



COAKLEY O'NEILL
town planning

Statement of Housing Mix

Strategic Housing Development at
Cork GAA Lands, Old Whitechurch Road
Kilbarry, Cork

Prepared in June 2022 on behalf of
Cork County GAA Board

Coakley O'Neill Town Planning Ltd.

Document Control Sheet

| | |
|-----------------|--------------------------|
| Client | Cork County GAA Board |
| Project Title | Kilbarry SHD |
| Job No. | CON19046 |
| Document Title | Statement of Housing Mix |
| Number of Pages | 13 |

| Revision | Status | Date of Issue | Authored | Checked | Signed |
|----------|--------|----------------------------|----------|---------|---------------------------------------------------------------------------------------|
| 1 | Draft | 30 th June 2022 | AH | DC |  |
| 2 | Final | 1 st July 2022 | AH | DC |  |

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1.0 INTRODUCTION

1.1 We, Coakley O'Neill Town Planning Ltd., NSC Campus, Mahon, Cork, have been instructed by our clients, the Cork County GAA Board, to prepare this Statement of Housing Mix to accompany a planning application for a proposed Strategic Housing Development of 319 no. residential dwellings at Cork GAA Lands, Old Whitechurch Road, Kilbarry, Cork.

1.2 In accordance with Objective 3.6 "Housing Mix" of the *Cork City Development Plan 2022 - 2028*, this Statement sets out the detail of the proposed mix and the justification as to why it is suitable.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The subject site is located to the northeast of Cork City Centre, and measures 15.52ha in area. The lands comprise open fields under grass, scrub, and gorse with established boundaries. An old hurling manufacturing factory lies derelict at the western side.

2.2 The lands are bounded to their north by the Glenamought River and Valley. Here, the lands slope steeply down to the river and informal walking paths are evident. To the east, the lands are bounded by the Delaney's GAA grounds.

2.3 Along the southern boundary is a roadway running between the GAA club and the Old Whitechurch Road. Further to the south, and to the southeast beyond the GAA grounds, lie IDA employment lands within the Kilbarry Business and Technology Park. Cork City Council's Whitechurch LIHAF development lands are to the immediate southwest of the site.



Figure 1. Subject Site

3.0 LOCAL POLICY CONTEXT

- 3.1 The relevant statutory plan pertaining to the development management of the site of the proposed development is the *Cork City Development Plan 2022 – 2028*.
- 3.2 The *Cork City Development Plan 2022-2028* does not stipulate that a Statement of Housing Mix be submitted to support planning applications for multiple housing units. However, the following policy and content of the *Cork City Development Plan 2022-2028* is of note.
- 3.3 The subject site is part of a 'City Regeneration and Expansion Area' and is located in the North East Suburban Area as shown in Figure 2 below.

