

Statement of Housing Mix

To accompany a planning application for

Residential Development

At

**Great Connell
Newbridge
Co. Kildare**

Submitted on Behalf of

Aston Limited

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1 INTRODUCTION

This Report accompanies a Strategic Housing Development planning application made by Aston Ltd for permission for a development comprising 569 no. residential units, a Neighbourhood Centre with 11 commercial no. units, a childcare facility (886 sqm) and all ancillary demolition, services and landscaping works on a site of 27.64ha located in the south east of Newbridge, County Kildare.

Section 17.4.3 of the KCDP states that it is an objective of the Council to ensure an appropriate mix of house types and sizes in residential developments and that a Statement of Housing Mix is required to enable proper evaluation of proposals relative to this objective. These statements shall set out how the proposed housing mix has been determined, having regard to local demand and the demographic profile of the area. Table 17.3 of the KCDP provides the relevant development thresholds for the submission of a Statement of Housing Mix, noting that a submission is required for developments of 50 units or more in Large Growth Towns (varied to 'self-sustaining growth towns' under Variation no. 1) such as Newbridge.

The following Objectives of the KCDP are relevant:

'MDO 1 Require that new residential developments provide for a wide variety of housing types, sizes and tenures.'

'MDO 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.'

The above requirements of the KCDP are reflected in the Newbridge Local Area Plan (LAP), with the following policy and objectives of the LAP being relevant:

'Policy HL 5: To require applications for residential developments over 20 units, to demonstrate the provision of an appropriate mix of dwelling types having regard to the following:

- *The nature of the existing housing stock and existing social mix in the area;*
- *The desirability of providing for mixed communities;*
- *The provision of a range of housing types and tenures;*
- *The need to provide a choice of housing, suitable for all age groups and persons at different stages of the life cycle;*
- *The need to cater for special needs groups'.*

This Report is provided in accordance with the above requirements of the Kildare County Development Plan and the Newbridge LAP, demonstrating that the proposed housing mix has had regard to the demographic profile of Newbridge and the local housing demand for Kildare. The proposed mix of dwelling units and the variety of dwelling types complies with the KCDP and LAP requirements to provide a wide choice of dwelling types of varying tenure and sizes to meet the varied housing needs of the population.

2 DEMOGRAPHIC PROFILE AND MARKET

For the purposes of this assessment, the study area comprises the settlement of Newbridge defined for the 2016 census.

2.1 Population Growth Newbridge

Figure 2.1.1 below provides the population change of the State, Dublin, Kildare and Newbridge between 2011 and 2016 as derived from the CSO statistics.

Figure 2.1.1 Population Change

Census Year	State	Kildare	Newbridge ¹
2011	4,588,252	210,312	21,561
2016	4,761,865	222,504	22,742
Change (2011-2016)	173,613	12,192	1,181
% Change (2011-2016)	3.8%	5.8%	5.5%

(Source: Census 2016, cso.ie.)

According to the census figures, the population of the state grew by 322,645 between 2002 and 2006 (an increase of 8.2%), and by 348,404 between 2006 and 2011 (an increase of 8.2%). The rate of population growth in the state slowed between 2011 and 2016, which saw a population increase of 173,613 or 3.8%.

The trends in population growth in County Kildare are similar to those seen at state level, with steady growth rates between 2002 and 2011, and a reduced growth rate between 2011 and 2016. Between 2002 and 2006 the population of Kildare grew by 22,391 (an increase of 13.7 %), between 2006 and 2011 the population grew by 23,977 (an increase of 12.9 %), and between 2011 and 2016 the population of Kildare grew by 12,192 (an increase of 5.8 %).

Between 2011 and 2016, the population of Newbridge increased by 1,181 persons (5.5%), which is slightly below the rate experienced in County Kildare during the same period (5.8%) but higher than the growth rate across the state (3.8%). It is likely that strong population growth for County Kildare is indicative of its neighbouring location to the Greater Dublin Metropolitan Area, alongside significant employment opportunities in the county as a whole. Primarily this growth can be attributed to greater economic activity, increased job opportunities and continued migration.

2.2 Population Profile Newbridge

Figure 2.2.1 below provides the population profile of the State, Kildare and Newbridge by age group as per the 2016 Census results.

¹ 80 legal towns were abolished under the Local Government Reform Act 2014. Census towns which previously combined legal towns and their environs have been newly defined using the standard census town criteria (with the 100 metres proximity rule). In this way, the 2011 census data for Newbridge comprises Newbridge town and its environs.

