



STATEMENT OF HOUSING MIX

In respect of
LANDS AT MILL STREET, MAYNOOTH

Prepared by
GENESIS PLANNING CONSULTANTS

On behalf of
LADAS PROPERTY COMPANY
(As part of the Comer Group)

NOVEMBER 2019

Document Control Sheet

Job Title: Mill Street Maynooth, SHD

Job Number: 2018-10-03

Report ref: Housing mix statement

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Date: June 2019

Client: Ladas Property Company

Rev	Status	Date	Author
D01	Draft	25 th July 2019	CH
D02	Final	22 ND November 2019	RW

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1 INTRODUCTION

1.1 This statement accompanies a planning application by Ladas Property Company under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (2016 Act) for a residential development of 120 no. units at a site of 1.05ha located at Mill Street, Maynooth, County Kildare.

1.2 In terms of policy context objective MD03 of the Kildare County Development Plan 2017-2023 on 'mix of dwelling types' states that it is an objective of the Council to:

1.3 *"Require that applications for residential or mixed-use development with a residential element are accompanied by a Statement of Housing Mix, in accordance with Table 17.3, to address the mix of dwelling types proposed. The Statement of Housing Mix should demonstrate a need for such accommodation, based on local demand and the demographic profile of the area".*

1.4 Also section 17.4.3 on 'Housing Mix' within Chapter 17 on Development Management Standards states that:

"It is an objective of the Council to ensure an appropriate mix of house types and sizes. In order to enable proper evaluation of proposals relative to this objective, a Statement of Housing Mix shall be submitted with planning applications for residential units, subject to the thresholds below".

Location of proposed development	Threshold
Where a specific target housing mix applies (as may be specified in a local area plan)	10 units or more
Within a large growth town/moderate sustainable growth town	50 units or more
Within a small town	25 units or more
Within a village/rural settlement/rural node	10 units or more

Table.1 Extract from 17.3 of county development plan and relevant thresholds for housing mix statements

1.5 With Maynooth being designated a large growth town and with proposed unit numbers exceeding 50no. this statement on housing mix has been prepared by Genesis Planning on behalf of the applicant, in accordance with the above requirements of the Kildare County Development Plan.

1.6 The methodology used is via a desktop-based search of online statistical resources including the Central Statistics Ireland (CSO) website has been undertaken to understand the demographic profile of the town of Maynooth. The latest population statistics report was published in 2016 and the results of this report were used to inform this statement of housing mix.

- 1.7 Also this statement examines the stages in family cycle, household sizes and housing vacancy rates in Maynooth and draws a comparative analysis against the state figures to demonstrate that there is a need to provide for apartments as proposed in this town centre location.
- 1.8 As will be set out the range of apartment types proposed has been determined having regard to the location, current market demands and the emerging demographic profile of the area.
- 1.9 Also, the proposed unit mix and the variety of types complies with the development plan requirement to provide a wide choice of dwelling types of varying tenure and sizes to meet the housing needs of Maynooth.
- 1.10 The proposed development also contributes to achieving the housing unit allocation of 3542 units for Maynooth in the period 2017-2023.
- 1.11 We submit the location of the proposed development capitalises on proximity to a range of employment, retail, community and social services in Maynooth, connectivity with the wider Greater Dublin Area, and supports the development of critical mass to support services, employers and infrastructure investments.

2 DEMOGRAPHIC PROFILE

2.1 This section provides a brief outline of the population growth, housing stock, demographic profile and household composition of the State, the Greater Dublin Area¹ (GDA), Dublin, Kildare and Maynooth according to the CSO census data.

Population Change 1996-2016

Census Year	State	GDA	Dublin	Kildare	Maynooth
1996	3,636,087	1,405,671	1,058,264	134,992	8,528
2002	3,917,203	1,535,446	1,122,821	163,944	10,151
% change	8.0%	9.2%	6.1%	21.4%	19%
2006	4,239,848	1,662,536	1,876,176	186,335	10,715
% change	8.2%	8.3%	5.7%	13.7%	6%
2011	4,588,252	1,804,156	1,273,069	210,312	12,510
% change	8.2%	8.5%	7.2%	12.9%	16%
2016	4,761,86	1,907,332	1,347,359	222,504	14,585
% change	3.8%	5.7%	5.8%	5.8%	16.6%

Table 2 Population change of the State, the GDA, Dublin, Kildare and Maynooth between 1996 and 2016 as derived from the CSO statistics.