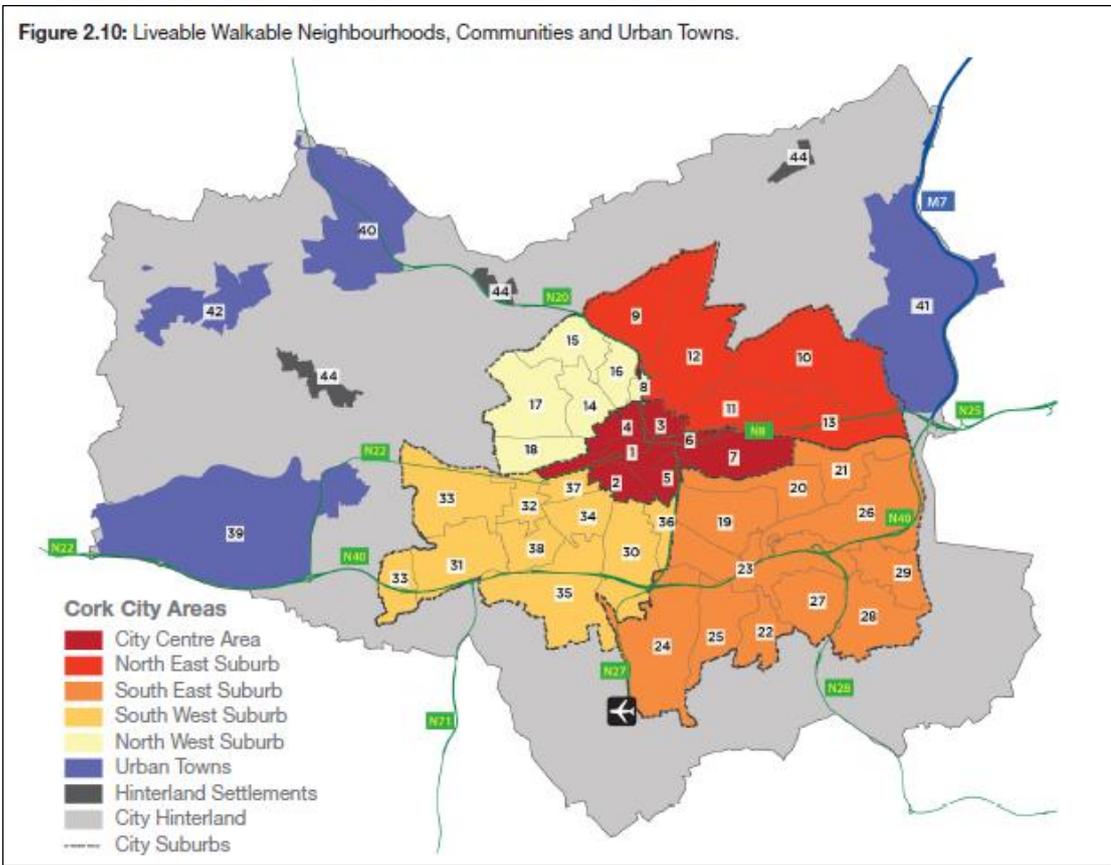


Figure 1. Key City Sectors - Figure 2.10 of the *Cork City Development Plan 2022 – 2028*.

- 3.4 A summary of the key objectives for city growth and development is shown in Table 2.6 of the Plan, setting out the roles, key sites, and key deliverables the Core Strategy will play in shaping land use planning in Cork City during this Plan period. As it relates to the city suburbs area, where the subject development site is located, the following is stated.

| City Area | Role in Core Strategy | Some Key Sites | Key Deliverables |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City Suburbs | Consolidate and enhance by providing a mix of new neighbourhood uses in suitable underutilised locations. Prioritise walking, cycling and public transport access. Deliver uses, layouts and densities that enhance existing local character. Deliver high quality sustainable transport orientated development in combination with high frequency bus routes, the new commuter station at Blackpool (Kilbarry) and prioritised cycling and walking routes set out in CMATS. | Ballyvolane, Mahon Blackpool / Kilbarry, North-West Quarter Regeneration area, Old Whitechurch Road. Regenerate underutilised sites in existing neighbourhoods including Mayfield, Douglas, Grange, Togher, and Wilton. | Delivery of CMATS Framework plans for Blackpool / Kilbarry, Ballyvolane, and Douglas. Action plans for Neighbourhood Development Sites. New City Parks in the Northeast and Northwest suburbs. |

Table 1: Core Strategy Roles Extracted from Table 2.6 of the Cork City Development Plan 2022 – 2028.

3.5 Paragraph 2.40 of the Plan states the following:

Trends over the last 20 years show an increasingly urbanised global and national population. Cork City has begun to experience this trend more recently, with the population living in the city centre growing by 19% during the last census period (2011-2016). This growth was four times the rate experienced within the wider city (+5%) and occurred during a period of very low new residential development.

Changes in household size have a significant impact on population growth. Ireland recorded an average household size of 2.75 in Census 2016. Cork City recorded a smaller AHS [Average Household Size] of 2.63 with notable differences at neighbourhood level, ranging from 1.74 in St. Luke's to 3.25 in Frankfield. Figure 2.17 illustrates the range and variety in AHS across the city. [emphasis added]

3.6 Paragraph 2.41 of the Plan states the following:

The Joint Cork Housing Strategy and Housing Need Demand Assessment (HNDA) 2022-2028 has carried out detailed assessment to help predict and plan for changes in future AHS during the plan period and beyond.

The strategy sets out a city-wide average household size target of 2.49 for the Plan period based on a changing average household size from 2022-2028. [emphasis added]

3.7 Figure 2.17 of the Plan addresses the average household size in Cork City, whereby North East City Suburb where the site is located has an average household size of 2.63.

