



COAKLEY O'NEILL
town planning

Statement on Housing Mix

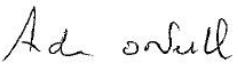
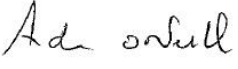
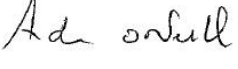
**PROPOSED STRATEGIC HOUSING
DEVELOPMENT, MONACNAPA,
BLARNEY, CORK**

Prepared in February, 2022 on behalf of
Eoin Sheehan

Coakley O'Neill Town Planning Ltd.

Document Control Sheet

Client	Eoin Sheehan
Project Title	Proposed Strategic Housing Development, Monacnapa, Blarney, Cork
Job No.	CON17113
Document Title	Statement on Housing Mix
Number of Pages	10

Revision	Status	Date of Issue	Authored	Checked	Signed
1	Draft	7 th June, 2021	AH	AON	
2	Final draft	19 th December, 2021	AH	AON	
3	Final	7 th February, 2022	AH	AON	

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1.0 INTRODUCTION

- 1.1 This Statement on Housing Mix Report has been prepared by Coakley O'Neill Town Planning, NSC Campus, Mahon, Cork on behalf of the applicant, Eoin Sheehan, in accordance with the requirements of Cork County Development Plan 2014 as well as the Joint Housing Strategy for Cork City and County.
- 1.2 This report accompanies a planning application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (2016 Act) for a residential development of 150 no. units at a site in Monacnapa, Blarney, Cork.
- 1.3 As Blarney is now included in the boundary of Cork City as of May, 2019, and the provisions of the Cork County Development Plan 2014 continue to guide development in the Town, we will refer to that Plan, as well as the Joint Housing Strategy for Cork City and County in this assessment. We will also rely on CSO data for Cork County only.
- 1.4 Objective HOU 3-3(b) of the Cork County Development Plan, 2014, requires that a statement of Housing Mix be submitted with all applications for multiunit developments in order to facilitate the proper evaluation of the proposal relative to Objective HOU 3-3(a). This objective aims to secure the development of a mix of house types and sizes throughout the County as a whole, to meet the needs of the future population in accordance with the guidance as set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.
- 1.5 A range of housing types have been provided as part of the proposed development, including one, two, three and four bed housing units, a number of which have space to convert the attic space into additional living space, in terraced, semi-detached, detached and apartment typologies. This is considered to cater for a wide range of household types.
- 1.6 As outlined in this report, the range of housing types have been proposed, having regard to the current market demands and the emerging demographic profile of the Blarney Area. The proposed unit mix complies with the Development Plan requirement to provide a wide choice of dwelling types.

2.0 PROPOSED DEVELOPMENT AND HOUSING MIX

- 2.1 The proposed development will consist of a strategic housing development of 143no. residential units (8no. 1-bed; 38no. 2-bed; 71no. 3-bed; and 26no. 4-bed units), comprising 105no. houses (3no. detached; 42no. semi-detached; and 60no. terraced units) and 38no. apartments (8no. 1-bed apartments and 30no. 2-bed apartments), ranging in height from 2-3 storeys above ground, including split-level houses.
- 2.2 A breakdown of the proposed houses and apartments is provided in Tables 1 and below, and the percentage mix in terms of bedrooms is outlined in Table 2.

Dwelling Type	No.	Types
4Bed/7P House (3 storey split level)	9	1G, 1G(i))
4Bed/7P House (2 storey)	17	2C, 3B, 3B(i)
3 bed/5P House (2.5 storey)	24	1E, 1F, 4A, 4B
3 bed/5P House (2 storey)	39	1A, 1B, 1B(i), 1C, 1D, 2A, 3A, 4C, 4C(i)
3 bed/4P House (2 storey)	8	2B
2 bed/4P House (2 storey)	8	2D, 2F, 3C

Table 1 Proposed House Mix

Apartment Type	No.	Types
1-bed (2 person) apartment	8	2E, 3D
2-bed (4 person) apartment	30	2no. blocks of apartments

Table 2 Proposed Apartment Mix

No. of Beds	No. of Units	%
4 bed	26	18%
3 bed	71	49.5%
2 bed	38	26.5%
1 bed	8	6%
TOTAL	143	100%

Table 3 Breakdown of bedrooms by percentage

3.0 DEMOGRAPHIC PROFILE OF BLARNEY

3.1 This section of the report outlines the general demographic profile in terms of population growth, housing stock, age profiles, household composition and vacant dwellings, for Blarney in comparison to County Cork and the State, based on Census data.

POPULATION CHANGE 1996-2016

3.2 Table 4 below provides the population change of the State, Cork County and Blarney from 1996 to 2016, as derived from CSO statistics.

