



# A Socio-Economic & Housing Supply Assessment of Ardee

For the Proposed Strategic Housing Development at Bridgegate,  
Rathgory & Mulladrillen, Drogheda Road, Ardee, Co. Louth

On behalf of The Ardee Partnership

November 2021

## Document Control Sheet

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## 1.0 Introduction

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants) have been appointed by The Ardee Partnership to prepare a Socio-Economic & Housing Supply Assessment of Ardee in support of the proposed Strategic Housing Development at Bridgegate, Rathgory and Mulladrillen, Drogheda Road, Ardee, Co. Louth (see Figure 1 below).

This report describes the demographic and socio-economic conditions that set out a rationale for increased demand for residential housing supply in this location, as well as for the particular mix of housing sizes and types proposed.

This report firstly provides an overview of the proposed development, followed by a review of relevant planning policy. This report proceeds to provide a detailed breakdown of the population characteristics of Ardee, including expected growth, alongside consideration of planning approvals and housing market activity in the area. This report also considers the requirement of community open space along with evaluating the presently available residential land in Ardee and concludes with an overall analysis of the proposed development set in the context of the preceding socio-economic indicators.

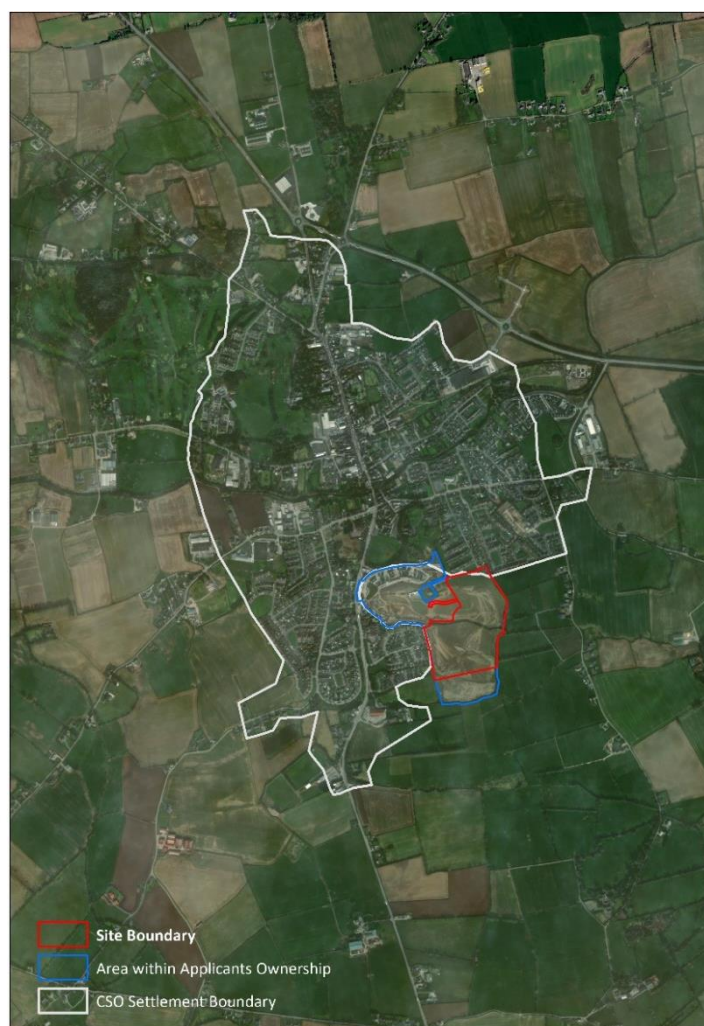


Figure 1: Aerial Image of the Ardee Settlement Area with the Subject Site and Lands Within the Applicants Ownership Outlined.

## 1.1 Proposed Development

The development will consist of:

- A) The construction of 272 no. residential units comprising a mix of 206 no. 2, 3 and 4 bedroom houses (all 2 storeys) including 50 no. 2-bedroom houses (Type 1), 145 no. 3-bedroom houses (Types 2, 3, 6) and 11 no. 4-bedroom houses (Types 4, 5) all with private open space and car parking, alongside 66 no. duplex units (all 3 storeys) including 17 no. 1-bedroom units (Types D5, D8), 24 no. 2-bedroom units (Types D1, D3, D6) and 25 no. 3-bedroom units (Types D2, D4, D7), all with private open space in the form of terrace at upper floor level and external garden space, with 499 sqm of communal open space serving Duplex Blocks A-B (48 no. units) (served by 2 no. bin and bike stores [each c. 51 sqm] adjacent) at Bridgegate Avenue, providing a total residential gross floor area of c. 28,168.9 sqm;
- B) A part 1, part 2 no. storey crèche (c. 484.1 sqm) and playground and a single storey community building (c. 165 sqm) located adjacent at a central community hub (with bin and bike store [c. 23 sqm]) accessed from Bridgegate Avenue served by car parking located on Bridgegate Green and Bridgegate Avenue;
- C) A landscaped Public Park located in the northern part of the site extending to c. 3.6 ha accessed from the community hub and between duplex Blocks B & C at Bridgegate Avenue, with 2 no. pedestrian links to permitted public park adjoining to the west and 1 no. pedestrian footpath extending to the northern perimeter at Hale Street, with a reservation for a future link road to lands to the east facilitated in the northern section of the park;
- D) Works to the Rathgory Tributary located to the south of Bridgegate Avenue comprising the realignment of the channel and regrading and reprofiling of land (as required), implementation of 2 no. vehicular crossings (including culverts and mammal passes) and the provision of a riparian corridor based around the open watercourse comprising landscaping and planting with safe access to the watercourse provided for maintenance purposes and 1 no. pedestrian and cyclist crossing;
- E) A series of landscaped public open spaces provided throughout the site with Public Open Space 01 (c. 1.05 ha) and Public Open Space 2 (c. 0.43 ha) located within the linear park (including riparian corridor) adjacent to the Rathgory Tributary with Public Open Space 03 (c. 0.29 ha) centrally located in the southern part of the site; open spaces will provide a mix of hard and soft landscaping, pedestrian and cycle access (cycle lanes provided at POS 1 and POS 2) and a range of activities including fitness spaces, kickabout area, amphitheatre and nature based play areas;
- F) Provision of shared surfaces, landscaped streetscapes including planting and landscaping at two neighbourhood streets in the southern part of the site, with roads provided to site boundaries to the east, south and west to facilitate possible future connections;
- G) All landscaping including planting to consolidate treelines and hedgerows forming existing site boundaries with agricultural lands to the east and Cherrybrook residential development to the west and all boundary treatments;

- H) Roads and access infrastructure taken from Bridgegate Avenue (permitted under Reg. Ref.: 10/174; ABP Ref: PL15.238053 [as amended]), the provision of a bus stop on the south side of Bridgegate Avenue adjacent to community hub and provision of cycle lanes at this location (continued through Public Open Space 01); a total of 480 no. car parking spaces (362 no. serving houses, 84 no. serving duplexes, 23 no. serving crèche and community building and 11 no. visitor and public open spaces), a total of 278 no. bicycle parking spaces (186 no. spaces serving duplexes [80 visitor spaces], 32 no. spaces at the community hub and 60 no. visitor spaces);
- I) Provision of 2 no. ESB substations, all associated drainage and services infrastructure (surface water, foul and water supply), public lighting, SUDS drainage and works to facilitate the development.

The unit mix of the proposed development is listed in Table 1 below.

*Table 1: Proposed Unit Mix.*

Unit Type	One-Bed	Two-Bed	Three-Bed	Four-Bed	Total
Duplex	17	24	25	-	66
House	-	50	145	11	206
Total	17	74	170	11	272

## 2.0 Planning Policy Context

The relevant planning policy for Ardee is described in the *Louth County Development Plan 2021-2027*. For the purposes of this assessment, it is not necessary to provide a complete appraisal of the planning policies relevant to the proposed development (which are described in the relevant supporting documentation prepared by John Spain Associates for the application). It is important, however, to acknowledge those policies of relevance to the socio-economic context of Ardee as they relate to housing supply. These policies are noted and their relevance are set out in this section.