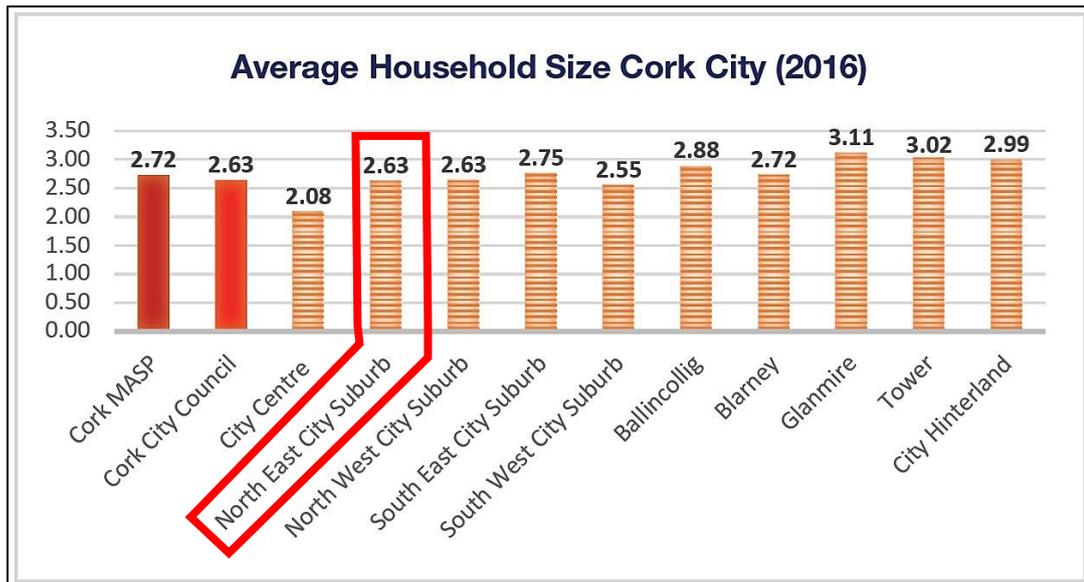


Figure 3. Average Household Size extracted from Figure 2.17 of the Cork City Development Plan 2022-2028.

3.8 Objective 3.6 “Housing Mix” of the Cork City Development Plan 2022 – 2028 is as follows:

“Cork City Council will seek to:

- a. Implement the provisions of the Joint Housing Strategy and HNDA as far as they relate to Cork City;
- b. Encourage the development of an appropriate mix of dwelling types to meet target residential densities, utilising a range of dwelling types and density typologies informed by best practice (as illustrated in “Density Done Well” in the Cork City Density Strategy, Building Height, and Tall Building Strategy) with combinations of houses, stacked units and apartments;
- c. Within all new residential developments it will be necessary to ensure an appropriate balance of housing tenure and dwelling size to sustain balanced and inclusive communities, including a balance of family-sized units and smaller dwellings tailored to suit the location (please refer to Chapter 11: Placemaking and Managing Development for those standards);
- d. Deliver at least 20% below-market priced housing across Cork City and ideally within each new residential neighbourhood;
- e. Encourage the provision of housing for one and two person households in all neighbourhoods to meet the needs of all age groups, including providing for downsizing to release family housing units;
- f. Update Development Plan policy as necessary to reflect emerging national guidance with regard to housing standards.”

3.9 Objective 11.2 “Dwelling Size Mix” of the Plan is as follows:

“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.” [emphasis added]

- 3.10 Dwelling size mix targets have been identified for four different market types, one of which is the suburban areas where the subject site is located. Table 11.8 “City Suburbs Dwelling Size Mix for Housing Developments” of the Plan presents the target dwelling size mix for housing developments in the city suburbs and is as follows:

| Unit | Min | Max | Target |
|---------------------------|------------|------------|------------|
| Studios / PBSA | 0% | 15% | 10% |
| 1 bedroom | 15% | 25% | 20% |
| 2 bedroom | 25% | 40% | 34% |
| 3 bedroom | 18% | 38% | 28% |
| 4 bedroom / Larger | 5% | 15% | 8% |

Table 2: Table 11.8 of the Cork City Development Plan 2022-2028.