Figure 2.2.1 Population Profile by Age Category

Age Group	State		Kildare		Newbridge	
0-4 years	331,515	7.0%	17,314	7.8%	1,806	7.9%
5-12 years	548,693	11.5%	29,453	13.2%	3,110	13.7%
13-18 years	371,588	7.8%	19,188	8.6%	1,867	8.2%
19-24 years	331,208	7.0%	15,562	7.0%	1,420	6.2%
25-34 years	659,410	13.8%	29,276	13.2%	3,355	14.8%
35-44 years	746,881	15.7%	38,115	17.1%	4,105	18.1%
45-54 years	626,045	13.1%	30,151	13.6%	2,918	12.8%
55-64 years	508,958	10.7%	21,431	9.6%	2,025	8.9%
65-74 years	373,508	7.8%	14,202	6.4%	1,360	6.0%
75 years +	264,059	5.6%	7,812	3.5%	776	3.4%
Total	4,761,865		222,504		22,742	

(Source: Census 2016, cso.ie.)

It is noted that Newbridge has a higher proportion of its population within the 25-44 age range than the State (+3.5% difference) and County Kildare 9 (+2.5% difference). Newbridge also has a significantly higher proportion of its population in the 1-18 (+2.5% difference) age range compared to the State and marginally higher (+0.2% difference) compared to County Kildare. In contrast, Newbridge has a substantially lower proportion of population over 55 than the State (-5.8% difference) and marginally lower than County Kildare (-1.2%).

2.3 Household Composition in Newbridge

Figure 2.3.1 below provides the percentage composition of households in the State, Kildare and Newbridge as per the 2016 Census results.

Figure 2.3.1 Household Composition

Household Composition	State	Kildare	Newbridge
One Person	23.5%	17.5%	17.5%
Couples without Children	19%	18.3%	17.6%

Couples with Children	35.2%	42.8%	40.1%
Lone Parent Family	10.5%	9.8%	11.5%
Other	11.9%	11.5%	13.2%

(Source: Census 2016, cso.ie.)

The 2016 Census results indicate that the predominant household composition for Newbridge is couples with children which comprises a total of 3,076 no. households or 40.1% of total households. When lone parent families are included, a total of 3,955 no. households or 51.6% of total households comprise family units. Just over 35% of households (2,694 no households) comprise of smaller one person or couple households.

The household composition of Newbridge generally corresponds with County Kildare, with a slightly lower proportion of households comprising of couples with children and lone parents with children (-1.0% difference) and a slightly lower proportion of smaller one person and couple households (-0.6%). The higher proportion of 'other' households (+1.7% difference) is indicative of larger household sizes comprising of couples and families with others.

County Kildare generally contains a substantially higher proportion of couples with children (40.1%) when compared to the State (35.2%) and higher proportion of lone parent families (+1.0% difference), but a lower proportion of one person and couples without children households (-6.0% and -1.4 difference respectively).

The household composition of Newbridge is further broken down by the family cycle in the 2016 Census, indicating that 9.0% are 'pre-family', while 16.7% are identified as 'retired' or 'empty nest'. In contrast, 51.5% are defined as being within the pre-school to adolescent range.

2.4 Housing Stock and Vacancy Rate

Figure 2.4.1 below indicates the growth in the housing stock and Figure 2.4.2 indicates the vacancy rate in the State, Kildare and Newbridge from 2006-2016.

Figure 2.4.1 Housing Stock & Vacancy Rate

Census Year	State	Kildare	Newbridge*
2011: Total Housing Stock	1,994,845	78,794	-
Vacant	289,451	6,311	-
Vacancy Rate	(14.5%)	(8.0%)	-
2016: Total Housing Stock	2,003,645	80,158	8,260
Vacant	245,460	4,712	427
Vacancy Rate	(12.3%)	(5.9%)	(5.2%)

* Census 2011 does not provide comparable statistics for Newbridge due to changes associated with the definition of legal towns and settlements.

(Source: Census 2016, cso.ie.)

There was marginal increase in housing stock over the period 2011 to 2016 at State level (+0.4%) with slightly strong increase at County level (+1.7%). The low level of growth in housing stock coincides with lower building outputs due to the economic downturn.

Over the same period, housing vacancy rates decreased at both at State and County level. The overall vacant rate is significantly lower at County level (5.9%) compared to State level (12.3%) in 2016. The vacancy rate in Newbridge (5.2%) is slightly lower than that recorded at County Level (5.9%) in 2016.

2.5 Housing Market Kildare

The rate of population increase seen in Kildare and Newbridge represents the natural growth of Kildare's population and the ongoing demand to live close to Dublin City and along key transport corridors. With significant pressure being placed on the Dublin housing market since the 1990s, Kildare has been perceived as an affordable and accessible alternative to living in Dublin.

Residential Dwelling Property Transactions data from the CSO indicates that in 2021 a total of 3,751 no. market transactions took place (new and existing dwellings) based on Stamp Duty executions in Kildare, with a mean sale price of €311,085. This mean value equates to a growth of 100% since the 'trough' in 2012, which had a mean sale price of €154,833.