### 2.1 Louth County Development Plan 2021-2027

The *Louth County Development Plan 2021-2027* describes the expected population growth of Co. Louth up to 2027 in relation to population targets set out in the Regional Planning Guidelines. The Core Strategy and Settlement Strategy within the Development Plan provides further detail of the target population growth for the area.

#### 2.1.1 Core Strategy and Settlement Strategy

The Development Plan identifies Ardee as a ‘Self Sustaining Growth Town’. These are characterised as regionally important local drivers that provide reasonable levels of jobs and services for their resident population and their surrounding catchments. Their growth is to be balanced at sustainable levels, with a focus on the commensurate delivery of employment and services and improving the quality of life for all.

The growth strategy for Ardee will be to “consolidate its designation as a ‘Self-Sustaining Growth Town’ and continue to expand its employment base and facilitate sustainable residential growth that would meet the needs of a localised demand.” The Core Strategy under the Development Plan projects that Ardee’s population will grow from the 2016 figure of 4,928 persons to 6,583 persons by 2027, a projected increase of 1,655 persons (See Table 2).

Table 2: Overview of Key Statistics for Ardee from the Louth County Development Plan 2021-2027.

ARDEE	
Population	4,928
Projected population 2027	6,583
Projected population increase	1,655
Housing Stock	2,002
Projected Housing Stock 2027	2,751
Projected Housing Stock increase 2021-2027	584
Residents Workers	1,819
Total Jobs	1,716
Job: Workforce Ratio	0.93



## 2.1.2 Land Use Zoning

The Land Use Zoning Map for Ardee as provided in the Development Plan is included in Figure 2 below. As illustrated in Figure 2, the subject site is zoned 'A2 New Residential – Phase 1', the objective of which is to "To provide for new residential neighbourhoods and supporting community facilities."

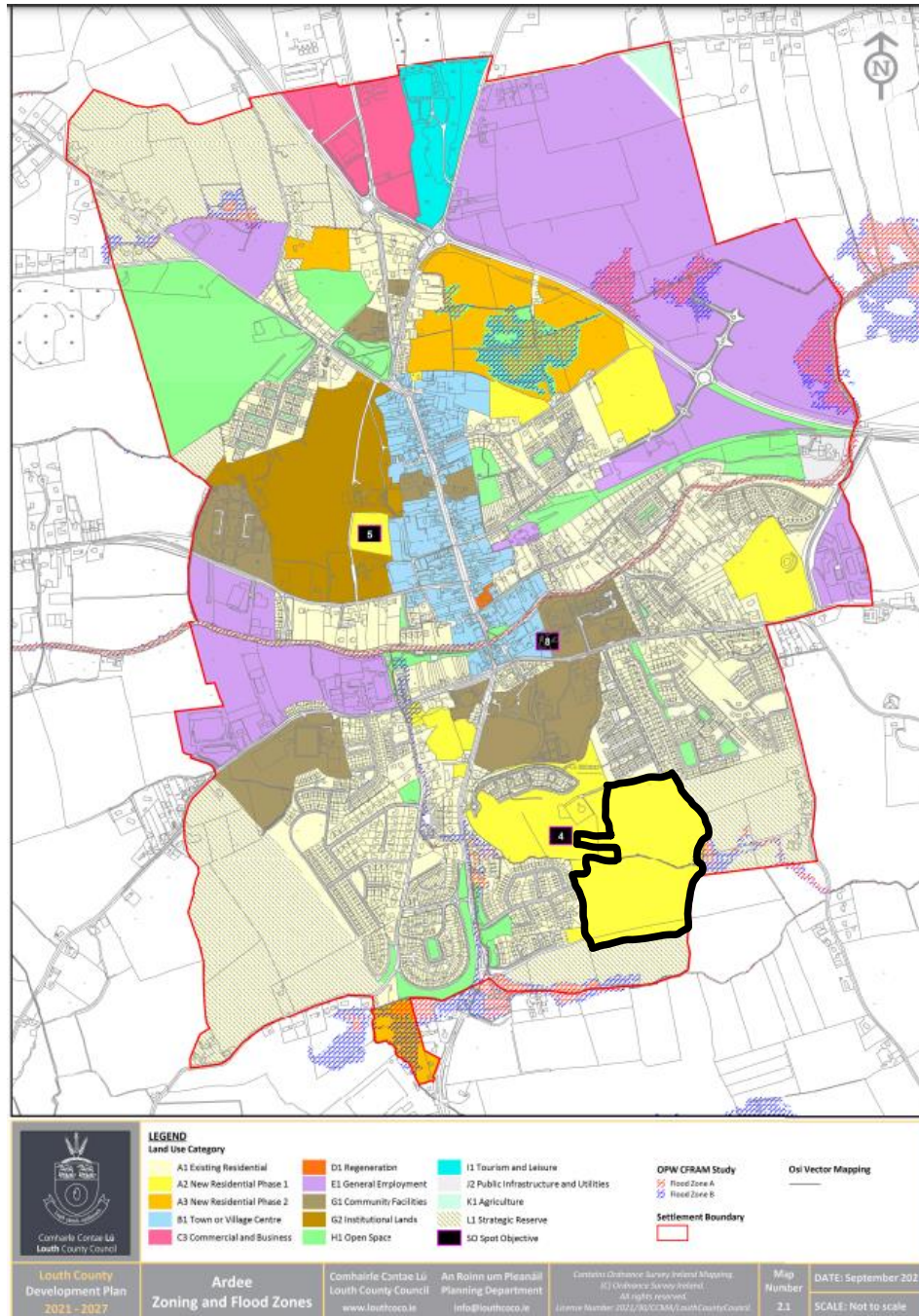


Figure 2: Ardee Land Use Zoning Map from the Louth County Development Plan 2021-2027 with the Indicative Boundary of the Subject Site in Black.

Generally permitted uses under A2 New Residential – Phase 1 comprise a combination of residential, accommodation, community, education and amenity uses, with some additional uses open for considered (see Table 3).

Table 3: Permitted and Open for Consideration Uses in A2 New Residential – Phase 1 Land Use Zoning.

Permitted Uses
Allotments, B&B/ Guest House, Childcare Facility, Community Facility, Education Facility (Primary or Second Level), E-Charging Facility, Home Based Economic Activities, Nursing Home, Park/Playgrounds, Place of Worship, Recreational/Amenity Open Space, Recreational/Sports Facility, Residential, Residential Institution, Retirement Village, Sheltered Accommodation, Third Level Student Accommodation, Traveller Accommodation, Utilities.
Open for Consideration Uses
Coffee Shop/Tea Room, Cultural Facility, Healthcare Practitioner, Restaurant, Shop ≤200m <sup>2</sup> , Takeaway/Fast Food Outlet, Telecommunications Structures, Veterinary Surgery.

The proposed development will primarily consist of 272 no. residential units, 1 no. crèche, 1 no. community building and a c. 3.6 ha public park. In the context of A2 New Residential – Phase 1 land use zoning these specific uses are identified as being permitted.