- 3.11 Chapter 11 address residential development and housing standards. The following have relevance.

Paragraph 11.31 advises:

An understanding of the character of an area is essential to inform strategies for the development of sites and areas. The Cork City Urban Density, Building Height and Tall Building Study 2021 sets out an assessment of prevailing height based upon an analysis of building heights in Cork City's 44 neighbourhoods.

- 3.12 In terms of Residential Density, the following paragraphs are set out:

11.69 Density is a measure of the relationship between buildings and their surrounding public and private space. The Cork City Urban Density, Building Height and Tall Buildings Study provides the basis for the densities set out below in this Development Plan.

11.70 The most appropriate measure of residential density will be in the form of dwellings per hectare (DPH) for residential or predominantly residential developments. Plot ratio is most useful in establishing development capacity and in relation to mixed use schemes that are predominantly non-residential in nature.

11.71 Most of Cork City has been designed around the use of the private car and is built at densities of less than 25 dwellings per hectare in traditional suburban formats, with one particular model of dwelling type, gardens, amenity space and parking. Developing Cork City as a compact city will require the city to be built at higher densities utilising different models of development. Most of the new development in Cork City and the Urban Towns will be built at a “gentle density” of 40-70dph and a scale of 2-4 storeys. Some areas will be developed at densities higher than this (e.g. the City Centre, City Docks, Tivoli Docks, the inner city areas, Blackpool and the light rail corridor at Wilton and Mahon).

3.13 Paragraphs 11.74 and 11.75 of the *Cork City Development Plan 2022 - 2028* state:

11.74: Development proposals will need to ensure that they have an appropriate residential mix in terms of dwelling type, dwelling size, tenure, and specialist housing.

11.75: The mix of dwelling type will be determined in the main by the proposed density of development. There are three main types of dwelling types in developments: Houses; Apartments; and Stacked Homes with independent access to the street. Dwelling types will generally conform to the study referenced in the table displayed above.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development will consist of a strategic housing development of 319no. residential dwellings comprising of:

- 85no. semi-detached units (comprising of 17no. 4-bed units and 68no. 3-bed units),
- 118no. terraced units (comprising of 8no. 4-bed units, 60no. 3-bed units and 50no. 2-bed units),
- 53no. duplex units (comprising of 26no. 1-bed units, 25no. 2-bed units and 2no. 3-bed units) and
- 63no. apartments (in 3no. part 4-storey and part 5-storey blocks and comprising 15no. 1-bed units and 48no. 2-bed units).

4.2 The proposed residential density is 38.77 (units/ha) and the overall proposed dwelling mix is as follows:

| | Number | % |
|-----------|--------|--------|
| 1 Bedroom | 41 | 12.85% |
| 2 Bedroom | 123 | 38.56% |
| 3 Bedroom | 130 | 40.75% |
| 4 Bedroom | 25 | 7.84% |

Table 3. Proposed Dwelling Size Mix.

5.0 HOUSING MIX RATIONALE

- 5.1 The proposal represents a high quality housing development consisting of a wide mix of house types and design to provide a choice of housing suitable to all age groups and persons at different stages of the housing cycle.
- 5.2 The range of housing types have been proposed having regard to the current market demands and the emerging demographic profile of the immediate area.
- 5.3 It is noted that the population of Cork City and suburbs increased from 198,582 no. people in 2011 to 208,669 people in 2016. This represents an increase of 10,087 people, or a 5.1% increase in population over the same period. This is markedly lower than the increase of 13.2% in the defined catchment area of the site of the proposed development.
- 5.4 Table 4 below presents the age profile of the population of the defined catchment area according to the 2016 Census.
- 5.5 A review of the age profile of the area reveals that the area has an evenly distributed ratio of population, with 23% of the population being aged 55 years or older, while 27.3% of the population are under the age of 18. 20.9% of the population are between the ages of 19 and 35, while 28.8% are between the ages 35-54.

| Age Bracket | Population 2016 | % of Population |
|-------------|-----------------|-----------------|
| 0-4 | 2230 | 6.9% |
| 5-12 | 3874 | 12% |
| 13-18 | 2716 | 8.4% |
| 19-24 | 2354 | 7.3% |
| 25-34 | 4377 | 13.6% |
| 35-44 | 4924 | 15.3% |
| 45-54 | 4357 | 13.5% |
| 55-64 | 3374 | 10.5% |
| 65+ | 4052 | 12.5% |

Table 4. Age profile of the defined catchment area as per the 2016 Census.

