



Attn: Forward Planning

Áras Contae an Chláir
New Road
Ennis
Co. Clare
V95 DXP2

Our Ref: 220210
Your Ref: S2/775

19th December 2022

Re: Submission on the Material Amendments to the Draft Clare County Development Plan 2023-2029 – Lands at Woodstock, Ennis, Co. Clare, for Donal Courtney, on behalf of Selvaag Ireland Limited (Submission No. S2/775).

Dear Sir/Madam,

On behalf of our client, Donal Courtney, on behalf of Selvaag Ireland Limited, we wish to make a submission to Clare County Council in respect of the Material Amendments to the Draft Clare County Development Plan 2023-2029 published on 28th November 2022.

This submission relates to lands at Woodstock, Ennis, Co. Clare, as identified in Figures 1 & 2 below. The subject lands extend to approximately 1.5 hectares and are located in the neighbourhood of Shanaway Road/Woodstock. They are located to the north of the Woodstock View/Woodstock Hill residential estate. The lands are accessed via an existing road which links them to the Shanaway Road. This access point is located adjacent to the Garville Court residential development.



Figure 1: Aerial Image of Subject Lands



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MKO made a submission on the Draft Clare County Development Plan (Ref: S2/775) in respect of these lands requesting that they be included within the settlement boundary for the Ennis Municipal District Settlement Plan and seeking a 'Community' land use zoning on them. It is noted that Clare County Council have proposed to amend the Draft Plan to zone the lands for development in the manner requested in the submission referred to above. On behalf of Selvaag Ireland Limited we wish to welcome the proposed amendment and would request that it is included in the adopted Clare County Development Plan 2023-2029.