- 2.2 As can be noted from table 2 the population of Maynooth has grown substantially between 1996-2016, from 8,528 in 1996 to 14,585 in 2016, representing a population increase of 71.02%.
- 2.3 Similarly the population of County Kildare grew by 64.8% between 1996 and 2016.
- 2.4 On this basis the population growth in both Maynooth and Kildare exceeds the growth in the state (31.3%), the GDA (37.5%) and Dublin (27.3%) during the same period.

¹ Comprised of counties Dublin, Kildare, Meath and Wicklow

Population and household profile

	Maynooth	Maynooth % of population	National Average 2016%
0-14	2,928	20.1%	21%
15-24	3,203	22%	12%
25-44	4,872	33.4%	30%
45-64	2,702	18.5%	24%
65+	880	6%	13%

Table 3 Age profile of Maynooth (source: census 2016)

	1	2	3	4	5	6+	Total
Total No. of Households	766	1242	963	1007	500	196	4,674
%of Total Households Maynooth	16%	26%	21%	22%	11%	4%	100%
National average (%)	24%	29%	17%	17%	9%	4%	100%

Table 4 Household size and profile of Maynooth (source: census 2016)

Family Cycle	No. of families	No. of family members	Maynooth %	State %
Pre-family	569	1,138	17.42%	9.15%
Empty nest	227	454	6.95%	9.99%
Retired	163	326	4.99%	10.05%
Pre-school	510	1,695	15.62%	10.04%
Early school	435	1,736	13.32%	11.89%
Pre-adolescent	329	1,345	10.07%	11.41%
Adolescent	390	1,654	11.94%	12.34%
Adult	642	2,289	19.66%	25.13%
Total	3,265	10,637	100%	100%

Table 5 Families by family cycle

2.5 As can be noted from the demographic profiles above Maynooth traditionally has a very young population.

- 2.6 Also, on referencing historical CSO data we note the 1996 census indicated that almost 30% of the town's population was aged between 20-29 years, in comparison to 15% for the state as a whole. The 2002 census revealed a similar trend with 25.51% of the population in the 15-24 age bracket, compared to the 16.38% average for the state.
- 2.7 Tables 3 and 5 above demonstrates that this trend is also evident in the 2016 census data. On review it is considered that the student population of the town is a big factor in the high proportion of young adults in Maynooth, as in general the population of Maynooth is quite young.
- 2.8 In respect of household size and profile on referencing the Maynooth Local Area Plan² we note it states under section 3.2

"The town's average household size of 2.99 persons is higher than the 2016 national average of 2.75".

- 2.9 Further, the Maynooth Local Area Plan states under section 7.1

"The housing stock in Maynooth has increased considerably from 3,289 households in 1996 to 5,171 in 2016. The type of housing units has shifted from traditional family detached and semi-detached houses in the 1970's and 80's to apartment developments in the 2000's. However, in recent years there has been a move away from apartments with more family type units being built; eg Castlepark on the Dunboyne Road".

Housing Type and Vacancy Rate

House Type	Total households	Total persons	Household %
House/Bungalow	3794	11,881	81.17%
Flat/Apartment	823	1,878	17.6%
Bed-sit	9	19	0.19%
Caravan/mobile	1	1	0.02%
Not stated	47	146	1.0%
Total	4674	13925	100%

Table 6 Private households by type of accommodation

² Maynooth Local Area Plan variation as adopted November 2018

	Maynooth Permanent dwellings	Maynooth %	State Permanent dwellings	State %
Occupied	4780	92.43%	1,707,453	85.22%
Temporarily absent	161	3.11%	50,732	2.53%
Unoccupied holiday homes	0	0%	62,148	3.10%
Other vacant dwellings	230	4.44%	183,312	9.15%
Total	5171	100%	2,003,645	100%

Table 7 Occupancy rates of existing units

- 2.10 Tables 6 and 7 above show the housing type and vacancy rate in Maynooth and the state respectively as per CSO data in 2016.
- 2.11 On review it is noted the percentage of vacant dwellings in Maynooth is extremely constrained with 92.43% of units occupied. This is notably high in comparison to the state figure of 85.22% which demonstrates that Maynooth has a much lower rate of available units than the remainder of the country.
- 2.12 Also, with ongoing population growth trends evident from census figures this occupancy rate has increased in recent years as Maynooth is now classified as a rent pressure zone³. Further, at a county level it is noted from recent figures that the vacancy rate in Kildare is now recorded at 2.1%⁴.