### 2.1.3 Phasing of Residential Development

The Development Plan includes provisions for the phasing of development lands in order to ensure that towns grow at a sustainable and appropriate level. The following policy applies to new residential development:

*“CS 4 To apply phasing to the delivery of new residential development as indicated on the zoning maps for the applicable settlements, whereby residential development, other than infill, brownfield or mixed use development will generally only be permitted on Phase 1 lands. Where lands zoned ‘New Residential Phase 1’ are not being brought forward for development in particular areas and this is impeding the achievement of Core Strategy projections and restricting the growth of the settlement as envisaged in national and regional policy, consideration may be given to releasing during the lifetime of this Plan appropriately located ‘New Residential Phase 2’ lands, subject to the lands contributing to compact and consolidated patterns of development.”*

As detailed above, the subject site is zoned A2 New Residential – Phase 1. As such, the delivery of residential development at the subject site is consistent with the provisions of the Development Plan. The purpose of the residential phasing policy is to ensure that future development in towns such as Ardee will be facilitated in an orderly and sustainable manner. Further, the suitability of the site for residential development is further substantiated by looking at the planning permission pipeline for Ardee. A review of the residential planning permission pipeline for Ardee demonstrates that there has been limited recent planning activity and commencement of works in other areas zoned for Phase 1 and Phase 2 residential development under the Development Plan. This is described in detail in Section 4.0 of this report and illustrated by Figure 7. In addition, the residential land evaluation scoring matrix described under Section 6.0 of this report shows that the lands on which the subject site is located score higher than other land parcels in terms of sustainable development indicators. As set out in Section 6.0 below, the proposed development can be considered to be consistent with the phasing policy of the Development Plan.

### 3.0 Socio-Economic Profile of the Ardee Settlement Area

This section provides a profile of the Ardee Settlement Area, providing a summary of the socio-economic context of the proposed development. It includes:

- A summary of the socio-economic profile of Ardee as informed by the Census 2016 results with a particular focus on household composition; and
- An analysis of the projected population and projected housing need in Ardee in 2026, based on projections undertaken by KPMG Future Analytics.

This analysis is based upon a comprehensive evaluation of the socio-economic profile for Ardee (including demographics, labour force and sectoral employment), which provides a basis for the residential and community service demand in Ardee.

#### 3.1 Ardee Settlement Area

The data analysed in this report is based on the settlement boundary of Ardee as defined by the CSO under spatial criteria. The spatial context of Ardee in Co. Louth is shown in Figure 3 below while the specific location of the subject site is shown in Figure 1 in Section 1.0.



Figure 3: Aerial Image of Co. Louth with the Location of Ardee Outlined in Red.

## 3.2 Population Characteristics

Population and housing are intrinsically linked. An increase in population influences housing demand. Conversely, the availability of housing influences house and rental prices and the number of people and households who can potentially migrate into an area, affecting total population. The household composition of an area will also directly influence the type of accommodation required and the associated demand for homes experienced in the housing market. This section sets out the key population and demographic trends for Ardee and their implications for the proposed development.

### 3.2.1 Census 2016 Population

According to the Census 2016, Ardee had a population of 4,928 persons. This amounted to an approximately 15% increase since the Census 2006 which registered 4,301 persons. This is in line with the Eastern and Midland Region, which saw a population increase of 17.4%.

The age profile of Ardee in the Census 2016 showed a concentration of younger age groups, with 33% of the population under the age of 25 years indicating a demand for smaller households. Approximately 53% of the population fell between the ages of 25 and 64 years which can be considered as the primary working years. This large cohort represents the local economy's key human resource drivers, and its importance cannot be understated. Having a substantial proportion of a population fall within this larger grouping is vital to an economy, no matter what the scale. It is therefore important that this age group have access to suitable housing in Ardee – to arrest unsustainable commuting patterns. This age cohort will commonly support dependants, such as children, and as a result require housing suitable for families, as well as meeting the demand for smaller household units made up by this age cohort.

The Census 2016 showed that the population of Ardee comprised a large proportion of families, with 48.5% of households with children and 35.6% of households with young children. This household composition will influence the type of housing required, with a strong need for family sized housing to support the household composition of Ardee.

Furthermore, the Census 2016 showed that 90.7% of the households in Ardee were in family houses (see Figure 4), with 93% of people living in this type of accommodation. The average number of rooms per house was five and the average number of bedrooms per house was two<sup>1</sup>.

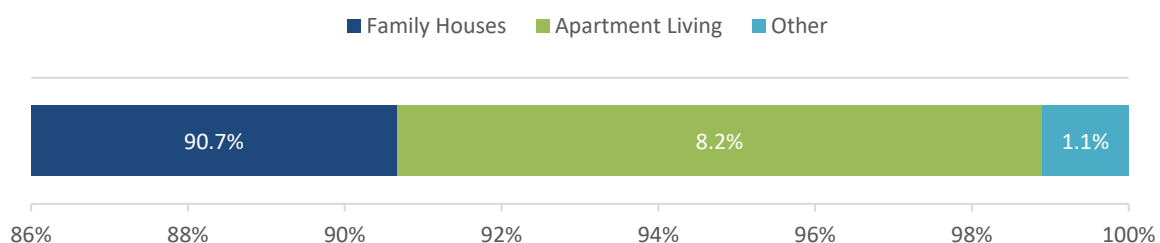


Figure 4: Private Households by Type of Accommodation – Census 2016.

<sup>1</sup> The Census does not collect information on the number of bedrooms, but on the number of rooms in a dwelling. The definition of what rooms can be includes bedrooms, living spaces and several others. The average number of rooms per house quoted here is based on pure Census data. The average number of bedrooms is based on a deduction of the three rooms most houses are likely to have (living room, kitchen and dining room) which resulted in two bedrooms. This may however be inaccurate in some houses that have a dining/kitchen combi, which could then result in three bedrooms.

Overall, the Census 2016 results show that the population of Ardee has experienced significant growth in recent years, with continued growth in the number of family households living in the area. This is expected to continue as described in the population projection section of this report below. The Census 2016 results also indicate the overwhelming preference in Ardee for family type accommodation. Future accommodation provision within Ardee should therefore be cognisant of this, with adequate provision of family sized housing, i.e. three-bedroom sized houses.

### 3.2.2 Population Projections

In order to establish the future population of Ardee, a demographic cohort analysis of the Census 2016 data was undertaken by KPMG Future Analytics using the Cohort Component Model (CCM) methodology. CCM is a best in-class methodology for population projections. It considers population growth according to age specific levels, changes in fertility and mortality and migration over time. Utilising this method, the population has been projected forward to 2026, ten years on from the Census 2016. Figure 5 provides a breakdown of the projected population changes in Ardee.

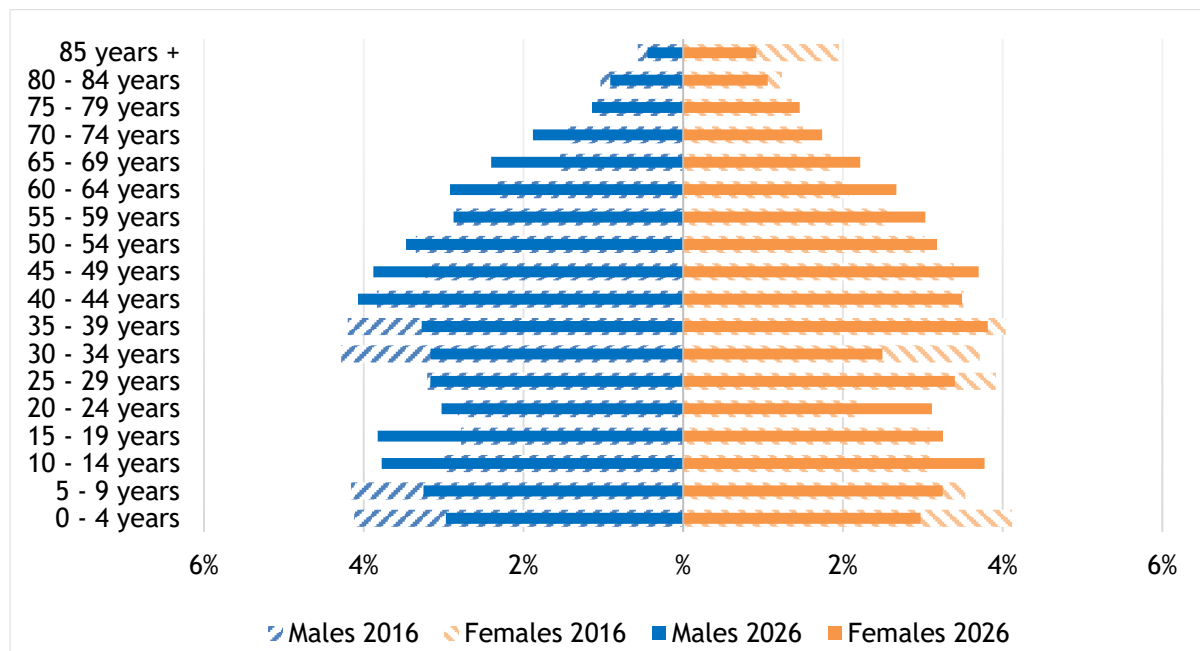


Figure 5: Existing (2016) and Projected (2026) Population of Ardee.