These property price increases are reflective of the existing demand to live in County Kildare, and the increased demand evident in recent years from buyers whose first preference would be to live in Dublin but due to affordability issues cannot afford to buy in the capital and as a result must widen their property search to the near commuter counties. Allied to this, commuter counties are now feeling the benefit of the migration towards home working potential. Kildare offers a more affordable purchasing opportunity for first time buyers when compared to the mean transaction values of €445,759 recorded in Dublin in 2021.

According to data from the Central Statistics Office² new dwelling completions levels in Co. Kildare are generally increasing to meet demand, with a slight decrease seen in 2020 that was likely as result of Covid-19 restrictions. It is noted that the number of apartments completed in the county is far lower than the number of standard houses completed. Between 2016 and 2020 the total number of apartments completed as a percentage of the overall new units provided ranged between 1% and 3.3%, while in 2021 apartments accounted for 5.7% of the total new units completed in the County.

Table 2.5.1 Housing Completions in County Kildare

Year	No. of Apartments	No. Houses in Scheme	No. Single Houses	Total
2021	115	1,604	171	2,027

² Information on New Dwelling Completions by County available from the CSO, Table DNQ06 'New Dwelling Completion'

Year	No. of Apartments	No. Houses in Scheme	No. Single Houses	Total
2020	16	1,477	168	1,661
2019	62	1,633	203	1,898
2018	30	1,032	159	1,221
2017	25	792	168	985
2016	8	496	133	637

(Source: New Dwellings Completions, cso.ie.)

Evidence of demand for housing in Kildare and Newbridge can be drawn from the low residential vacancies in 2011 and 2016. Kildare's stock of residential properties that were vacant fell by the greatest level in comparison to the other GDA counties and the State, resulting in a reduction in the vacancy rate from 8.0% to 5.9%. Furthermore, Newbridge recorded a vacancy rate of 5.2% in 2016. As a rule of thumb, a frictional vacancy rate of 7% should be provided in a housing market to ensure it functions efficiently.

3 PROPOSED HOUSING MIX

The proposed development provides 569 no. dwellings, and a detailed breakdown of residential units is provided in Figures 3.1.1 and 3.1.2 below.

Figure 3.1.1 Housing Mix Breakdown

Description	Quantity	Mix %
1 Bed Own Door Apartments	16	5.8%
1 Bed Apartments	17	
2 Bed House	64	35%
2 Bed Own Door Apartment	82	
2 Bed Apartment	53	
3 Bed House	173	43.7%
3 Bed Own Door Duplex	66	
3 Bed Apartment	10	
4 bed House	88	15.5%
Total	569	100%

Figure 3.1.2 House Unit Types/Sizes

No.	Type	Description	Bed Spaces	Area (sqm)	Public Open Space (range sqm)
35	A	2 storey 4 bed semi-detached	7	137.4	77 - 127
2	A1	2 storey 4 bed semi-detached	7	161.3	115
10	A2	2 storey 4 bed semi-detached & End Terrace	7	139.4 & 140.4	77 - 146
38	B	2 storey 3 bed semi-detached & End Terrace	6	122 & 122.8	65 - 125
29	B1	2 storey 3 bed semi-detached, Mid & End Terrace.	6	121.6	69 - 101
32	C	2 storey 3 bed semi-detached, Mid & End Terrace.	5	105	61 - 82
24	C1	2 storey 3 bed end terrace	5	105	56 - 109
59	D	2 storey 2 bed mid terrace	4	89.2	55 - 88
33	F	2 storey 4 bed semi-detached & End Terrace	7	146.2	77 - 136
34	G	2 storey 3 bed semi-detached, Mid & End Terrace.	5	112.8	75 - 138
5	H	2 storey 2 bed mid terrace	4	97.4	63 - 83
13	J	2 storey 3 bed semi-detached, Mid & End Terrace.	6	117.6	62 - 104
2	J1	2 storey 3 bed end terrace	6	122	61
1	J2	2 storey 3 bed end terrace	6	118.8	71
8	L	3 storey 4 bed end terrace	8	163.8	77 - 118

It is submitted that the mix of dwelling unit sizes and the variety of dwelling types complies with the KCDP and Newbridge LAP requirements and will ensure the delivery of a wide choice of dwelling types of varying tenure, sizes and demands.

MDO 1 of the KCDP require that new residential developments provide for a wide variety of housing types, sizes and tenures. As detailed in Tables 3.1.1 and 3.1.2 of this Report, the proposed development provides for a wide range of house sizes, from 1- to 4-bedroom dwellings, and types include apartments, duplex units, terraced, semi-detached and detached dwellings. In particular, in excess of 40% of the

proposed units are 1- and 2- beds in recognition of the increase in one and two person households and that a wide range of different housing needs will be required in the future.