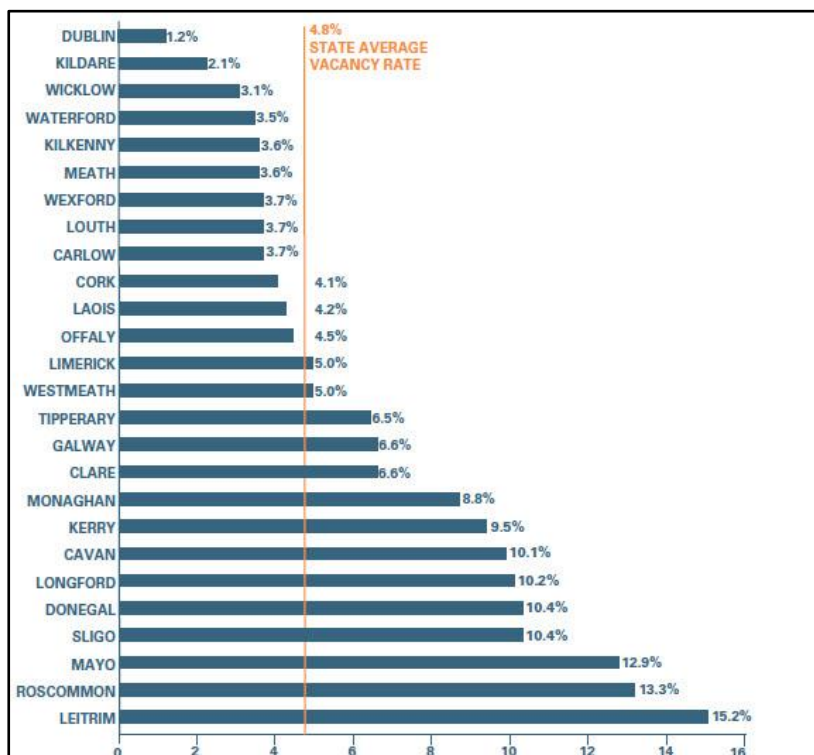


Figure 1 Extract from www.geodirectory.ie; vacancy rate of housing stock by county

³ Maynooth was designated as a rent pressure zone by the Residential Tenancies Board on 24th March 2017

⁴ Geoview residential issue Q2 2019

2.13 Also, in terms of existing apartment numbers it is noted that apartments form a low overall percentage of the housing mix within the town at only 17.6% of units. At a county level this figure drops considerably to only 6% of the total residential stock.