The total population of Ardee is forecasted to reach 5,451 by 2026. This is approximately an 11% increase on the recorded population in 2016, or an additional 523 people. By any measure, an 11% increase in population over a ten-year period is substantial, and this only highlights the need for an increase in housing stock to accommodate these people.

It is noted that the population projections devised for Ardee utilising the CCM methodology may be considered conservative when compared to population projections for Ardee under the County Development Plan. As noted in Section 2.1.1 above, the Development Plan envisions that Ardee’s population will grow by 1,655 persons to reach a projected population of by 6,583 by 2027, an increase of 33.5% from 2016 population figures.

### 3.2.3 Age Profile Projections

Another demographic factor relevant to determining the need for residential development is age profile. As shown in Table 4, the percentage population breakdown of Ardee is expected to remain

the same in 2026. However, the actual number of persons in each age category is projected to see an increase. The younger age cohorts (population under the age of 25 years) is projected to see an increase of 12%, or 189 persons. Similarly, the age cohort of 65 years and over is forecasted to witness an increase of 103 persons, or 15% by 2026.

Furthermore, Table 4 illustrates that those aged between 25 and 64 years are expected to account for approximately 53% of the population of Ardee in 2026, remaining the same proportion of the population as that recorded in 2016. Although the age cohort of 25-64 years is projected to remain the same as a proportion of the total population in 2026, there will be an increase in total numbers. The Census 2016 indicated that 2,636 people living in Ardee fall into this wide age category, and this will increase to 2,867 by 2026, approximately a 9% increase, or 231 persons. Ensuring that there is an adequate provision of suitable properties for the primary age cohorts that will reside in an area should be a direct determinant of what type of development occurs and where.

Table 4: Population by Age 2016-2026.

Age Cohort	2016 (Number)	2016 (Percentage)	2026 (Number)	2026 (Percentage)
0-24	1,622	33%	1,811	33%
25-64	2,636	53%	2,867	53%
65+	670	14%	773	14%
<b>Total</b>	<b>4,928</b>	<b>100%</b>	<b>5,451</b>	<b>100%</b>

Having regard to the Census 2016 results and utilising the CCM methodology, a number of key points can be observed relating to the population and demographic profiles of Ardee:

- The overall **population is set to grow by approximately 11% over the period 2016-2026;**
- The number of people within the younger age cohort of 0-24 years is projected to account for 33% (1,811 persons) of the total population in 2026, while the number of those aged 65 years and over is projected to account for 14% (733 persons) in 2026. **The age cohort with the largest number of people is those aged 25-64 years, which is projected to amount to 2,867 persons (53%) in 2026.**

### 3.2.4 Household Size Projections

Projections of household size in Ardee in 2026 show that two-person households will account for the largest share of households, with 30% of the total households projected to be two-person. While it is forecasted that one-person households will account for 26.2% of households, 18.1% of households will contain three people, four-person households will account for 16.1% of households and 9.6% of households will have five or more people (see Table 5).

Table 5: Projected Household Size in 2026 (Projection Undertaken by KPMG Future Analytics).

One-Person	Two-Person	Three-Person	Four-Person	Five or More Person
565 Households (26.2%)	646 Households (30%)	391 Households (18.1%)	348 Households (16.1%)	206 Households (9.6%)

Compared to the Census 2016, the total number of households in Ardee is projected to increase by 19% to 2,156 by 2026. Notably, two-person households are forecasted to increase by 22.3%, three-person households by 16.4%, while four-person households are projected to see an increase of 21.2% by 2026.

Having regard to the household size projections and the dwelling mix of the subject proposal (6.3% one-bedroom; 27.2% two-bedroom; 62.5% three-bedroom; and 4% four-bedroom), it is submitted that the proposed development is reflective of household size trends.

### 3.3 Socio-Economic Profile of Ardee: Conclusions

Ardee has experienced significant growth since the Census 2006 and according to the projections contained herein its population is expected to increase further. In terms of the three large age cohorts, each cohort is forecasted to remain the same as a percentage of the total population in 2026 as it did in 2016, however it is projected that there will be an increase in the actual number of people in each age cohort. While the age dependency ratio of both the younger and older age groups are set to increase over the next decade, those of working age are also expected to grow.

According to the most recent Census 2016, Ardee exhibited a wide range of household compositions. The most common of which is two-person households. The projections for 2026 illustrate that the total number of households is expected to increase by 19% over the ten-year period. This implies a larger demand in a wide range of household types in order to accommodate the expected future household compositions. The Census 2016 indicates that the average size of dwellings in Ardee is currently two-bedroom. The forecasted growth in the segment of the population most commonly supporting dependants results in a requirement of additional family sized homes. **Ardee thus requires dwellings that are two- or three-bedroom in size to accommodate the projected household composition of the area. The proposed development responds to this requirement, providing 272 no. residential units, the majority of which are two-bed (27%) and three-bed (62.5%) units.**

The evidence provided in this assessment, based on the Census 2016 and the projections for 2026, indicates a significant increase in population and growing housing need. As highlighted in this section, the household size projections clearly show that demand will be greatest for two-person households. Furthermore, the age profile projections indicate that the age cohort of 25-64 years will account for the greatest proportion of the total population, therefore an adequate provision of suitable properties for the primary age cohort will be imperative.

The subject proposal proposes to deliver 272 no. residential units of various compositions (6.3% one-bedroom; 27.2% two-bedroom; 62.5% three-bedroom; and 4% four-bedroom). **Considering the demographic trends, it is submitted that the proposed dwelling mix is ideally configured to meet the future household demand as indicated by the projections undertaken by KPMG Future Analytics and detailed under Section 3.2 above.** The next section describes in more detail how this is impacting housing demand in Ardee and whether housing supply is well positioned to meet this demand.

## 4.0 Housing Supply and Demand in Ardee

This section presents an overview of the extent, nature and type of current and forthcoming housing supply in Ardee. It is noted that current and projected household composition is an essential determinant for understanding the unit type and size requirements for housing provision.

### 4.1 Census 2016 Housing Provision

The current housing supply in Ardee was observed during site visits to the area to be largely comprised of terraced, semi-detached and detached housing. The Census 2016 also reported that the average number of bedrooms per dwelling in Ardee is two.

The proposed development principally comprises of terrace and semi-detached housing, responding directly to the existing typology of the area. The proposed development will principally consist of two- and three-bedroom dwellings (24.1% and 65.8%) to meet the demand for this size of unit. This demand is not currently being adequately met by the existing housing supply. The demand for family sized units is described in more detail below.

### 4.2 Residential Planning Permission Pipeline

A review of the Louth County Council (LCC) Online Planning Register showed Ardee's residential planning permission pipeline to consist of six planning permissions granting a total of 486 no. units (see Table 6), the locations of which are illustrated on Figure 6. Thus far, only two of these planning permissions comprising a total of 157 no. units have commenced, while one further planning permission has partially commenced.

Table 6: Residential Planning Permission Pipeline in Ardee.