Census Year	State	County Cork	Blarney
1996	3,626,087	420,510	1963
2002	3,917,203	447,829	2146
% Change (1996-2002)	8%	6.5%	9.3%
2006	4,239,848	481,295	2400
% Change (2002-2006)	8%	7.5%	11.8%
2011	4,588,252	519,032	2437
% Change (2006 – 2011)	8%	8%	1.5%
2016	4,761,865	542,868	2539
% Change (2011-2016)	4%	5%	4.2%
Total population change (1996-2016)	+1,135,778	+122,358	+603
% change (1996-2016)	31%	29%	31%

Table 4 Breakdown of Population Change in the State, County Cork and Blarney 1996 to 2016

3.3 Table 4 illustrates that Blarney has experienced significant population growth over the last 20 years, with the population growing from 1,963 people in 1996 to 2,539 people in 2016, a growth of c. 31%.

3.4 It is noted that the rate of population growth from 1996 to 2006 in Blarney exceeded that of the State and the County for the same period, however from 2011 to 2016 the rate of growth was generally in line with the County and the State.

AGE PROFILE

3.5 The age profile for Blarney, as well as Cork County and the State, are outlined in Table 5 below, as per the 2016 Census results. Table 6 below outlines the percentage change between 2011 and 2016 for the 0-19 age range.

Age Group		State	County Cork	Blarney
0-18		1,251,796 (26.3%)	148,377 (27.3)	626 (24.7%)
19-34		990,618 (20.8%)	105,344 (19.4%)	497 (19.6%)
35-64		1,881,884 (39.5%)	215,304 (39.7%)	990 (39%)
65+		637,567 (13.4%)	73,843 (13.6%)	426 (16.8%)
Total		4,761,865	542,868	2539

Table 5 Age profile of the State, County and Blarney (Census 2016)

Age Group	State	County Cork	Blarney
0-4	-7%	-6.3%	-15%
5-9	+10.8%	+13.8%	+29.3%
10-14	+5.6%	+4.9%	+2%
15-19	+7%	+9%	-1.4%

Table 6 Age Group population change 2011-2016

- 3.6 Table 5 reveals that, compared to the age profile of the County and State, Blarney has a lower percentage of people in the 0-18 age bracket, and a higher percentage of people in the 65+ age bracket.
- 3.7 It is noted that the population of those in the 0-4 age bracket decreased at a rate of double that of the County and the State.

HOUSEHOLD COMPOSITION

- 3.8 Table 7 below indicates the household composition of the State, County and Blarney according to the 2016 Census.

Composition	State	County Cork	Blarney
One person	399,815 (23.5%)	46,818 (23.9%)	197 (8.1%)
Couples without Children	323,140 (19%)	37,328 (19.1%)	400 (16.5%)
Couples with Children	598,666 (35.2%)	70,602 (36%)	1,396 (57.7%)
Lone parent families	177,920 (10.5%)	19,518 (10%)	196 (8.2%)
Other	202,748 (11.9%)	21,587 (11%)	231 (9.5%)
Total	1,702,289	195,853	2420

Table 7 Outline of Composition of Households

- 3.9 Table 7 reveals that 57.7% of Blarney's households comprises couples with children. This is significantly higher than both the County (36%) and the State (35.2%). It is also noted that the number of couples

without children, and lone parent families, is similar to the national and county average, and that the number of one-person households is lower than the State and County.

HOUSING STOCK AND VACANCY RATE 2002-2016

- 3.10 The growth in housing stock between 2002-2016 is outlined in Table 8 below. The vacancy rates in the State, County Cork and Blarney are also outlined in Table 9 below. Vacancy rates are unavailable for Blarney in the Census years 2002 and 2006.

Census Year	State	County Cork	Blarney
2002	1,460,053	168,784	682
2006	1,769,613	202,100	809
% Change	21.2%	19.7%	18.6%
2011	1,994,845	227,675	876
% Change	12.7%	12.7%	8.2%
2016	2,003,645	229,495	887
% Change	0.44%	0.8%	1.3%

Table 8 Housing stock 2002 to 2016

Census Year	State	County Cork	Blarney
2002	143,418 (9.8%)	17,508 (10.4%)	-
2006	266,322 (15%)	30,989 (15.3%)	-
2011	289,451 (14.5%)	33,329 (14.6%)	103 (10.5%)
2016	245,460 (12.3%)	27,209 (11.9%)	80 (8.2%)

Table 9 Vacancy Rates 2002 to 2016

- 3.11 Between 2002 and 2016, the housing stock of Blarney increased by over 30%. However, this is a lower rate of increase than the State (37%) and the County (36%). Notwithstanding this, the rate of housing growth in Blarney between 2011 and 2016 (1.3%) exceeded that of the County (0.8%) and the State (0.44%).
- 3.12 The vacancy rates across the State, County Cork and Blarney have all dropped in the period from 2011 to 2016. It is noted that Blarney has a notably lower level of vacancy (8.2%) in 2011 and 2016 than the County (11.9%) and the State (12.3%).

