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1.0 INTRODUCTION

This Report accompanies a planning application by Ardstone Homes Limited under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (2016 Act) for a residential development of 125 no. units at a site of approximately 3.76ha, located in the townland of Bluebell, Naas, County Kildare.

Objective MDO3 and Section 17.4.3 of the Kildare County Development Plan (KCDP) require that a Statement of Housing Mix is submitted with planning applications for 50 units or more within a Large Growth Town or a Moderate Sustainable Growth Town. The Statement should demonstrate a need for such accommodation, based on local demand and the demographic profile of the area.

This Statement on Housing Mix Report has been prepared by Declan Brassil & Co. and Douglas Newman Good Real Estate Agents on behalf of the applicant, in accordance with the above requirements of the Kildare County Development Plan, and in accordance with the An Bord Pleánala Notice of Pre-Application Consultation Opinion that requires '*a detailed statement on housing mix*' to accompany a consequent application for permission.

A range of unit types and sizes are proposed, including a range of two, three and four bed units in terraced, semi-detached, detached and dormer typologies, and one and two bedroom apartment units. The proposed development also includes the provision of one bed maisonette type units.

The range of dwelling types proposed has been provided having regard to current market demands and the emerging demographic profile of the area. The proposed unit mix and the variety of dwelling 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 Naas.

The location of the proposed development capitalises on proximity to a range of employment, retail, community and social services in Naas, connectivity with the wider Greater Dublin Area, and supports the development of critical mass to support services, employers and infrastructure investments. The proposed development also contributes to achieving the housing unit allocation of 4,842 units for the period 2016-2023.

2.0 PROPOSED DEVELOPMENT AND HOUSING MIX

The proposed development provides for a total of 125 no. residential dwellings, consisting of 12 no. 1 bed dwellings, 64 no. 2 bed dwellings, 24 no. 3 bed dwellings and 25 no. 4 bed dwellings.

The proposed development provides for a range of dwelling types including terraced, semi-detached and detached two storey houses. In addition, the proposed development includes 4 no. maisonette units in the north-eastern corner of the site, dormer style houses along the eastern boundary with Broadfield View and apartment units in a four storey complex along the western boundary.

A breakdown of residential units is provided in Table 2.1, below, and Table 4.1 sets out the housing mix incorporated in the application.

Table 2.1 Breakdown of Residential Units

Description	Quantity	Mix %
1 Bed Apartments	8	6.4
2 Bed Apartments	20	16
1 Bed Maisonette	4	3.2
2 Bed House	44	35.2
3 Bed House	24	19.2
4 Bed House	25	20
TOTAL	125	100

3.0 DEMOGRAPHIC PROFILE

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 Naas according to the CSO census data.

3.1 Population Change 1996-2016

Table 3.1 below provides the population change of the State, the GDA, Dublin, Kildare and Naas between 1996 and 2016 as derived from the CSO statistics.

Table 3.1: Population Change 1996-2016

Census Year	Area				
	State	GDA	Dublin	Kildare	Naas
1996	3,626,087	1,405,671	1,058,264	134,992	14,074
2002	3,917,203	1,535,446	1,122,821	163,944	18,288
% Change	8.0%	9.2%	6.1%	21.4%	29.9%
2006	4,239,848	1,662,536	1,876,176	186,335	20,044
% Change	8.2%	8.3%	5.7%	13.7%	9.6%
2011	4,588,252	1,804,156	1,273,069	210,312	20,713
% Change	8.2%	8.5%	7.2%	12.9%	3.3%
2016	4,761,865	1,907,332	1,347,359	222,504	21,597
% Change	3.8%	5.7%	5.8%	5.8%	4.3%

¹ Comprised of Counties Dublin, Kildare, Meath and Wicklow

The population of Naas has grown substantially in the past 20 years, from 14,074 in 1996 to 21,597 in 2016, representing a population increase of 53.5%. Similarly, the population of County Kildare grew by 64.8% between 1996 and 2016. The population growth in Naas and Kildare exceeds the growth in the State (31.3%), the GDA (37.5%) and County Dublin (27.3%) during the same period.

From 1996 to 2006 the rate of population growth in Naas exceeded the State, the GDA and County Dublin. Between 2006 and 2011, the population growth of Naas was 3.3%, substantially below the State (8.2%), GDA (8.5%), Dublin (7.2%) and Kildare (12.9%). The population of Naas increased by 4.3% between 2011 and 2016, exceeding the State average of 3.8% but below the GDA (5.7%), Dublin (5.8%) and Kildare (5.8%) for the same census period. In addition, it is noted that the rate of growth in Kildare has exceeded that of the State, the GDA and County Dublin in every census period since 1996.