Reg. Ref. (Incl. Parent Permissions, Amendments and Extensions of Duration (EOD))	Address	Decision Date	Appeal	Units	Status
081220/19178 (EOD)	Cappocksgreen, Ardee	18/04/2019		143	Plans Granted
051442/12100 (EOD) /Amended: 16719/17683 (EOD)/Amended: 18321	Castleguard Road, Dawsons Demesne, Ardee	14/06/2018		102	Commenced
17330/Amended: 19319	Dawsons Demesne, Clonmore, Ardee	14/06/2019	PL15 .300936	55	Commenced
11168/15529 (EOD)	Cappocksgreen, Ardee	02/10/2015		2	Plans Granted
10174/Amended: 19336/Amended: 19353/Amended: 19549 <sup>2</sup>	Rathgory/Mulladrillen/ Stoney Lane, Drogheda Road, Ardee	28/08/2019	PL15 .238053	158	Commenced
19734	John Street/Stoney Lane, Ardee	10/07/2020	PL15 .307819	26	Plans Granted

<sup>2</sup> The initial phases of this development are currently under construction.



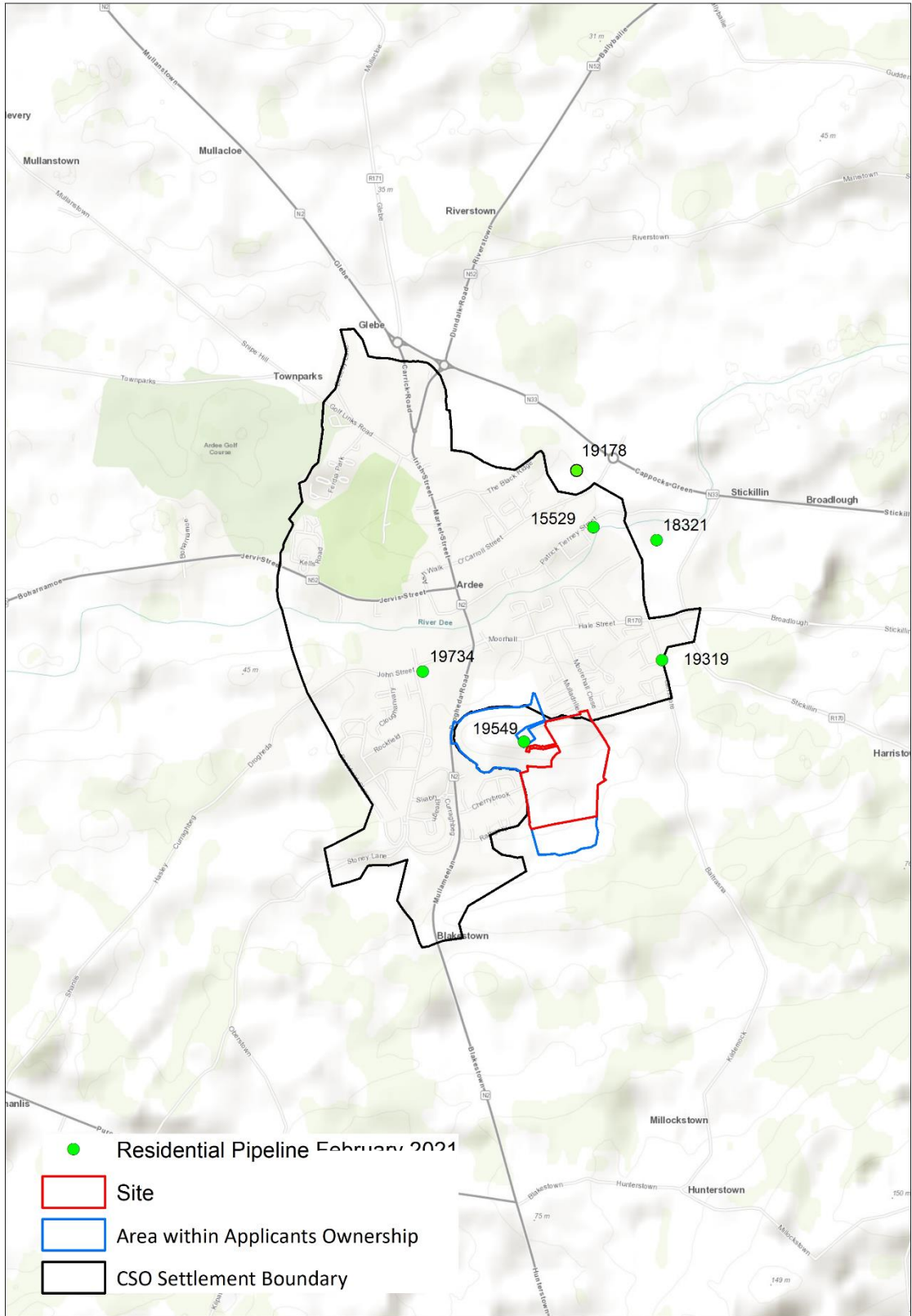


Figure 6: Residential Planning Permission Pipeline in Ardee.

As illustrated in Figure 7, only two of these residential planning permissions (Reg. Ref. 19178 and 19549) are sited on lands zoned for Phase 1 residential development. Other developments within the study area are situated at lands not zoned for phased residential development.



Figure 7: Louth County Development Plan 2021-2027 Residential Zoning and Residential Planning Permission Pipeline.

Considering all of the foregoing, it is clear that housing delivery in Ardee is not satisfying the required housing provision for the increasing population, as demonstrated in Section 3.0 above.

### 4.3 Household Composition

According to the Census 2016, Ardee has an average household size of 2.64 persons<sup>3</sup>, with two-person households accounting for the largest share of household type (29.2%). The household size projections, as described in detail in Section 3.0 above, illustrate that the total number of households is expected to increase by 19% by 2026 and two-person households will continue to retain the largest share (see Table 7).

Table 7: Projected Household Size in 2026 (Projection Undertaken by KPMG Future Analytics).

One-Person	Two-Person	Three-Person	Four-Person	Five or More Person
565 Households (26.2%)	646 Households (30%)	391 Households (18.1%)	348 Households (16.1%)	206 Households (9.6%)

The predominance of multi-person households will require suitable housing. It is projected that 64.2% of households will comprise of two, three or four persons, and as is characteristic of Ardee, these will largely be formed of family units i.e. a pre-parenting couple or a couple/individual, with one or two children, or other dependent. Households could also be formed of individual single people, although this type of household is less typical in Ardee than family compositions. These types of households will be most suitably accommodated in housing that has two- or three-bedrooms. Thus, the proposed development which principally consists of two- and three-bedroom dwellings (24.1% and 65.8%) responds to the projected demographic profile of Ardee.

### 4.4 Housing Supply and Demand Projections

As part of this assessment, an analysis of Ardee’s minimum housing requirement has been undertaken by KPMG Future Analytics, based on the latest Census 2016 data, projected to 2026. The projections shown in Table 8 and Table 9 account for pressures arising from projected demographic growth, changes to household composition and stock obsolescence over time, with no assumption of supply made. This scenario projects that a minimum housing requirement of 38 no. units per annum from 2022 (see Table 9) is likely to be required. Under the same scenario, the projected cumulative minimum requirement could be as high as 380 no. units by 2026 if no new supply materialises (see Table 8).

Table 8: Projected Cumulative Supply and Demand.

Settlement	Projected Cumulative Supply and Demand									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Ardee	-48	-82	-117	-153	-191	-228	-266	-304	-342	-380

Table 9: Projected Annual Supply and Demand (Identified Minimum Housing Requirement).

<sup>3</sup> CSO statistics record a total of 4,786 persons in 1,811 households.

Settlement	Projected Annual Supply and Demand (Identified <u>Minimum Housing Requirement</u> )									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Ardee	-48	-34	-35	-36	-37	-38	-38	-38	-38	-38

Source: KPMG Future Analytics Projection Under M1F2R (Accounting for Pressures Arising from Demographic Growth, Changes to Household Composition and Stock Obsolescence - No Assumption of Supply Made).

It is again noted that projections undertaken by KPMG Future Analytics may be considered conservative when compared to projections for Ardee under the Development Plan. The Core Strategy under the Development Plan projects that 749 additional housing units will be needed in Ardee over the lifetime of the Plan, to meet a projected population increase of 1,655 persons by 2027. Such projections suggest that housing demand in Ardee will be further exacerbated in the period up to 2027.