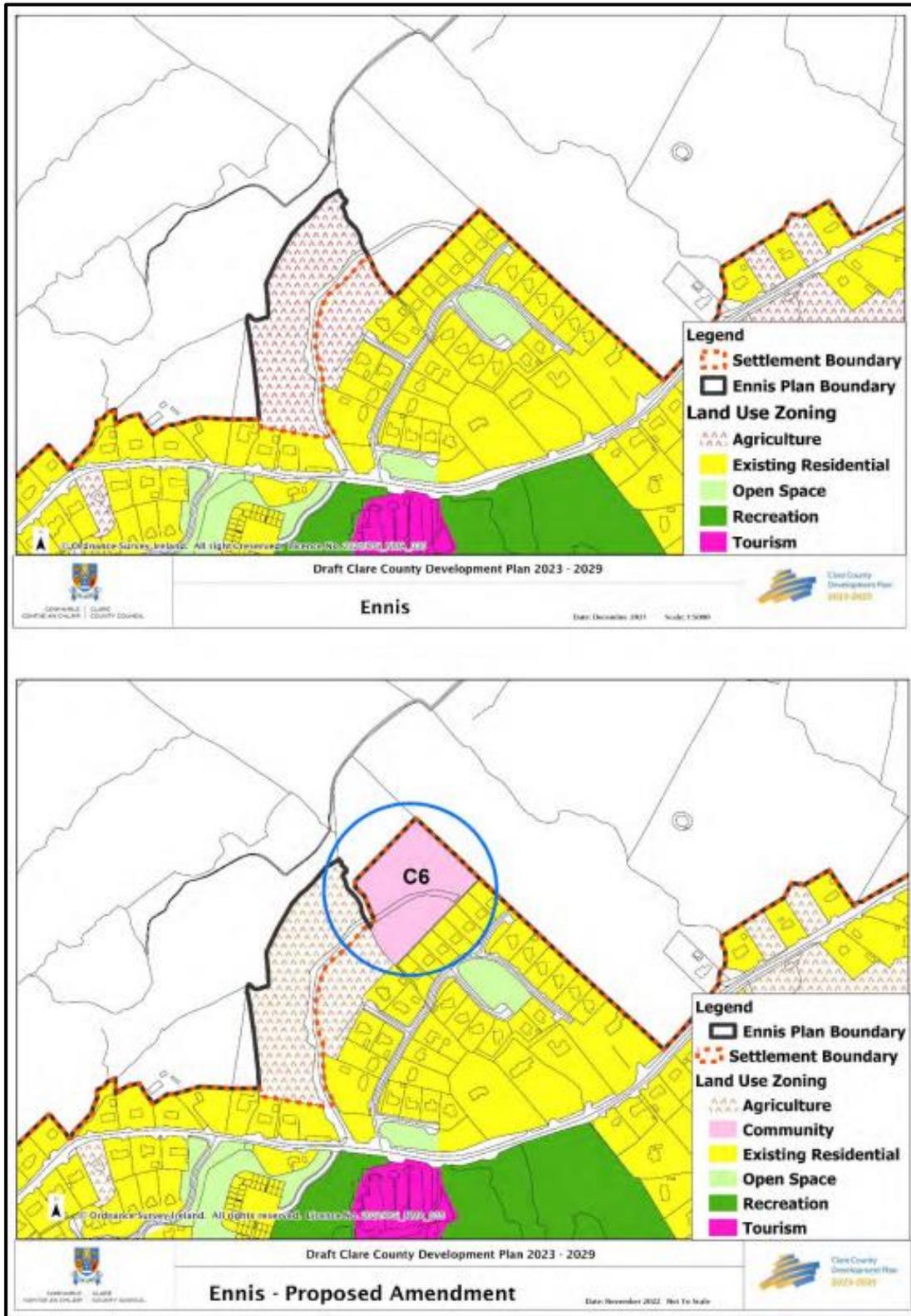


Figure 2: Proposed Amendment

The subject lands are owned by Selvaag Ireland Limited, a family owned business (originally established as a subsidiary of the Allenfield Care Homes Group). The zoning of the subject lands for ‘community’ use will facilitate the progression of a planning application for a nursing home on the subject site. There is a substantial deficient in nursing home accommodation provision in Ennis and countrywide. Property

industry experts have warned that Ireland will experience a severe shortage in nursing home accommodation within 10 years. Data produced by CBRE shows that the rate of new nursing home development is significantly off the required pace.

The CSO (2022) indicates that there are currently 768,000 people (15% of the total population) aged over 65 years old. This is an increase of 20.6% since 2016, a significant increase in a 6-year span. It is considered that there is less than one nursing home bed for every 29 persons aged 65 years old and over across the nation.

There are 883 no. nursing home beds in Co. Clare, and as outlined above, there is a notable shortage of nursing home beds in Ennis.

It is noted that over 450 no. nursing home bed spaces have been lost over the course of this year due to smaller facilities (up to 40 no bed spaces) no longer being a viable business model, resulting in a number of nursing home facilities being forced to close down. It is noted that 40% (4 out of the 10 nursing homes in Co. Clare) have a maximum capacity of 40 no . bed spaces or less, putting them at significant risk during any economic downfall. These have been identified below:

- St. Dominic Savio, Liscannor, Co. Clare (**Capacity for 28 no. beds**)
- Riverdale House, Blackwater, Ardnacrusha, Co. Clare (**Capacity for 29 no. beds**)
- Sancta Maria Nursing Home, Cratloe, Co. Clare (**Capacity for 40 no. beds**)
- St. Theresa's, Leadmore East, Kilrush, Co. Clare (**Capacity for 40 no. beds**)

Large nursing home facilities (80 – 100 no. bed spaces) continue to be a viable business model, and the subject site will be able to accommodate a nursing home of this scale to service Ennis and the surrounding area.

Apart from being an integral part of the healthcare landscape, nursing homes also make a significant economic contribution to the communities they serve. It anticipated that a nursing home at this location will support the creation of over 80 employees in nursing, physiotherapy, care assistants and home facilities personnel.

In conclusion, on behalf of our client, Selvaag Ireland Limited, we wish to welcome and support the proposed amendment to the zoning designation in the Draft Development Plan and request that it remains included in the adopted development plan in due course.

Yours sincerely,



David McGrane, BSc. (Hons) MIPI

Planner

MKO

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