- 5.6 The housing unit mix for the proposed development has been influenced by a range of other factors including:
- The nature of the existing housing stock in the area and the need to provide a choice of housing;
 - The need to provide housing that is suitable to all age groups and persons at different stages of the life cycle;
 - The existing social mix in the area;
 - The need to cater for a mixed community with a range of house types and sizes and social housing;
 - The saleability of different types of housing.

5.7 A wide range of residential typologies are provided. Unit sizes range from 48.1sqm to 149.5sqm.

| Residential Uses - Houses | | | | | | | | |
|---------------------------|----------------|-------------|--------------------------|---------------|---------------|--------------|-------------------|--------------------------------|
| House type | No. of Storeys | No. of beds | Gross Floor Area (sq.m.) | No of units | | | Total No of Units | Cumulative Floor Area (sq.m.) |
| | | | | Terraced | Semi-D | Detached | | |
| A | 3 | 4 | 146.6 | 1 | 4 | | 5 | 733.00 |
| A1 | 3 | 4 | 146.6 | 2 | | | 2 | 293.20 |
| B | 3 | 4 | 148.5 | 1 | 3 | | 4 | 594.00 |
| C | 2 | 4 | 137.7 | 4 | 9 | | 13 | 1,790.10 |
| C1 | 2 | 4 | 149.5 | | 1 | | 1 | 149.50 |
| D | 2 | 3 | 114.8 | | 18 | | 18 | 2,066.40 |
| E | 2 | 3 | 114.5 | | 13 | | 13 | 1,488.50 |
| E1 | 2 | 3 | 114.5 | 4 | | | 4 | 458.00 |
| E2 | 2 | 3 | 114.5 | 2 | 3 | | 5 | 572.50 |
| F | 2 | 3 | 113 | 35 | 28 | | 63 | 7,119.00 |
| F1 | 2 | 3 | 113 | 1 | 2 | | 3 | 339.00 |
| F2 | 2 | 3 | 113 | | 2 | | 2 | 226.00 |
| G | 2 | 3 | 112.1 | 18 | | | 18 | 2,017.80 |
| H | 2 | 2 | 83.7 | 50 | | | 50 | 4,185.00 |
| J | 2 | 3 | 114.5 | | 2 | | 2 | 229.00 |
| Total | | | | 118 | 85 | 0 | 203 | 22,261.00 |
| Percentage Mix | | | | 58.13% | 41.87% | 0.00% | 100% | |

Table 5: Residential Unit Mix - Houses

| Residential Uses - Duplex Units | | | |
|---------------------------------|------------|------------------|-------------|
| Block | No of Beds | Gross Floor Area | No of Units |
| BLOCK A | 1 | 51.1 | 8 |
| | 1 | 49.6 | 1 |
| | 1 | 50.5 | 1 |
| | 1 | 50.4 | 1 |
| | 2 | 115.2 | 1 |
| | 2 | 113.9 | 1 |
| | 2 | 107.8 | 6 |
| | 3 | 126.5 | 1 |
| | 3 | 124.3 | 1 |
| | 2 | 117.9 | 1 |
| BLOCK B | 1 | 103.3 | 3 |
| | 1 | 103.1 | 1 |
| | 1 | 97.8 | 1 |
| | 1 | 53.2 | 3 |
| BLOCK C | 2 | 53.1 | 1 |
| | 1 | 48.2 | 1 |
| | 1 | 48.1 | 1 |
| | 2 | 110.4 | 3 |
| BLOCK D | 1 | 51.9 | 2 |
| | 1 | 48.1 | 1 |
| | 2 | 93.1 | 2 |
| | 1 | 48.1 | 2 |
| | 1 | 48.2 | 1 |
| | 1 | 18.1 | 1 |
| | 1 | 50 | 2 |
| | 2 | 104.3 | 2 |
| 2 | 110.4 | 2 | |
| 2 | 93.1 | 1 | |
| 2 | 93.1 | 1 | |
| Total | | | 53 |