#### 4.5 Housing Type and Demand

As part of the investigation of housing supply and demand in Ardee described in this report, a focused survey was undertaken of local Estate Agents serving the Ardee area. The findings of this survey support the conclusion that housing supply in Ardee is currently outstripped by demand.

**Currently, the type of housing in greatest demand in the area, as indicated by five out of a total of six Estate Agents that cover Ardee, is for semi-detached type housing.** Considerable demand is also reported for both townhouses and detached houses in the area. In relation to number of bedrooms, all of the Estate Agents surveyed indicated that the highest level of demand in Ardee is for three-bedroom dwellings, with considerable demand also noted for both two- and four-bedroom dwellings. Dwellings for private sale are currently the tenure in strongest demand in Ardee. **The proposed development's dwelling mix and associated quantum is in line with these findings with the highest proportion of housing proposed being three-bedroom and lesser proportions of one-, two- and four-bedroom housing.**

In relation to supply and demand, the Society of Chartered Surveyors Ireland's Annual Residential Property Review and Outlook 2021 Report states that **Covid-19 has exacerbated the gap between new supply and demand.**

#### 4.6 Housing Supply and Demand in Ardee: Conclusions

A review of Ardee's residential planning permission pipeline indicates that there is a lack of planning approvals for developments of significant scale in Ardee that would make a positive contribution towards housing delivery. This arises from a lack of planning activity, with housing delivery further compounded by a lack of proactive construction.

**The population growth that has been realised in Ardee up to 2016 exceeded expectations, and this is expected to continue, which will generate additional housing need.** Furthermore, the household size projections illustrate that the majority of households in Ardee will comprise of two, three or four persons in 2026 (64.2%). The proposed development responds to the projected population and demographic profile of Ardee.

According to projections undertaken by KPMG Future Analytics the projected cumulative minimum housing requirement could be as high as 380 no. units by 2026 if no new supply materialises. In turn, the Development Plan projects that up to 749 additional housing units may be required by 2027 to meet projected population increase for Ardee. A review of the residential planning permission pipeline

in Ardee illustrated that there has been limited planning activity in recent years. Thus far, three of these planning permissions have commenced, comprising a total of 315 no. units. These include the neighbouring development granted permission under Reg. Ref. 19549 which comprises 158 no. units and which is currently being developed by the applicant. Of the residential developments commenced, it is only this neighbouring development that is located on lands that are zoned for Phase 1 residential development.

The subject proposal proposes to deliver 272 no. residential units of various compositions (6.3% one-bedroom; 27.2% two-bedroom; 62.5% three-bedroom; and 4% four-bedroom). The proposed development would make a positive significant contribution to housing supply in Ardee, with a realistic proposition for delivery that is not otherwise being met on lands identified as Phase 1 or Phase 2. As above, The Ardee Partnership has commenced development on neighbouring lands under Reg. Ref. 19549 for 158 no residential units. The proposed development will compliment this neighbouring development, further addressing housing demand and contributing to housing supply and the diversity of housing options in the area. **The Ardee Partnership are committed to construction and delivery of both the proposed development and the neighbouring development under Reg. Ref. 19549, providing a coherent approach to the development of lands under the applicants ownership in a manner that responds to policy under the County Development Plan and addresses housing demand in Ardee.**

The subject site represents one of the most sustainable sites for residential development in Ardee located on lands at the edge of the existing settlement area and close to surrounding amenities, and is consistent with land use zoning and policy under the County Development Plan. The proposed development would meet the demand for housing in Ardee by providing a dynamic mix of housing (206 no. two-, three- and four-bedroom houses and 66 no. one-, two- and three-bedroom duplex units). The proposed development, through its delivery of a considerable quantum, strong balance and mix of units, supports the aims of the Louth Housing Strategy, namely:

- *“To identify the existing need and likely future demand for housing in the area of the County Louth Development Plan.*
- *To ensure Louth County Council provides for the development of sufficient housing to meet projected future demand over the lifetime of the County Development Plan.*
- *To ensure that sufficient zoned lands are provided to meet the needs of different households of all types and tenures.”*

A further examination of the suitability of the subject site for residential development is set out in Section 7.0 Residential Phasing Strategy Land Evaluation below.

## 5.0 Audit of Community Facilities and Local Conveniences in Ardee

Policy SC 11 of the Louth County Development Plan requires applicants of medium and large residential developments to assess the provision of community facilities in the locality. It is the policy of the Council:

*“SC 11 To require that all new residential development applications on lands greater than 1ha or for 100 units or more are accompanied by a Social Infrastructure Assessment to determine if community facilities in the area are sufficient to provide for all future residents. Where deficiencies are identified proposals will be required to accompany the planning application to address the deficiency, either through direct provision on site or such other means, and in a manner acceptable to the Council.”*

A review of community facilities and local conveniences within a 0.8 km radius of the subject site, inclusive of but not limited to health services and facilities, childcare and education facilities, community services and facilities, sports and recreation facilities and retail facilities, was undertaken through both a site visit and via desktop research. The range of facilities and services identified within the vicinity of the subject site are detailed in Table 10 below and their respective locations are illustrated in Figure 8.

Table 10: Community Facilities and Local Conveniences in the Vicinity of the Subject Site.

Community Facility/Local Convenience	Number
<b>Health Services and Facilities</b>	<b>4</b>
John Street Surgery; Ardee Dental; Pharmacy; O’Dowd Veterinary	
<b>Elderly Care Facilities</b>	<b>2</b>
Moorehall Living; Moorehall Lodge Retirement Village	
<b>Childcare Facilities</b>	<b>4</b>
Shining Stars Preschool; Aladdins Cave Montessori School & Creche; Toddler’s Hill Creche & Montessori; Cheeky Monkey Montessori School & After School Club	
<b>Education Facilities</b>	<b>2</b>
Monastery National School; Scoil Mhuire Na Trocaire	
<b>Community Services and Facilities</b>	<b>6</b>
Ardee Parish Centre; Employment Office; Post Box (x2); Clothes Bank Recycling Centre (x2)	
<b>Sports and Recreation Facilities</b>	<b>4</b>
Ardee Boxing Club; Slí na Sláinte Walking Route; Sports Pitch/Playing Fields; National School Playground including Hard Surface Ball Court	
<b>Retail and Service Stations</b>	<b>6</b>
Grocery Shops (x3) – Lidl; Mace; An Siopa; Service Stations (x3) – Step Aside Service Station; Topaz Service Station; Top Oil Service Station	
<b>Places of Worship</b>	<b>1</b>
Ardee Church	
<b>Other Services and Facilities</b>	<b>11</b>
Hair Salon (x2); Spa; Other Retail (x3); Take-Away; Car Wash (x2); Car Sales; Property Consultants	

