looking after the buildings and making sure the residents are safe and well.
- a community alarm system
- communal areas, such as a lounge, laundry room, guest flat and garden
- adaptations to make getting around easier and safer.

Sheltered housing schemes often arrange social activities among the residents, such as coffee mornings, film nights or a gardening club.

## **Advantages of co-locating sheltered adjacent to existing nursing home**

- the occupants will have neighbours around but still keep their privacy and independence
- help is available on site in the case of a medical or other emergencies
- because of the secure campus type accommodation, it will provide a more security than private accommodation

- the option to transfer to adjacent nursing home when the occupant is no longer capable of independent living without losing contact with friends and neighbours
- the occupants of both the sheltered housing and the nursing home have access to communal facilities and opportunities to socialise and benefit other compatible use provided on site



*Sheltered Housing at Elm Hall Nursing Home, Celbridge*

### **Other compatible Uses for the Maynooth Lodge nursing home site:**

Objective SC O38 cites the ethos of McAuley Place Naas as a recognised model of excellence for Positive Aging and best practice in Ireland in planning and delivering services to older people. The aim is to emulate this model within each of the five municipal districts in Kildare, at appropriate and sustainable locations.

The main features of McAuley Place is the range of on-site intergenerational facilities, with the emphasis on what people could do rather than what people could not do. The McAuley Place facility consists of 53 self-contained one-bedroomed apartments. Convent Tea Rooms. Arts and Culture Centre. Community Centre. Volunteer Centre and a Health through Learning Centre with an associated garden.

The McAuley Place facility has already identified a number of land uses that are compatible with sheltered housing and nursing home use.

Other potential uses that have been identified for this Maynooth site in addition to the proposed sheltered housing that would be appropriate for co-location with nursing homes.

Research in UK and USA identifies the benefits of co-locating nursing homes with creches/nurseries. Research shows that intergenerational shared sites increase the health and well-being of both young and older participants, reduce social isolation, and create cost efficiencies. They are joyful places. Americans are overwhelmingly in favour of shared sites. Generations United and the Eisner Foundation found that nearly all Americans believe older adults and children have skills and talents to help one another, and that 85% would prefer a shared site that fosters intergenerational connection over an age-segregated facility if they or a loved one needed care.

### **Summary:**

Chapter 10 of the draft Kildare County Development 2023-2029 sets out the proposals to make Kildare a place that allows people to age in their communities.

It cites the McAuley Place facility, with a range of intergenerational activities, along with sheltered housing for older people as the model for similar developments in appropriate locations in each Municipal District.

This submission, which relates to land in the environs of Maynooth adjacent to the existing Maynooth Lodge nursing home, identifies the benefits of co-locating sheltered housing alongside the existing nursing home.

In addition to the compatible uses identified in the McAuley Place Complex, there are other uses detailed here that are appropriate to co-locate adjacent to nursing homes and sheltered housing.