Table 6: Residential Unit Mix – Duplex Units

| Block | Residential Uses - Apartments | | |
|--------------|-------------------------------|------------------|-------------|
| | No of Beds | Gross Floor Area | No of Units |
| BLOCK E | 2 | 79 | 5 |
| | 1 | 58 | 4 |
| | 2 | 80.7 | 11 |
| | 1 | 51.8 | 1 |
| BLOCK F | 2 | 79 | 5 |
| | 1 | 58 | 4 |
| | 2 | 80.7 | 11 |
| | 1 | 51.8 | 1 |
| BLOCK G | 2 | 79 | 5 |
| | 1 | 58 | 4 |
| | 2 | 80.7 | 11 |
| | 1 | 51.8 | 1 |
| Total | | | 63 |

Table 7: Residential Unit Mix - Apartments

- 5.8 For further details on the size of each unit, please refer to the Housing Quality Assessment contained in the Architects Design Statement prepared by DMN Architects.
- 5.9 Pursuant to Section 96 of the PDA Act 2000 (as amended) provision has been made for 20% Part V units which are "pepper potted" throughout the site.

| Unit | Area m2 | Bedroom | No. Units to be Transferred | House Nos. as per Site Plan |
|--------------|---------|---------|-----------------------------|----------------------------------------------|
| Type F/F1/F2 | 112.96 | 3-bed | 10no. | 52,62, 65,170, 173, 208, 212, 227, 303, 304, |
| Type G | 109.12 | 3-bed | 2no. | 49, 225 |
| Type H | 83.73 | 2-bed | 10no. | 50, 51, 63, 64, 171, 172, 209, 210, 211, 226 |
| Apartment | 78.99 | 2-bed | 32no. | N/A |
| Apartment | 51.79 | 1-bed | 10no. | N/A |