The proposed development is beneficial in addressing the need for more 1- and 2-bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3, 4-bedroom homes across a variety of building typologies and tenure options, enabling households to meet changing accommodation requirements over longer periods of time without necessitating relocation.

4 STATEMENT ON PROPOSED HOUSING MIX

This proposed mix and variety of dwelling types will ensure the delivery of a wide choice of dwelling types of varying tenure and sizes to meet the housing needs within Newbridge's expanding local community.

The Sustainable Residential Development in Urban Areas Guidelines 2009, Sustainable Housing – Guidelines for New Apartment Development 2020, and the Guidelines on Urban Development and Building Heights 2018 emphasise the need for urban consolidation, intensification and densification of both brownfield and greenfield development land and ensuring the delivery of a wider mix and form of housing typologies. In particular the documents note the smaller average household size, an ageing and more diverse population, with greater labour mobility, and a higher proportion of households in the rented sector as the basis for increasing the number apartments and smaller housing typologies in new residential development.

Consistent with the guidance documents 40.8% of the proposed residential units are one- and two-bed in size. The limited quantum of 1-bed units (5.8%) reflects the lower proportion of one person households and older persons in Kildare and Newbridge in comparison to the national average. It is envisaged that 2-and 3-bed apartment units will cater to first time buyers, younger couples and those who wish to downsize in line with market demands. In addition, a total of 64 no. two-bed houses are proposed to further provide an alternative, smaller house type which will suit reduced household sizes and an aging population.

The balance of the development comprises 3-bed units (43.7%) and 4-bed units (15.5%), which will provide family type housing and will reinforce Newbridge's attractiveness for families. The quantum of such units is provided to on the basis of the younger age profile of Newbridge, consisting primarily of families with children as outlined above and in anticipation that the demand for such family homes will continue in the medium term. Allied to this, the requirement for working from home space is becoming an increasingly important consideration and driving demand for an additional bedroom to act as a home office.

Table 4.1 below demonstrates consistency with the requirements of Policy HL5 of the Newbridge LAP in respect of appropriate mix of dwellings type.

Table 4.1.1 Consistency with of Policy HL5 of the Newbridge LAP

The nature of the existing housing stock and existing social mix in the area

The housing stock in the vicinity of the site primarily comprises of 2-storey detached or semi-detached, 3 and 4-bedroom family homes. The proposed development contributes to a

	<p>variety of housing typologies including apartment, duplexes and houses.</p> <p>In particular, the proposed development provides for a good range of smaller unit typologies, many with own-door access which assist in making sustainable use of urban land and provide accommodation suitable for the trend towards smaller reducing household sizes.</p> <p>The proposed development will assist in diversifying the existing housing mix and will respond to emerging demographic trends for Newbridge.</p>
<p><i>The desirability of providing for mixed communities</i></p>	<p>The proposal provides for a wide range of house types and sizes, including apartments, duplexes and houses, which will cater for a range of household typologies and attract a variety of people to the community.</p> <p>It is considered that the proposed development will contribute to the overall mix of dwellings on offer in the area. The scheme will be attractive to first time buyers, younger couples and those who wish to downsize as well as families which require additional space and scope for working from home.</p> <p>It is considered that the proposed development provides for a range of household typologies and will contribute to the creation of a mixed community.</p>
<p><i>The provision of a range of housing types and tenures</i></p>	<p>As illustrated in Table 3.1.2 above, the proposed development provides for 15 no. house types, providing a diversity in size and type of housing units proposed. A wide variety of apartment types are provided in a total of 3 no. Apartment Blocks (Blocks A, B and C). Similarly, a range of duplex units are proposed in Duplex Block Types 1 to 9. 13 no. apartments are proposed on the upper floors of the neighbourhood centre, and 1-bedroom own door apartments are proposed in the unit types E1/E2.</p>

The need to provide a choice of housing, suitable for all age groups and persons at different stages of the life cycle

As noted above, the proposal includes a range of house types which will cater for a range of household demands at various stages of the life cycle.

The variety in house sizes and types have been designed to cater for all age groups and household sizes including individuals, couples, families of varying size and those looking to downsize. Many of the unit types have been designed to be adaptable to cater for changing needs of occupants over time.

The need to cater for special needs groups

The development has been designed in accordance with the Building Regulations and particularly Part M, which focusses on access and use for all. The proposed development has been designed with due regard to the principles of universal design.

There are a large number of ground floor, own door access units of varying size which have capacity to be adapted to specific needs should it be required.

A wide number of house types have been proposed in terms of both size and design, having regard to the need for such accommodation based on local demand and the demographic profile of the area. It is considered that the proposed development positively responds to the need for more 1- and 2-bedroom units in line with wider demographic and household formation trends, while also ensuring the delivery of a range of larger homes across a variety of building typologies in response to strong demand for family housing.