4.0 HOUSING MARKET IN BLARNEY

4.1 The Advisory Report prepared by Cushman Wakefield dated February, 2022 and attached as an Appendix to the Statement of Material Contravention included with this planning application notes the following:

- in Blarney there is currently only 17 residential units (14no. houses and 3no. apartments) available to purchase, which, when measured against the population uplift to 7,533 people requiring an additional 2,566 new housing units to 2022, demonstrates how acute the lack of supply in Blarney is.
- Of this 17no. units, 3no. are 2-bed; 8no. are 3-bed; 5no. are 4-bed; and 1no. is 6-bed, suggesting an underprovision in 1 and 2 bed units.
- In addition, the report details evidence of demand for housing developments that are currently under construction in the Blarney area, including Barter's Wood, Cluain Ard, Glenn Rua, Clonlara and Lia Fail, with the 54-unit development (3 and 4 bed units) at Barter's Wood sold out by November, 2020; Cluain Ard (78no. 2, 3 and 4-bed units) sold out in 2021 over 3 phases; Glenn Rua (28no. 2, 3, 4 and 5-bed units) and Clonlara (144no. 3 and 4-bed units) which has sold out; and Lia Fail (12no. 4-bed units) with only 2no. units remaining (as at February, 2022).
- This evidence confirms the level of demand for new housing in Blarney, particularly for larger houses.

4.2 In this context, the proposed development, which provides a range of new homes, from smaller 'starter' homes to family homes, including 3no. detached, 42no. semi-detached, 60no. terraced houses, and 38no. apartments, consisting of 8no. 1-bed (5%); 38no. 2-bed (27%); and 97no. 3 and 4-bed units (68%) is considered to be appropriate with respect to housing mix, having regard to demand, and the policy environment within which the proposed development is framed.

4.3 Furthermore, as outlined in Table 9 above, it is noted the vacancy level in Blarney is lower than both the County and the State in 2011 and 2016.

4.0 CORK PLANNING AUTHORITIES JOINT HOUSING STRATEGY 2014

- 4.1 To meet the changing needs and sizes of households, it is a policy of the current Cork Planning Authorities Joint Housing Strategy to ensure the development of a greater mix of house type and sizes reflecting local circumstances, specifically:

The Cork Local Authorities will ensure a mix of house types and sizes within individual developments and within communities to promote a socially balanced and inclusive society. Planning Applications for multiple housing units will be required to submit a Statement of Housing Mix detailing the proposed housing mix and why it is considered appropriate. The statement should set out the established mix in the area, design, location, market considerations and recent societal trends. The needs of special groups such as the elderly and disabled should be considered as part of this process. Development Plans and / or Local Area Plans will be required to include specific policies to secure housing mix.

Unlike the previous 2009 strategy, there are no indicative housing mix targets specified in the 2014 Strategy.

- 4.2 The draft Joint Housing Strategy for Cork City and County (January, 2022) provides the most up-to-date data in relation to housing demand and supply in Cork. Table 4.40 of the draft Strategy anticipates an increase of 1,353 dwellings in the City between 2022-2025.
- 4.3 A dwelling composition of 2,184 (82%) houses and 519 (19%) apartments is anticipated in Cork City in 2025.
- 4.4 This is caveated in section 4.4.3 of the draft Strategy by the statement: *unit type mix over the 2022-2028 period is difficult to forecast with any degree of certainty as the type of new units that will be developed in the coming years will depend heavily on market conditions, development costs, economic conditions, and public policy including national measures to stimulate housing development. It will also be determined by local planning policy set by Cork County Council and Cork City Council.*
- 4.5 Furthermore, section 5.4.5 of the draft Strategy notes that *the majority of new homes in the Urban Towns, such as Blarney, are likely to be houses.* Section 5.4.5.2 of the draft Strategy notes that *as with other urban towns, the greenfield nature of some sites and existing demographics may entail a greater proportion of larger unit sizes and houses, although denser development of apartments may be appropriate closer to public transport networks. Part V delivery will be important in delivery a suitable tenure mix, although opportunities for direct social housing delivery will also be appropriate.*
- 4.6 As illustrated in Tables 1-2 above, a good range of house types is proposed. Noting that the average family size for Cork County is 2.8 (2016 census), the proposed development is mainly focused on providing additional housing choices for the couples with children cohort, while also providing for lone parent families, and couples and no children, as well as single person households, and those who are downsizing.
- 4.7 In the draft Cork City Development Plan 2022-2028, Table 11.9 sets out the Dwelling Size Mix for Housing Developments in Urban Towns such as Blarney, to be achieved over the lifetime of the Plan as follows:

	Min	Max	Target
Studios / PBSA (at LRT Stops / Urban Centre Only)	0%	5%	0%
1 Bedroom	15%	25%	21%
2 Bedroom	30%	40%	34%
3 Bedroom	25%	35%	30%
4 Bedroom / Larger	10%	20%	15%

Table 10 Dwelling Size Mix for Housing Developments in Urban Towns

4.8 Objective 11.2 of the draft Plan states that:

All planning applications for residential developments or mixed-use developments comprising more than 50 dwellings will be required to comply with the target dwelling size mix specified in Tables 11.3-11.9, apart from in exceptional circumstances. Applications for 10-50 dwellings will need to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area. Purpose-Built Student Accommodation schemes will be exempt from dwelling size mix targets. Where there is a target for student accommodation, and it can be demonstrated that this demand has been provided for within the area, then this demand can be reassigned to other dwelling sizes according to the relative target proportions. Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified

4.9 The proposed dwelling mix set out in Table 3 above generally conforms to the targets of the draft Plan in respect of 4 bed units, where 18% are proposed. There is a good mix of 1, 2 and 3 bed units proposed, and this mix responds to the market demand, as set out in the Advisory Report prepared by Cushman Wakefield dated February, 2022 and attached as an Appendix to the Statement of Material Contravention included with this planning application notes the following:

- in Blarney there is currently only 17 residential units (14no. houses and 3no. apartments) available to purchase, which, when measured against the population uplift to 7,533 people requiring an additional 2,566 new housing units to 2022, demonstrates how acute the lack of supply in Blarney is.
- Of this 17no. units, 3no. are 2-bed; 8no. are 3-bed; 5no. are 4-bed; and 1no. is 6-bed, suggesting an underprovision in 1 and 2 bed units.
- In addition, the report details evidence of demand for housing developments that are currently under construction in the Blarney area, including Barter's Wood, Cluain Ard, Glenn Rua, Clonlara and Lia Fail, with the 54-unit development (3 and 4 bed units) at Barter's Wood sold out by November, 2020; Cluain Ard (78no. 2, 3 and 4-bed units) sold out in 2021 over 3 phases; Glenn Rua (28no. 2, 3, 4 and 5-bed units) and Clonlara (144no. 3 and 4-bed units) which has sold out; and Lia Fail (12no. 4-bed units) with only 2no. units remaining (as at February, 2022).
- This evidence confirms the level of demand for new housing in Blarney, particularly for larger houses.

- 4.10 In this context, the proposed development, which provides a range of new homes, from smaller 'starter' homes to family homes, including 3no. detached, 42no. semi-detached, 60no. terraced houses, and 38no. apartments, consisting of 8no. 1-bed (5%); 38no. 2-bed (27%); and 97no. 3 and 4-bed units (68%) is considered to be appropriate with respect to housing mix, having regard to demand, and the policy environment within which the proposed development is framed. The proposed housing mix will ensure a balanced community is delivered at the site, and will meet current demand in Blarney.

5.0 CONCLUSION

- 5.1 As outlined in this report, Blarney has experienced rapid population growth over the last 20 years, with the population increasing by c. 31% between 1996 and 2016.
- 5.2 The demographic makeup of Blarney is such that there is a higher percentage of the population in the over 65+ age bracket, however, it is also noted that over 44% of the population are aged 35 years or younger. This is also reflective of the household types in Blarney where 57.7% of households comprise couples with children, and a further 16.5% of households include couples with no children.
- 5.3 The proposed development will comprise 143no. residential units (8no. 1-bed; 38no. 2-bed; 71no. 3-bed; and 26no. 4-bed units), comprising 105no. houses (3no. detached; 42no. semi-detached; and 60no. terraced units) and 38no. apartments (8no. 1-bed apartments and 30no. 2-bed apartments), ranging in height from 2-3 storeys above ground, including split-level houses.
- 5.4 The proposed housing mix reflects the demographic profile of the area, inclusive of the age profile and household composition data from Census 2016. It also reflects market demand.
- 5.5 Accordingly, the proposed development mainly comprises two- and three-bedroom homes. 26.5% of the proposed units are 2 bed units, and 49.5% are 3 bed units. This is to cater for potential demand for a diverse range of households, including couples with children, lone parents with children, couples without children, as well as starter homes, as well as those who are downsizing.
- 5.6 It is considered that the proposed housing mix reflects the need to provide units to cater to families at various stages and different demands, as well as single persons, and those who are downsizing.
- 5.7 In conclusion, the proposed development will ensure the delivery of a large proportion of family type housing, reflective of the current household composition in Blarney, as well as responding to current local market demands.