3.2 Population Profile

Table 3.2 below provides the population profile of the State, GDA, Dublin, Kildare and Naas by age group as per the 2016 Census results. Table 3.3 provides the percentage change between 2011 and 2016 for the 00-19 age range for the State, GDA, Dublin, Kildare and Naas.

Table 3.2: Population Profile of the State, County Kildare and Naas (2016)

Age Group	State	GDA	Dublin	Kildare	Naas
0-19	1,309,368 (27.5%)	510980 (26.8%)	338701 (25.1%)	69,039 (31.0%)	6,252 (28.9%)
20-39	1,322,467 (27.8%)	594240 (31.2%)	447522 (33.2%)	61,176 (27.5%)	6,122 (28.3%)
40-59	1,253,607 (26.3%)	489492 (25.7%)	335586 (24.9%)	60,455 (27.2%)	6,053 (28.0%)
60-79	727,831 (15.3%)	259949 (13.6%)	185303 (13.8%)	27,595 (12.4%)	2658 (12.3%)
80+	148,592 (3.1%)	52671 (2.8%)	40247 (3.0%)	4,239 (1.9%)	512 (2.4%)

Source: www.cso.ie

Table 3.3: 00-19 Age Group Population Change 2011-2016

Age Group	State	GDA	Dublin	Kildare	Naas
0 - 4	-7.0%	-4.7%	-2.2%	-8.5%	-5.0%
5 - 9	10.8%	9.0%	6.9%	10.3%	6.9%
10 - 14	5.6%	8.6%	6.7%	11.8%	9.5%
15 - 19	7.0%	7.6%	4.7%	17.1%	12.7%

Source: www.cso.ie

The 2016 Census results indicate that the age profile of the population of Naas is relatively young, with 28.9% of the population in the 0-19 age range, above the average of the State, GDA and Dublin. Kildare has a slightly younger population profile (31% under 19 years of age) than Naas, however, Naas has higher population in the 20-39 working age range.

Population in the 0-4 age range has decreased between 2011 and 2016 across the State, the GDA, Dublin, Kildare and Naas. It is noted that Kildare had the largest decrease in the 0-4 age range, followed by the State, Naas, the GDA and Dublin. In addition, 16.4% of the population of Naas are in the primary school age range (05-14), the same as the state but below the GDA (17.6%) and Kildare (22.1%).

3.3 Household Composition

Figure 3.4 below indicates the household composition of the State, the GDA, Dublin, Kildare and Naas according to the 2016 Census results.

Table 3.4: Households

Composition (% of Total Households)	State	GDA	Dublin	Kildare	Naas
One Person	399,815 (23.5%)	142,702 (21.4%)	108,409 (22.6%)	12,854 (17.5%)	1,265 (17.8%)
Couples without Children	343,434 (20.2%)	134,183 (20.1%)	97,396 (20.3%)	14,453 (19.6%)	1,416 (19.9%)
Couples with Children	631,114 (37.1%)	243,990 (36.6%)	159,940 (33.3%)	33,346 (45.3%)	3,148 (44.3%)
Lone Parent Family	198,539 (11.7%)	79,585 (11.9%)	58,234 (12.1%)	8,209 (11.2%)	720 (10.1%)
Other	129,387 (7.6%)	66,264 (9.9%)	55,704 (11.6%)	4,734 (6.4%)	562 (7.9%)
Total	1,702,289	666,724	479,683	73,596	7,111

Source: www.cso.ie

In 2016, 54.4% of households in Naas comprised of households with children (couples and lone parents), 44.3% were composed of couples with children. This is above the State (48.8%), GDA (48.5%) and Dublin (45.4%) but slightly below the Kildare average of 56.5%. The proportion of one person households in Naas is 19.9%, below the State, GDA and Dublin. Based on 2016 Census data the average household size in Naas is approximately 3.0 persons, the same as the county average of 3.0 persons and higher than the State average of 2.7 persons. Based on the mix of dwelling in the proposed development (12 no. 1 bed units and 113 no. 2 bed + units) and the average household size for Naas, the proposed development will generate a population of approximately 351 persons.

3.4 Housing Stock and Vacancy Rate 1996-2016

Table 3.5 below indicates the growth in the housing stock and table 3.6 indicates the vacancy rate in the State, the GDA, Dublin, Kildare and Naas from 1996-2016.