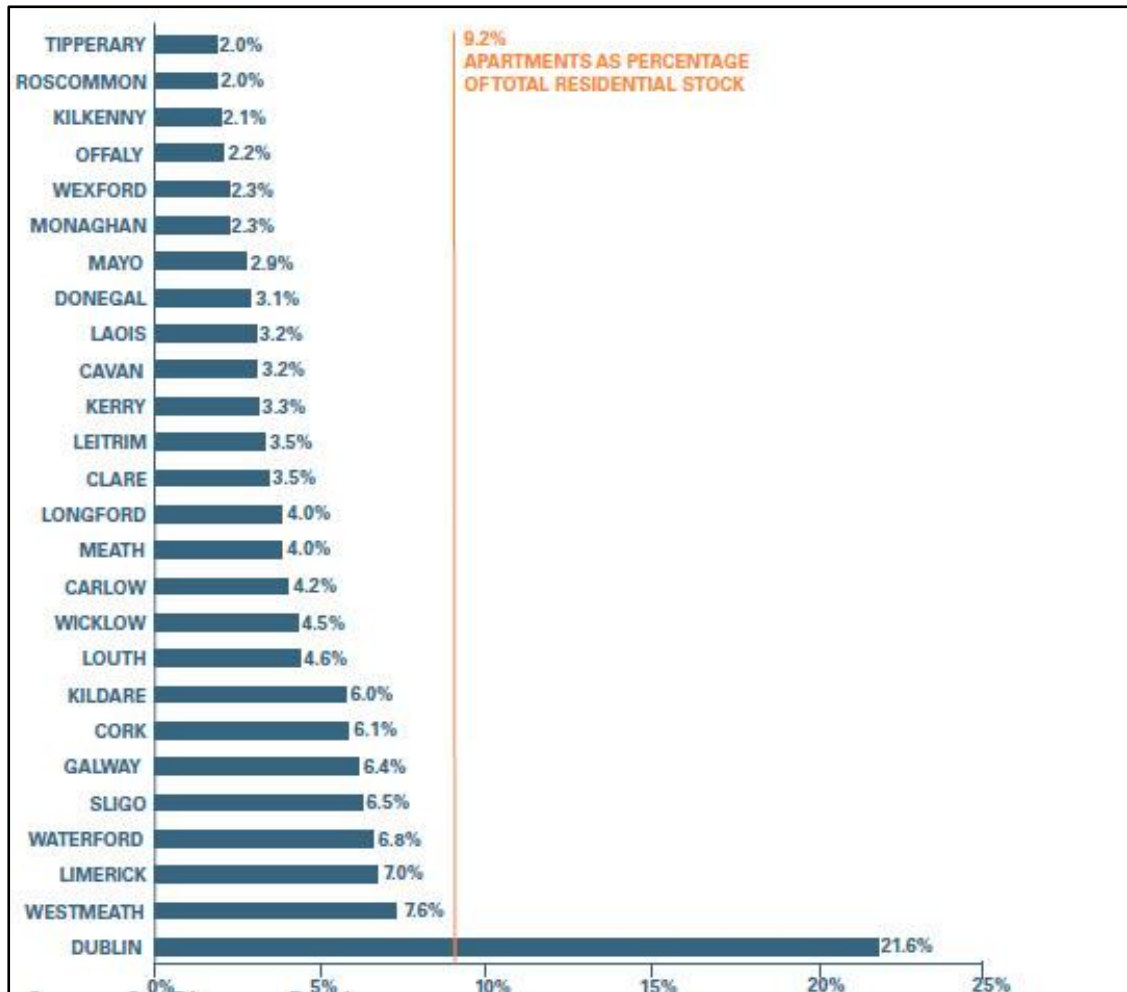


Figure 2 Extract from www.geodirectory.ie; apartment units as a % of housing stock by county

2.14 On the basis of the above it is clear there is a need for more residential units to be provided to accommodate the growing population within Kildare and Maynooth, and in particular for apartment units.

3 HOUSING MARKET

- 3.1 The housing market in Kildare has shown significant growth in recent years, influenced by it's own population, economic growth and also by the overall demands being exerted for housing units in the Greater Dublin Area.
- 3.2 As set out in this statement the rate of population increase in Kildare and Maynooth represents the natural growth of Kildare's population and the ongoing demand to live within commuting distance of Dublin City and along key transport corridors such as the train station in Maynooth.
- 3.3 As is evident in relevant publications and statistics there remains significant pressure on the housing market in the Greater Dublin Area, with Maynooth being a more affordable and accessible alternative to living in Dublin City.
- 3.4 However, on review of CSO data for new dwelling completions it is noted that units constructed in recent years within Kildare still remains low, particularly for apartment unit provision.

Kildare	2017 Q1	2017 Q2	2017 Q3	2017 Q4	2018 Q1	2018 Q2	2018 Q3	2018 Q4	2019 Q1
Single house	35	38	45	50	27	38	44	49	43
Scheme house	156	167	203	266	206	218	274	331	345
Apartment	4	10	11	0	8	15	7	1	4

Table 8 New dwelling completions in Kildare, Type of Unit and Quarter (source: cso)

- 3.5 In terms of residential prices, the latest price in Maynooth/Celbridge eircode area is an asking price of €345,000 (May 2019), which is growth of over 65% since the trough in 2013. This growth in prices is consistent with that experienced in County Dublin where prices have increased by 69.9% (excluding Dublin City Centre where growth has been 94.2% since the trough).
- 3.6 It is clear these increases in prices are reflective of the existing demand to live in Kildare, as the increased demand in recent years is for both local buyers and from those buyers whose first preference would be to live in Dublin but due to affordability issues cannot afford Dublin City prices and as a result seek to reside in commuter towns such as Maynooth.
- 3.7 In terms of transactions data from the CSO for 2018⁵ shows that 3232 market transactions took place, with an average asking price of €273,440. When compared to average Dublin sale prices of €393,420 for 2018 it is evident Kildare is a more affordable housing option for purchasers. Also, market evidence suggests in the price range of €250,000 to €280,000 potential demand it at it's strongest, particularly for two-bedroom units.

⁵ <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/saveselections.asp>

- 3.8 Also, in terms of additional demand for residential units within Maynooth, it is clear from the vacancy rates as set out in table 7 of this statement that less than 5% of units in Maynooth are vacant⁶. We consider this is reflected in the designation of Maynooth as a rent pressure zone since 2017, which in turn correlates with market evidence that a vacancy rate of 7% should be provided in a housing market to ensure it functions efficiently.
- 3.9 On this basis it is submitted the current availability of units is demonstrative of a shortage of supply and there exists a clear need to provide additional residential units which are appropriate both in terms of unit mix and affordability.

⁶ Which includes both occupied and temporarily occupied

4 PROPOSED HOUSING MIX

4.1 As set out under the Ministers Foreword to the 2018 apartment guidelines:

“Apartments are a key and growing part of the way in which we live in various parts of our country and particularly in our cities and towns.”