Table 8: Part V Units

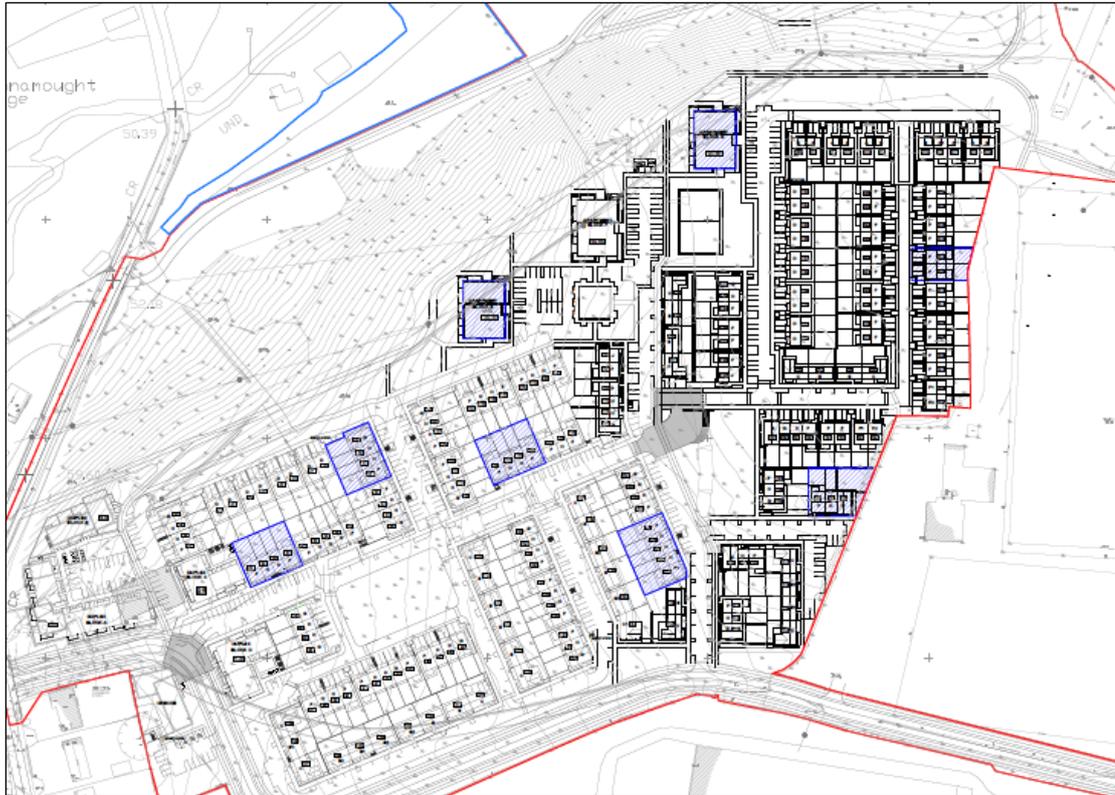


Figure 4: Part V Units

- 5.10 In providing a wide range of unit types and sizes that will appeal to a broad range of purchasers or tenants, the proposed unit mix clearly complies with the Development Plan requirement to provide a wide choice of dwelling types.
- 5.11 The proposed number of 3-bed units in this scheme marginally exceeds the maximum set out in the Plan. The percentage exceedance of 2.75% equates to between 8 to 9 residential units. In the context of the overall scheme and the scale and extent of development in the immediate area and across the northside of the city, this exceedance is not considered material or significant.
- 5.12 In all other respects the proposed dwelling mix meets with the provisions of the Development Plan
- 5.13 With regard to local circumstance, the recent planning history of Cork City has been examined in both the Planning Report and the Statement of Consistency which have been prepared by Coakley O'Neill Town Planning Ltd., with both being included as part of this planning application.
- 5.14 A summary of the relevant recent planning history with regard to dwelling mix, and the contextualisation of the proposed development in that regard (referred to as Kilbarry), is presented in the table below. Please refer to the aforementioned reports prepared by Coakley O'Neill Town Planning Ltd for the planning application reference numbers and associated development details.

| ABP Case Number | Development Description | Overall Mix |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 312613 | 198 no. residential units (117 no. houses, 81 no. apartments). Coolflugh, Cloghroe, Tower, Co. Cork | 1-bed = 44 (22%) 2-bed = 57 (29%) 3-bed = 40 (20%) 4-bed = 57 (29%) |
| 312893 | 143 residential units (105 no. houses and 38 no. apartments). Monacnapa, Blarney, Co. Cork. | 1-bed = 8 (6%) 2-bed = 38 (27%) 3-bed = 71 (49%) 4-bed = 26 (18%) |
| 309554 | The construction of 275 no. residential units (205 no. dwelling houses and 70 no. apartments) Ballyvolane (townland), Ballyhooly Road, Ballyvolane, Cork | 1-bed = 36 (13%) 2-bed = 74 (27%) 3-bed = 159 (58%) 4-bed = 6 (2%) |
| Kilbarry | The construction of 319 no. residential units to comprise semi-detached, terraced, duplex and apartment units. | 1 bed + 41 (12.85%) 2 bed = 123 (38.56%) 3 bed = 130 (40.75%) 4 bed = 25 (7.84%) |

Table 8. Dwelling mix of other suburban SHDs in Cork City

5.15 Clearly, the pattern of dwelling mix for other SHD applications in suburban areas in Cork City such as Tower, Blarney and Ballyvolane also cater for a range of 4-bed, 3-bed, 2-bed and 1-bed houses and apartments. These proposed housing mixes reflect the need to provide units to cater to families at various stages and different demands. The proposed development is in keeping with this accepted approach. Indeed, it provides a much more coherent mix between smaller and larger units.

6.0 CONCLUSION

6.1 The proposed strategic housing development of 319 no. dwellings at the site of Cork GAA Lands, Old Whitechurch Road, Kilbarry, has an overall mix of:

- Housing units: 4-bed (12.32%) 3-bed (63.05%) and 2-bed (24.63%)
- Apartment units: 2-bed (76.19%) and 1-bed (23.81%)
- Duplex units: 3-bed (3.77%) 2-bed (47.17%) and 1-bed (49.06%)

6.2 As is detailed in the plans and particulars which accompany the planning application, the proposed strategic housing development is a high-quality, high-density, modern urban development in a sustainable location in suburban Cork City. 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.

6.3 It is therefore submitted that the proposed development accords with the housing unit mix for the area and is in accordance with the proper planning and sustainable development of the area.