Table 3.5: Housing Stock of the State, GDA, Dublin, Kildare and Naas

Census Year	Area				
	State	GDA	Dublin	Kildare	Naas
1996	1,258,948	477171	370094	41477	4,380
2002	1,460,053	550780	411005	54589	5,904
% Change	16%	15.4%	11.1%	31.6%	34.8%
2006	1,769,613	657,184	477,999	68,840	6,502
% Change	21.2%	19.3%	16.3%	26.1%	10.1%
2011	1,994,845	730,507	527,665	78,794	7,665
% Change	12.7%	11.2%	10.4%	14.5%	17.9%
2016	2,003,645	736,546	530,753	80,158	7,726
% Change	0.44%	0.83%	0.59%	1.73%	0.80%

Source: www.cso.ie

Table 3.6: No. of Vacant Dwellings and % Vacancy Rate of the State, GDA, Dublin, Kildare and Naas

Census Year	Area				
	State	GDA	Dublin	Kildare	Naas
1996	105,250 (8.4%)	22,085 (4.6%)	15,944 (4.3%)	1,480 (3.6%)	-
2002	143,418 (9.8%)	29,317 (5.3%)	20,319 (4.9%)	3,198 (5.9%)	-
2006	266,322 (15%)	65,205 (9.9%)	46,305 (9.7%)	6,838 (9.9%)	-
2011	289,451 (14.5%)	61,568 (8.4%)	43,707 (8.3%)	6,311 (8.0%)	690 (9.0%)
2016	245,460 (12.3%)	47,038 (6.4%)	32,997 (6.2%)	4,712 (5.9%)	390 (5.1%)

Source: www.cso.ie

Between 1996 and 2002 the housing stock of Naas increased by 34.8%, in excess of the State (16%), the GDA (15.4%), Dublin (11.1%) and Kildare (31.6%). However, the rate of housing stock growth in Naas declined below the rates seen across the State, the GDA, Dublin and Kildare between the 2002-2006 and 2011-2016 census periods. In contrast, it is noted that the housing stock of Naas grew by 17.9% between 2006 and 2011, above the rate of growth across the State, the GDA, Dublin and Kildare.

The vacancy rate of properties across the State, the GDA, Dublin, Kildare and Naas was lowest during 1996 and highest during 2006. Vacancy rates have been generally declining in subsequent census periods since 2006. Notwithstanding, the vacancy rate of properties in Kildare has consistently been below the vacancy rate of the State, the GDA and Dublin during all periods.

Naas has seen the greatest decrease in vacancy rate between 2011 and 2016, falling from 690 units (9.0%) in 2011 to 390 (5.1%) in 2016 when compared to the State, GDA, Dublin and Kildare for the same period. It is noted that the residential properties vacancy rate for the 1996-2006 for Naas are not available from the CSO.

4.0 HOUSING MARKET IN COUNTY KILDARE AND NAAS

The housing market in County Kildare has shown significant growth in recent years, influenced by its own population and economic growth and driven by the demands being exerted in the Dublin City region.

The rate of population increase seen in Kildare and Naas represents the natural growth of Kildare's population and the ongoing demand to live close to Dublin City and along key transport corridors (particularly the M7 motorway). 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.

The average residential property in County Kildare commanded an asking price of approximately €256,392 in 2018 Q1, equating to growth of 63.5% since the 'trough' in 2013. This places its return to growth approximately on par with that experienced in County Dublin, where prices have increased by between 52.9% and 69.9% over the same period (excluding Dublin city centre where growth has been 94.2% since the trough). 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 have to widen their property search to the near commuter counties.

According to data from the Central Statistics Office² new dwelling completions levels in Co. Kildare are increasing in order to meet demand. In 2017 a total of 983 new dwellings were constructed in 2017, and increase of 55% on the 2016 total. Whilst the increase appears large, it comes from a very low base with only 635 new units added to the county's housing stock in 2016.

² CSO New Dwelling Completions By County available at :
<https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=NDQ06&PLanguage=0>

In addition, transactions data from the CSO in 2017³ show that 2,700 market transactions took place (new and existing dwellings) based on Stamp Duty executions, with an average value per transaction of €271,449. Compared to average Dublin values, Kildare offers a more affordable purchasing opportunity for first time buyers. Anecdotal evidence suggests that in the price range of €250,000 to €280,000 potential demand is at its strongest, particularly for two-bedroom units. Recent new homes developments in Naas saw in excess of 200 first time buyers register an interest in such properties.

Additional evidence of demand for housing in Kildare and Naas can be drawn from the 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, Naas has seen the greatest decrease in vacancy rate between 2011 and 2016, falling from 690 units (9.0%) in 2011 to 390 (5.1%) in 2016 when compared to the State, GDA, Dublin and Kildare for the same period. As a rule of thumb, a frictional vacancy rate of 7% should be provided in a housing market to ensure it functions efficiently. Therefore, the current rate is demonstrative of an undersupply.