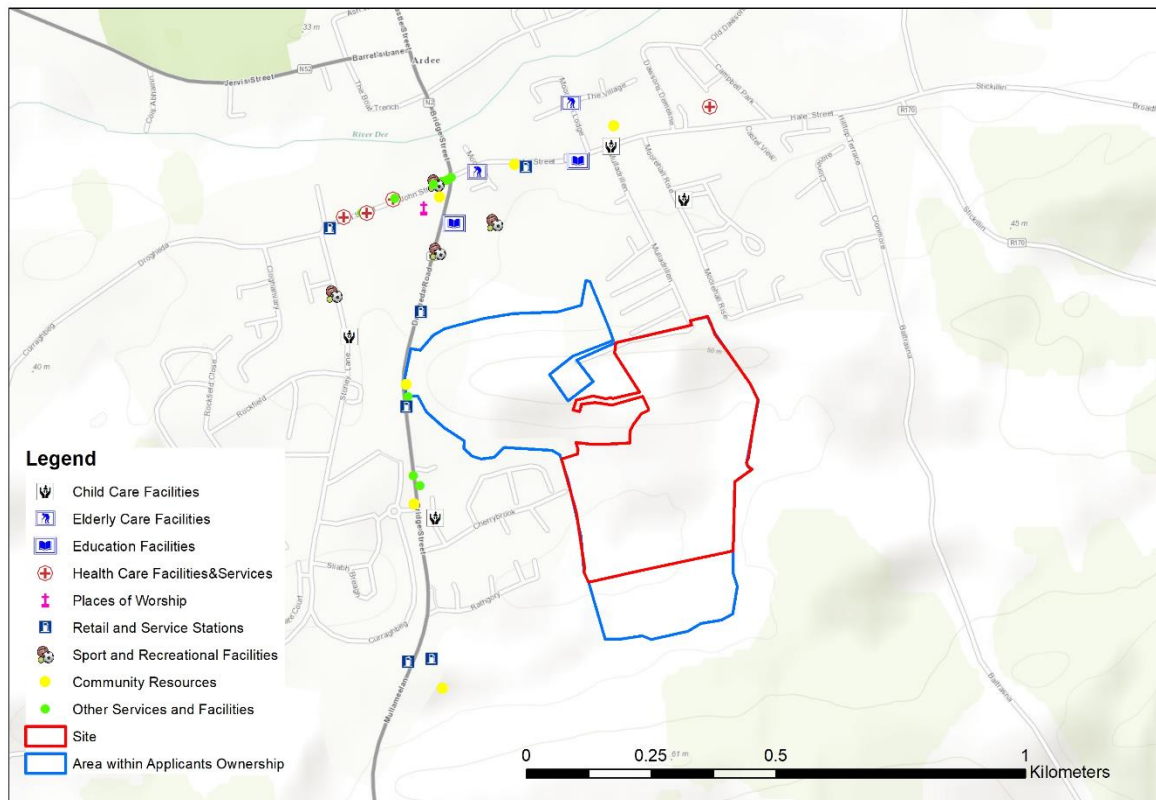


Figure 8: Community Facilities and Local Conveniences in the Vicinity of the Subject Site.

A total of 40 community facilities and local conveniences were identified, ranging from civic amenities (i.e. post boxes) to Slí na Sláinte walking route. While many of the services and facilities are publicly funded (e.g. health and education), others are not-for-profit (generally sports clubs) and private (e.g. fitness/leisure). The audit also identified other services and facilities, as well as businesses, in the vicinity of the subject site which are worthy of consideration when reflecting upon the services and facilities that a future resident will rely upon, as well as proximity to potential places of work.

Table 11: Observations of Other Infrastructure and Other Recreational Facilities in the Vicinity of the Subject Site.

Infrastructure
Cycle Path and Wide Footpath (Along Part of Drogheda Road)
Bus Stop Opposite Ardee Church – Route 167; Bus Stops on Drogheda Road – Route 167 and 182 (Opposite Directions)
Open Spaces in the Adjacent Neighbourhoods
Wide Footpaths and School Crossing on R170
Other Recreational Facilities
Open Space and Benches and Tables Beside Bus Stop on Drogheda Road
Tain Trail (Passes through Ardee)
Pairc Mhuire (AstroTurf; GAA Club)

In addition to these existing services, facilities and infrastructure, a significant quantum of communities facilities and local conveniences, including a public park, walking and cycling infrastructure and bring bank recycling facilities, are being delivered on lands within the applicants' ownerships, which the subject site partially forms part of and adjoins (Reg. Ref. 10174 and ABP Case Reference PL15 .238053 refers). Furthermore, the subject proposal proposes to deliver a c. 484 sq.m crèche and play area, a c. 165 sq.m community building, a series of public open spaces (c. 1.8 ha) and a c. 3.6 ha public park.

## 5.1 Community Facilities and Local Conveniences Audit: Summary

The subject site benefits from close proximity to an array of community facilities and local conveniences, inclusive of but not limited to health services and facilities (including a GP practice, dental practice and pharmacy), schools, grocery shops, community services and facilities (inclusive of Ardee Parish Centre which hosts a number of events throughout the year for both young and old) and sports and recreation facilities (including a number of open spaces in the immediate neighbourhood, and playing fields, sport clubs and Slí na Sláinte walking route in the wider vicinity). Furthermore, as a national primary road traverses through Ardee (parts of which have combined walking and cycling paths), there are several bus stops and routes in close proximity to the subject site, as detailed in Table 11 above and mapped in Appendix 2.

It is clear from the evidence presented above that there is significant existing community facilities and amenities (as well as future provision) in a 0.8 km radius of the subject site and more generally in Ardee. It is therefore asserted that there are sufficient community facilities in the locality to cater for the future population that will reside in the proposed development. Consequently, it is submitted that the development of the subject site accords with Policy SS 38 of the Development Plan:

***“SS 38** To support the creation of sustainable attractive and inclusive communities where the residential needs of the entire population can be met.”*



## 6.0 Residential Land Availability

The subject site is identified as Stage 1 (see Figure 9) which is described in the Residential Land Availability Survey 2014 as follows:

*“Local Authorities identified the total level of undeveloped lands that were residentially zoned as of the 31st of March 2014, regardless of the sequence of the development of those lands or phasing under local authority development plan core strategies.”*

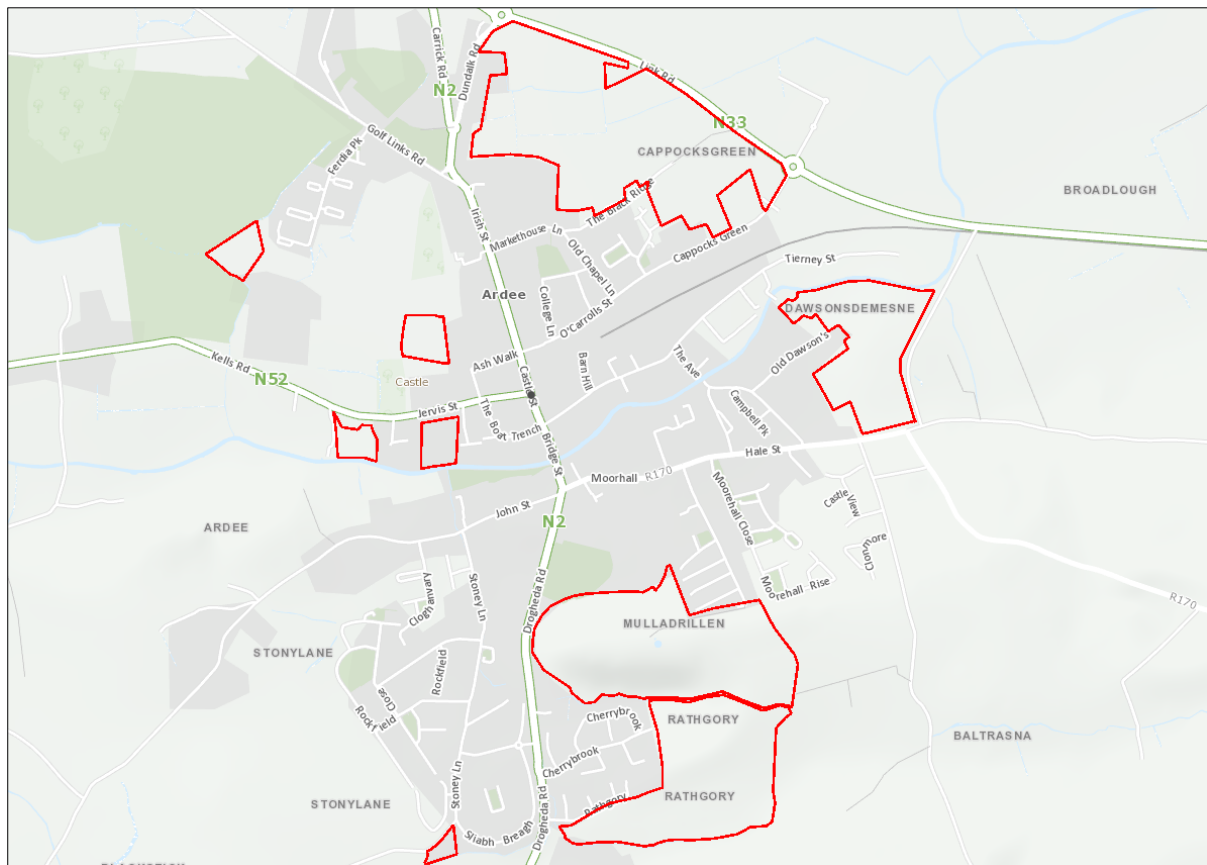


Figure 9: Lands in Ardee Identified as Stage 1 in the Residential Land Availability Survey 2014.

