

Statement of Housing Mix

For Development at Shackleton Road, Ballymakealy
Upper, Celbridge, Co. Kildare

on behalf of Glenveagh Homes Ltd.

March 2022



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CHARTERED PLANNING CONSULTANTS

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1. Introduction

This Statement of Housing Mix has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Glenveagh Homes Ltd., to accompany a planning application for a Strategic Housing Development application at Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare.

The proposed development consists of following:

- The construction of 152 no. residential units comprising a mixture of 6 no. 4 bed dwelling houses, 66 no. 3 bed dwelling houses and 48 no. 2 bed dwelling houses and 32 no. 1, 2 and 3 bed apartments/duplex units consisting of 20 no. 2 and 3 bed units in a 3 to 4 storey apartment/duplex building and 12 no. 1 bed maisonette units in 4 no. 3 storey blocks;
- A creche/childcare facility;
- The provision of landscaping and amenity areas scattered throughout the development including an adventure playground, a linear park, a central square and play equipment.
- The provision of 2 no. pedestrian bridges over Toolestown Stream to connect into Oldtown Woods Estate; and
- All associated infrastructure and services including 1 no. vehicular access point on to Shackleton Road, improvements to pedestrian footpath and cycleway along Shackleton Road, upgraded pedestrian junction at Shackleton Road and the R403, parking, lighting and drainage.

A Natura Impact Statement has been prepared in respect of the proposed development.

Policy 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:

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.

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
<i>Where a specific Target Housing Mix applies (as may be specified in a Local Area Plan)</i>	<i>10 units or more</i>
<i>Within a Large Growth Town / Moderate Sustainable Growth Town</i>	<i>50 units or more</i>
<i>Within a Small Town</i>	<i>25 units or more</i>
<i>Within a Village / Rural Settlement / Rural Node</i>	<i>10 units or more</i>

Table 17.3 – Housing Mix Statements

The Statement shall set out how the proposed housing mix has been determined, having regard to local supply and demand, and how the proposal meets any Target Housing Mix for the area, if applicable.

A Housing Mix Statement will be required for applications that fall below the thresholds set out in Table 17.3, where the number of units permitted under previous applications on the landholding, when taken in conjunction with the number proposed in the subject application, would cumulatively meet or exceed the threshold.

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 Celbridge. The latest population statistics report was published in 2016 and the results of this report were used to inform this Statement of Housing Mix. This Statement examines the stage in family cycle, household size and housing vacancy rate in the settlement of Celbridge and draws a comparative analysis against the state figures to demonstrate that there is a need to provide for a greater mix of houses to meet the growing demand for housing within Celbridge.

2. Celbridge Demographic Profile

2.1 Stage in Family Cycle

Tables 2.1 and 2.2 show the breakdown of families by family cycle in Celbridge and the state respectively. The breakdown of families in Celbridge is broadly consistent with that of the state. There is, however, a lower proportion of retired families (5%) in Celbridge compared to the state (10%) and a marginally higher proportion of families in the pre-school (11.79%) early school (13.59%); pre-adolescent (13.98%) and Adolescent (13%) groups, when compared with state figures. This is indicative of a population structure with a slightly higher

proportion of households at an earlier stage in the family cycle than the state average.

Family Cycle	Number of Families	Percentage of Families
Pre-family	482	8.89%
Empty nest	498	9.18%
Retired	271	5%
Pre-school	639	11.79%
Early school	737	13.59%
Pre-adolescent	758	13.98%
Adolescent	705	13%
Adult	1,332	24.57%
Total	5,422	100%

Table 2.1 Families by Family Cycle in settlement of Celbridge

Family Cycle	Number of Families	Percentage of Families
Pre-family	111,525	9.15%
Empty nest	121,720	9.99%
Retired	122,404	10.05%
Pre-school	122,285	10.04%
Early school	144,861	11.89%
Pre-adolescent	139,045	11.41%
Adolescent	150,353	12.34%
Adult	306,177	25.13%
Total	1,218,370	100%

Table 2.2 Families by Family Cycle in the State

2.2 Household Size

Table 2.3 and 2.4 show the size of private households in Celbridge and the state respectively. The figures demonstrate that c. 83% of households in Celbridge are of 4 persons or less, which is slightly lower than the state average of c. 86%. There is a significantly lower proportion of 1-person households in Celbridge (14.44%) compared to the state average of 23.49% and also a lower proportion of 2-person households in Celbridge (24.97%)

compared to the state (28.58%). These figures are indicative of the need for a mix of units within Celbridge, with a higher proportion of units suitable for households of 3 or more persons. The demographic profile of Celbridge would indicate a need for approximately 39% of units suitable for smaller household sizes. Demand for smaller units may be somewhat lower than the demographic profile, as many households will seek housing suitable for accommodating an increase in family size.