5.0 CONCLUSION

The Kildare County Development Plan notes that Kildare is one of the fastest growing counties in Ireland, containing multiple vibrant towns in the north-east and a strong centrally located growth cluster (consisting of Naas, Newbridge and Kilcullen). Several of the main transportation corridors linking the Greater Dublin Area to the rest of the country pass through Kildare. These include three motorway corridors (including the M7 immediately to the north of Naas), National Primary Routes and National Secondary Routes. Various regional and local routes also traverse the county together with four mainline railway passenger services. In this regard, Kildare is a significant strategic component of the Greater Dublin Area and its locational advantage has a major part to play in the future development of Ireland's economy. Kildare benefits from being both part of Ireland's primary economic hub and the largest market in the State.

Naas is identified as a Large Growth Town within the Hinterland Area in the Kildare County Development Plan. Large Growth Towns are designated to act as important self-sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity, while capitalising on their international connectivity and high quality connections to Dublin City Centre. They also have a key role in supporting and servicing a wider local economy.

It is the preferred development strategy of the County Development Plan to focus on achieving critical mass in key towns in the Hinterland such as Naas. On this basis, the housing unit allocation for Naas provides for 4,842 no. units over the period 2016-2023.

The proposed development comprises the construction of 125 no. residential dwellings consisting of 93 houses, 4 no. Maisonette units in a two storey complex and 28 no. apartments in a four storey block on the western boundary of the site. The proposed unit mix is provided below:

³ Kildare Residential Property Transactions available at: <https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/saveselections.asp>

Table 5.1: Unit Mix

Type	Description	No. of Units	Beds	Area (sqm)	Mix (%)
A1	Maisonette	2	1	52	3.2%
A2	Maisonette	2	1	62	
B1	Detached Dormer	5	3	105.4	4.8%
B1A	Detached Dormer	1	3	110.5	
B2	Two storey, End of Terrace	26	2	86.2	35.2%
B3	Two Storey, Mid-Terrace	18	2	86.2	
C1	Two storey, Semi-Detached	16	3	112.2	14.4%
C2	Two Storey, Semi-Detached	2	3	114.2	
D1	Two Storey, Semi-Detached	16	4	132.4	17.6%
D2	Two Storey, Semi-Detached	1	4	134.2	
D3	Two Storey, Semi-Detached	5	4	143.6	
D4	Two Storey, Detached	3	4	143.6	2.4%
Apt	1 bed apartment unit	8	1	52	6.4%
Apt	2 bed (3 person) apartment unit	6	2	67	16%
Apt	2 bed apartment (4 person) unit	14	2	74-76	

It is submitted that the mix of dwelling units and the variety of dwelling types complies with the Development Plan requirements and will ensure the delivery of a wide choice of dwelling types of varying tenure and sizes.

Over 50% of the proposed units are 2 bedroom dwellings, the majority of which consist of terraced houses (35.2%). The remaining 2 bedroom dwellings are apartments (16%) capable of accommodating three and four persons. The proposed mix of dwellings provides for a smaller number of one bed units (9.6%) in the form of Maisonette and apartments. The balance of the proposed dwellings are primarily 3 and 4 bed semi-detached houses (32%), along with a small number of detached units (7.2%). The detached units primarily comprise of 6 no. 3 bed dormer units located along the eastern boundary, ensuring that the residential amenities of adjoining residences are protected and 3 no. dual fronted corner units.

The proposed dwelling mix has been provided in consideration of the market demand for smaller starter family dwellings and the relatively young age profile of Kildare and Naas. The smaller proportion of one bed units reflects the lower percentage of one person households in Kildare and Naas in comparison with the State, GDA and Dublin. The higher proportion of 2 bed house units, followed by a roughly equal proportion 3 and 4 bed house units reflects the need to provide units that cater to families at various stages and different demands. In this regard, the 2016 census results indicate that Naas had a higher percentage of its population in the 20-39 age cohort than Kildare and the State, in addition to a higher

number of households comprised of couples with children than the State, the GDA and Dublin. Furthermore, anecdotal evidence from DNG suggests that there is a strong demand in Kildare and Naas for smaller, more affordable units such as 2 bed dwellings from first time buyers. Recently completed developments in Naas saw in excess of 200 first time buyers register an interest in such properties.

Given the relatively young profile of the town, it is considered that demand for larger family homes is likely to continue over the medium term. In consideration of the above, the proposed development will ensure the delivery of a large proportion of family type housing which reflects the current household composition, will reinforce Naas's attractiveness for families and will respond to current local market demands.