

# TURNER PHELAN Ltd.

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## DRAFT WICKLOW COUNTY DEVELOPMENT PLAN.

### NEWTOWNMOUNTKENNEDY.

Amendment : V2 – 8 Section 3.9

Action areas and specific local objectives

New specific local objective SLO-1

Wicklow County Council

18 MAY 2022

PLANNING DEPT.

### INTRODUCTION

We are instructed by our clients, Donald and Barbara Ogilvy Watson, [REDACTED] [REDACTED] to make submission with respect to the above amendments of the Draft County Development Plan and wish to submit a proposal for an amendment to the details of the proposals.

### COMMENT

Our clients are the owners of a significant area of the proposals included in the SLO reserved for open space and community development.

Part of this land is the subject of a current planning application for outline permission in respect of a 100 bed nursing home.

During the course of preparation of the outline planning submission we were required to undertake a review of the general requirements which would be needed for a modern nursing home.

1. In principal the car parking and traffic should be located in a singular area to one side of the building, remote from the actual structure and where it would have the least impact by way of noise and fumes on the nursing home itself .
2. The contours of the site are generally on in a south-east to north-west direction would logically dictate the general direction of the building for economic development.
3. Service yards should be as close as reasonably possible to main entry of the site to minimise movement of commercial traffic, deliveries waste trucks et cetera.
4. The garden area must be in a supervised location which generally would be to the elevation of the building which has the maximum overlooking facility.
5. The garden area for the residents must also be enclosed in order to ensure the welfare of patients with memory issues.
6. The garden area should be remote from areas of traffic movement.
7. The building should integrate with the adjoining amenity area and provide passive supervision of public parkland.

We refer to our drawing ZM-R1 which identifies\_-

1. Area proposed in draft CDP to be reserved for nursing home comprising 1.6 ha and surrounded by magenta line.
2. Outline planning application site for 100 bed nursing home file reference 22/120, of 1.7ha and surrounded by red line.

#### **OBSERVATIONS;**

It will be noted that the general concepts contained in the introduction above are incorporated into the outline planning application site, and in particular the area which is required for the enclosed garden.

Our argument with the Draft CDP proposals are primarily with reference to the proposed configuration of the site boundaries and the omission of an access area.

The land designated by WCC is very restrictive by way of being only 1.6 ha which does not include the entry road area from the Newtown ring road. This element of the development is absolutely essential.

It is considered that the elongated area proposed by the council is physically unsuitable for a nursing home and too restrictive of the area which is actually needed to provide facilities of a modern nursing home, particularly with respect of oversight of enclosed garden area.

As the planning is related to an outline planning application some flexibility for variation should be allowed for the in the zoning proposals for the actual development to follow.

Once the surrounding area is developed as a public parkland there will be little or no chance to review the site area. Accordingly we consider that the zone area must be sufficient in the first instance to meet the immediate and possible future requirements of a nursing home development.

#### **AMENDMENTS PROPOSED:-**

A minimum area in the order of 1.7 ha is reserved for the development of a nursing home.

The development shall include access to the proposed site from the adjacent ring road.

The design of any such development shall integrate into the parkland setting and shall provide for passive supervision of the parkland area; where any access roads are required across land zone OS they shall be so designed as to allow the park, and users of same, to flow safely across.

**TURNER PHELAN LTD.**

**18/05/2022**

Suite 6A, Block 6, Broomhall Business Park, Rathnew, Co. Wicklow A67 RY23

Draft CDP Proposal for 1.6ha site for Nursing Home (Magenta)

SLO-1

Enclosed Garden Area to private side of Home

Revision proposed surrounded by RED line, incl entrance road, (c1.7ha)

Area can be integrated with adjoining farmland

Service road and car parking isolated from garden and valley amenity area.

Isolation area from Residential development

Non Ogilvy Watson Lands

Non Ogilvy Watson Lands

Kineada Housing Development site for immediate construction

Amended Proposal for SLO-1 zoning		Revision: 0
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Project:- Zoning for Nursing Home at Newtownmountkenny.		
CLIENT:- Barbara Ogilvy Watson	Ref:- \az\ogilvy watson\nursing	
Scale: 2500 @A3	DATE:- 16/05/2022	Stage: Draft CDP Review.
		Drwg: ZM-RI