Size of Household	Households	Percentage of Households
1 person	945	14.44%
2 persons	1,634	24.97%
3 persons	1,323	20.22%
4 persons	1,536	23.47%
5 persons	792	12.10%
6 persons	228	3.48%
7 persons	55	0.84%
8 or more persons	31	0.47%
Total	6,544	100%

Table 2.3 Private Households by size in Celbridge

Size of Household	Households	Percentage of Households
1 person	399,815	23.49%
2 persons	486,536	28.58%
3 persons	297,565	17.48%
4 persons	288,328	16.94%
5 persons	154,841	9.10%
6 persons	54,016	3.17%
7 persons	14,282	0.84%
8 or more persons	6,906	0.41%
Total	1,702,289	100%

Table 2.4 Private Households by size in the State

2.3 Housing Vacancy Rate

Tables 2.5 and 2.6 show the vacancy rate in Celbridge and the state respectively. The percentage of vacant dwellings in Celbridge is extremely constrained with 94.1% of dwellings occupied. This is very high in comparison to the State figure of 85.22% which demonstrates that Celbridge has a much lower rate of available houses than the remainder of the country. The population of Celbridge in 2011 was recorded by the CSO as 19,537 whilst the latest figures in 2016 demonstrate that the population stands at 20,288. This increase in population together with the above statistics is reflective of the need for more housing to be provided to accommodate the growing population.

Occupancy Status	Permanent Dwellings	Percentage
Occupied	6,558	94.1%
Temporarily absent	172	2.47%
Unoccupied holiday homes	1	0.01%
Other vacant dwellings	238	3.42%
Total	6,969	100%

Table 2.5 Occupancy Status of permitted dwellings in Celbridge on Census night

Occupancy Status	Permanent Dwellings	Percentage
Occupied	1,707,453	85.22%
Temporarily absent	50,732	2.53%
Unoccupied holiday homes	62,148	3.10%
Other vacant dwellings	183,312	9.15%
Total	2,003,645	100%

Table 2.6 Occupancy Status of permanent dwellings in the state on Census night

3. Proposed Housing Mix

Table 3.1 sets out the mix of housing size proposed as part of this planning application. The proposed application will be developed over 1 Phase.

Type	Total	Percentage %
1 Bedroom	12	7.89%
2 Bedroom	58	38.16%
3 Bedroom	76	50%
4 Bedroom	6	3.95%
Total	152	100%

Table 3.1 Proposed Mix of Units

The proposed mix of housing size has been designed to directly respond to the high demand for housing in Celbridge, as demonstrated by the latest results obtained from the CSO, and to provide a mix of housing units that are reflective of the demographic structure of Celbridge. The number of smaller units proposed, i.e. 1 and 2-bedroom units, amount to c. 46% of the overall development. This is broadly consistent with the demographic profile of smaller household units in the State and above the demographic profile of smaller household units within Celbridge.

Table 3.2 sets out the mix of housing types to be provide in the proposed development. The mix includes 6 no. 4 bed dwelling houses, 66 no. 3 bed dwelling houses and 48 no. 2 bed dwelling houses and 32 no. 1, 2 and 3 bed apartments/duplex units consisting of 20 no. 2 and 3 bed units in a 3 to 4 storey apartment/duplex building and 12 no. 1 bed maisonette units in 4 no. 3 storey blocks. The proposed development provides a good variety of unit types, reflecting demographic needs and market demands.

Type	Number	Percentage %
4 bed houses	6	3.9%
3 bed houses	66	44.4%
2 bed houses	48	31.5%
3 bed Duplex Apartment	10	6.5%
2 bed apartment	10	6.5%
1 bed apartments	12	7.8%
Total	152	100%

Table 3.2 Mix of Housing Types

4. Conclusion

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 152 residential units ranging in size from 1-4 bedrooms. A desktop analysis of the latest CSO figures has been undertaken in order to understand both the demographic profile of Celbridge and of the State and to inform the mix of housing products to be provided as part of this planning application.

The proposed development provides for a mix of housing sizes ranging from 1-4 bedrooms and a range of housing types, reflecting the demographic needs and market demands within Celbridge. The latest CSO figures demonstrate that the social mix within Celbridge varies with family cycles at differing stages from pre- family to adulthood. These figures are representative of the need for a greater mix of housing products in order to take account of the demographic profile and range of housing stock within the settlement of Celbridge.

Celbridge has a very low housing vacancy rate, with most of existing housing stock permanently occupied. The occupancy rate of 94.1%, is significantly higher than the State figure of 85.2%, highlighting that Celbridge has very limited capacity to accommodate any population growth and that there is a shortage in housing supply within the town. The proposed development would introduce additional and much needed housing into the existing market within Celbridge.

This Statement of Housing Mix demonstrates that there is a high demand for a mix of residential unit types and sizes within Celbridge based on the existing residential stock and demographic profile of the settlement. The proposed development responds to this requirement by providing a mix of unit types and sizes to meet the needs of Celbridge households at various stages of their family cycle.