

Housing Mix Report



Land Adjacent to Clonkeen College,
Deansgrange, Co Dublin

DEVELOPMENT PROPOSAL

The proposal relates to a Strategic Housing Development of 299 No. residential units, comprising 30 no. ground floor bedroom duplex apartments (12 no. 2 bedroom apartments and 18 no. 3 bedroom units) and 30 no. duplex townhouses above (18 no. 2 bedroom and 12 no. 3 bedroom units) arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. six storey blocks over 1 no. storey basement, with communal resident facilities.

In arriving at the mix of units for the site the following policies have been considered as well as market research which is shown in appendix 1.

UNIT MIX PROVISION

The proposed residential element of the development comprises the following:

- 111 no. 1-bedroom apartments;
- 120 no. 2-bedroom apartments;
- 8 no. 3-bedroom apartments;
- 30 no. 2-bedroom duplex units;
- 30 no. 3-bedroom duplex units.

Policy RES7 of the Dun Laoghaire Rathdown Development Plan 2016-2022 relates to overall housing mix and states the following:

It is Council policy to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy."

It is acknowledged that the subject scheme does not in and of itself provide a 'wide variety of units' and as such the Applicant acknowledges that there may be a reasonable basis for concluding that the proposed development could potentially materially contravene Policy Res7.

Notwithstanding that the proposed development in isolation provides for a relatively limited mix of units, it is considered that the proposed unit mix is fully in accordance with broader planning policies and is appropriate given the existing unit mix in the area.

Contributing to the Unit Mix in the Wider Area

It is considered that the proposed development by providing a mixture of one and two bed apartments and duplex units, with a number of 3 no. bedroom duplex units, in an area predominately characterised by larger family size houses would indeed contribute to the variety of accommodation types and sizes in the county.

The 2016 census results demonstrate that the housing stock in the Dublin area is dominated by larger units greater in size than one and two bedrooms. Of the 530,753 permanent households recorded in the census, just 55,091 or c.10% are comprised of one and two bedroom units¹. Given that changing demographics are resulting in smaller household size and more single person households, demand for these smaller units is high at present and very likely to increase further in the future.

The proposed development thus contributes to the diversity of housing types and sizes and satisfies a critical area of demand where there are significant shortfalls at present.

Supportive Planning Policy

Dun Laoghaire Rathdown Development Plan 2016-2022

Section 2.1.3.7 of the Dun Laoghaire Rathdown Development Plan 2016-2022 encourages a *“good mix of house types creates neighbourhoods for people of different ages and lifestyles”* and notes that encouraging good housing mix also *“allows people the choice and opportunity to remain in a given area while availing of accommodation that caters to their changing needs at particular stages of their life”*.

On page 36 of the Plan, it is further noted that future housing demand will be primarily for one and two person households given wider demographic shifts. The proposed development will contribute to the mix of household types and sizes in the county and thus adhere to the broad objective of the Development Plan to create neighbourhoods with a good housing mix capable of accommodating a range of demands and persons throughout different life periods.

2018 Apartment Guidelines

Section 2.20 of the Apartment Guidelines acknowledges the need for different forms of housing to be supported and highlights *“the need to facilitate a mix of apartment types that better reflects household formation and housing demand”*. The demand for smaller housing types referenced above is reflected in *Specific Planning Policy Requirement (SPPR) 1* of the Guidelines which states the following:

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

The proposed development provides 37% 1 bed apartments, therefore the proposed unit mix is thus fully in compliance with the standards of the Apartment Guidelines. The proposed breakdown of units ensures that the mix of units in the area is enhanced and also ensures that current and future housing demand will be satisfied appropriately.