4.2 Also paragraph 1.8 the guidelines state:

“It is therefore critical to ensure that apartment living is an increasingly attractive and desirable housing option for a range of household types and tenures, building on and learning from experience to date, and that the economic and regulatory conditions are such that apartment development attracts both the investment and the seeking out of this crucial form of housing by households, that will then result in greater delivery of apartments in Ireland’s cities and towns and other appropriate locations”.

4.3 In response to the policy context of the apartment guidelines, town centre location within Maynooth and the low volume of apartments constructed across Kildare in recent years⁷ it is considered an appropriate location for an apartment development as proposed.

Description	Type	Number	Percentage
One bed	1 or 2 person	43	36%
Two bed	3 or 4 person	70	58%
Three bed	5 or 6 person	7	6%
Total		120	100%

Table 9 Proposed mix of units

4.4 In terms of unit mix the proposed mix of apartment sizes/types has been designed to directly respond to the high demand for apartments in Maynooth, as demonstrated by the latest results obtained from the CSO.

4.5 Also, the apartment mix is designed to provide a mix of units that are reflective of the demographic structure of Maynooth, and also having regard to the provision of larger typical suburban housing units elsewhere in Maynooth.

4.6 Specifically the number of smaller units proposed, i.e. 1 and 2-bedroom units, amount to 94% of the overall development to accommodate single person or small household sizes, which is recorded at 84% in Maynooth under the latest CSO statistics. Also, three bed units being provided at a rate of 6% this is broadly consistent with the demographic profile of larger household sizes in Maynooth (ie. 6 or more persons), which is recorded at 4% as per the latest CSO statistics.

4.7 Overall it is submitted the development provides a good variety of unit types, reflecting demographic needs for Maynooth and also taking into account market demands/unit provision elsewhere in Maynooth where typical suburban developments are available.

⁷ Refer to table 8 which sets out the type/nos. of units constructed in recent years in Kildare

5 CONCLUSIONS

- 5.1 This statement of housing mix has been prepared to satisfy policy objective MD03 of the Kildare County Development Plan 2017-2023 in order to demonstrate that there is a need for the construction of a mix of 120 residential units ranging in size from 1-3 bedrooms.
- 5.2 A desktop analysis of the latest figures has been undertaken in order to understand both the demographic profile of Maynooth and of the state to inform the mix of housing to be provided as part of this planning application.
- 5.3 In terms of demand, Maynooth has a very low housing vacancy rate, with most of existing housing stock permanently occupied. Specifically the occupancy rate of 92.43% as per CSO data in 2016 is significantly higher than the state figure of 85.2%. This highlights that Maynooth has very limited capacity to accommodate any population growth and that there is a shortage in housing supply within the town.
- 5.4 In more recent years (ie since CSO data in 2016) it is apparent this demand for residential units has only increased further, given Maynooth is now classified as a rent pressure zone.
- 5.5 In terms availability of apartment units both within Maynooth and elsewhere in Kildare it is evident there has been a restricted supply of new apartments in recent years; with CSO data detailing only 60no. apartments having been provided in Kildare since Q1 2017. We also highlight the recent geodirectory data which details that apartments represent only 6% of the housing stock in Kildare. We submit this demonstrates a clear under-supply of apartments.
- 5.6 In terms of the demographic profile within Maynooth. the latest CSO figures demonstrate that 84% of households fall within 1-4 person household size, with 4% being in the 6(+) person household size. However, only 17.6% of such households reside in apartments.
- 5.7 In response it is submitted the apartment development is therefore appropriate and in line with relevant government policies which seek to provide for more apartment living.
- 5.8 In terms of the apartment mix proposed it is designed to provide a mix of units that are reflective of the demographic structure of Maynooth, and also having regard to the provision of larger typical suburban housing units elsewhere in Maynooth.
- 5.9 Specifically the number of smaller units proposed, i.e. 1 and 2-bedroom units, amount to 94% of the overall development to accommodate single person or small household sizes, which is recorded at 84% in Maynooth under the latest CSO statistics. This 'headroom' of 10% to accommodate smaller household sizes is considered appropriate, given the typical household size at state level is 2.75 persons, and at a local level within Maynooth the town's average household size is 2.99 persons.
- 5.10 In terms of three bed units being provided at a rate of 6% this is also broadly consistent with the demographic profile of larger household sizes in Maynooth, which is recorded at 4% as per the latest CSO statistics.

- 5.11 This statement of housing mix demonstrates that there is a high demand for the mix of apartments as proposed within Maynooth based on the existing residential stock and demographic profile.
- 5.12 To conclude the proposed development will have a significant positive long-term impact on Maynooth, providing a sustainable residential development accessible by sustainable modes to the broad range of amenities available.



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