¹ CSO, 2016



**LANDS AT CLONKEEN COLLEGE:
PROPOSED RESIDENTIAL DEVELOPMENT**

DEMOGRAPHIC REVIEW

DEMOGRAPHIC OVERVIEW

CLONKEEN 3KM FOCUS AREA – A FAMILY & YOUNG PROFESSIONAL LOCATION

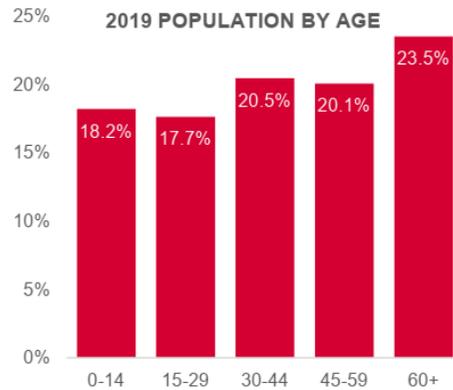
AGE PROFILE



20% of the population are in the 30-44 age bracket

The total 2019 population for the Clonkeen focus area is 80,376.

There is a relative balance between the difference age groups ranging from 17.7% of 15-29 year olds to 23.5% 60+.



Source: ESRI/ MBR

HOUSEHOLD PROFILE

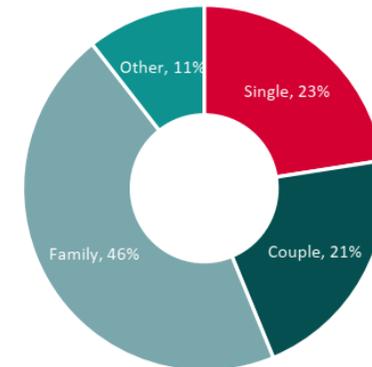


46% Family Households

Within the Clonkeen focus area the 'Family' household is the dominant household type at 46%, followed by 'Singles' at 23% and 'Couples' at 21%.

The 'Other' household type which accounts for 11% of households in the focus area would be sharers etc.

2019 HOUSEHOLD BY TYPE



Source: ESRI/ MBR

EMPLOYMENT PROFILE



27%

Employers and Managers



30%

Professional Roles

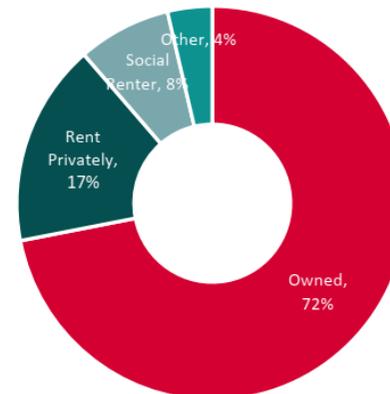


46%

Bachelor Degree or Higher

Source: CSO, Census 2016

TENURE PROFILE



Source: CSO, Census 2016



82% accommodation is house/bungalow



17% accommodation is flat/apartment

72% of the households within the Clonkeen focus area own their household, of which 31% own with a mortgage and 41% own outright.

17% of households (4,665 households) rent from a private landlord.

PROPOSED RESIDENTIAL DEVELOPMENT

UNIT MIX & TARGET DEMOGRAPHIC

CLONKEEN UNIT MIX

Detailed in the table below is the unit mix for the proposed residential development on the lands at Clonkeen College.

No. One Bedroom Units	No. Two Bedroom Units	No. Three Bedroom Units	Total No. Units
111	150	38	299
37%	50%	13%	

Source: DJRES Properties



UNIT MIX & DEMOGRAPHICS

The demographics within the Clonkeen 3 kilometre focus area have highlighted there is a strong family and young professional population.

There is a family driven dynamic in the Clonkeen area which is seen in the dominance of the 'Family' household at 46% of the focus area. The two and three bedroom units proposed, which account for 63% of the overall Clonkeen development, will appeal to this cohort depending on the family size. Other household types such as sharers will also seek two and three bedroom units.

One bedroom units, which make up 37% of the proposed development, will also be popular with the solo renter and couples. Within the Clonkeen 3 kilometre focus area, singles and couples account for a combined 44% of households.

Overall, the proposed mix will cater for the diverse household types within the Clonkeen area.