The Residential Land Availability Survey 2014 Summary Report (February 2015) notes that:

*“This survey measures the total amount of lands that have been identified for housing development in the various local authority development plans and that are the highest priority for development.*

*In effect, these lands are the areas within which much, if not all new urban housing in the state, is expected to be provided on over the next five or six years.”*

As shown in Figure 10, the Residential Land Availability Survey 2014 notes the residential density for the subject site as 22 units per ha. However, the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (2009)* requires a residential density of 35-50 units per ha on outer suburban/greenfield lands such as the subject site. Further, the Development Plan encourages a minimum residential density of 25 units per ha for new residential developments in Ardee.

**“SS 37** To support the creation of a sustainable compact settlement in Ardee that provides opportunities for walking and cycling and to encourage a minimum density of 25 units/ha for new residential developments.”

While it is noted that the *Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031 (RSES)* states that there should be a graded reduction in residential densities for Self-Sustaining Growth Towns that are commensurate to the existing built environment, it is submitted that the proposed net residential density of 35.34 units per ha is appropriate for the environs in which the subject site is located and accords with the aforementioned requirements in respect of density.

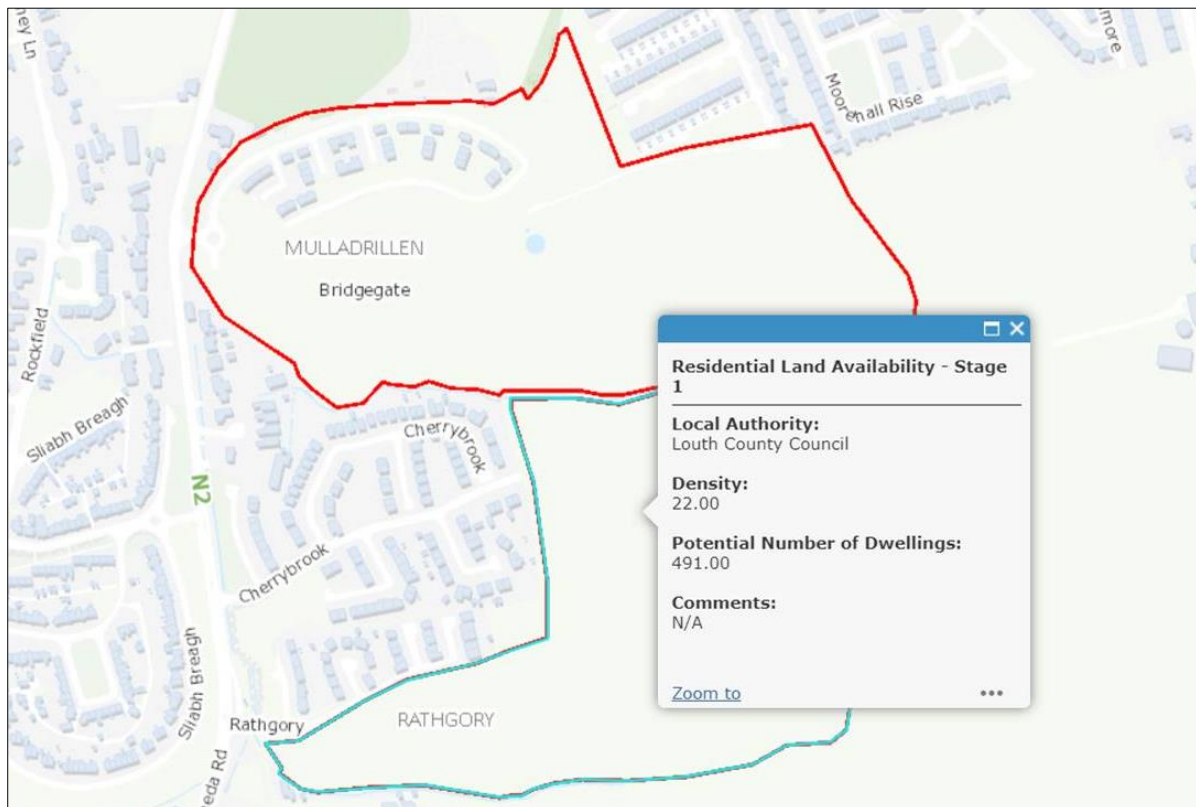


Figure 10: Residential Density of the Lands Incorporating the Subject Site According to the Residential Land Availability Survey 2014 (Source: myplan.ie).

## 7.0 Residential Phasing Strategy Land Evaluation

This section describes an independent evaluation of the suitability of the subject site for new residential development in light of a range of indicators of sustainable planning. This provides for a comparative analysis of the subject site alongside all potential development sites in Ardee.

### 7.1 Methodology

To further determine the suitability of the subject site for residential development, a residential land evaluation has been carried out to rank available lands against specific criteria. The criteria have been developed to reflect the characteristics of sustainable development required for land to be considered suitable for residential development. A score is applied under each criterion, against each site, to enable an overall ranking to be determined for the lands identified as available for residential development.

The following criteria are considered to reflect the proper planning and sustainable development considerations for the area, taking into account policy at national, regional and county level. They flow from the *National Planning Framework* (NPF) and the RSES which detail that housing growth should be primarily focused close to employment opportunities, and in consideration of accessibility by sustainable transport and quality of life, rather than unsustainable commuting patterns. The following factors are used to determine the suitability of specific lands for residential development in Ardee:

- Proximity to the town centre: This maximises utility of existing and future infrastructure;
- Accessibility of public transport: This recognises that land-use planning is informed by sustainable transport considerations;
- Community and social infrastructure (primary and secondary schools): These facilities should be readily accessible to land zoned for residential development with specific regard to the accessibility of educational facilities; and
- Employment hubs: The NPF states that to be sustainable, population growth is to be focused close to employment hubs.

In undertaking this evaluation, the distance to the town centre, schools (primary and secondary), notable employment hubs (as listed described in Section 5.14 of the Development Plan), and bus stops was calculated on the basis of concentric circles around each point of interest, with the distance taken to the centre point of each site (maps illustrating this are provided in Appendix 2). Sites scored 5 points if the distance was 500 metres or less from the point of interest; 3 points if the distance was between 500 metres and 1,000 metres; 1 point if the distance was between 1,000 metres (1K) and 1,500 metres (1.5k); and 0 points if the distance was 1,500 metres (1.5k) or more. In summary, the higher the score, the more sustainable the site is for residential development. This is illustrated in Figure 11 and Table 12 below.

### 7.2 Evaluation Results

Figure 11 shows the locations of the land available for residential development and their total score, with a colour coding used to indicate the least sustainable (red) to the most sustainable (dark green) for residential use based upon the criteria outlined above. Table 15 in Appendix 2 details a full breakdown of the results of this evaluation and should be read alongside the maps for each criterion

in Appendix 2. The sites used as part of this evaluation are those zoned for both A2 New Residential – Phase 1 and A3 New Residential – Phase 2 under the County Development Plan.

The results set out in Table 12 and illustrated in Figure 11 indicate that the location of the subject site scores the third highest of the most sustainable locations for new residential development. Taking a sequential approach to urban expansion the delivery of residential units on the subject site represents a sustainable choice for residential development.

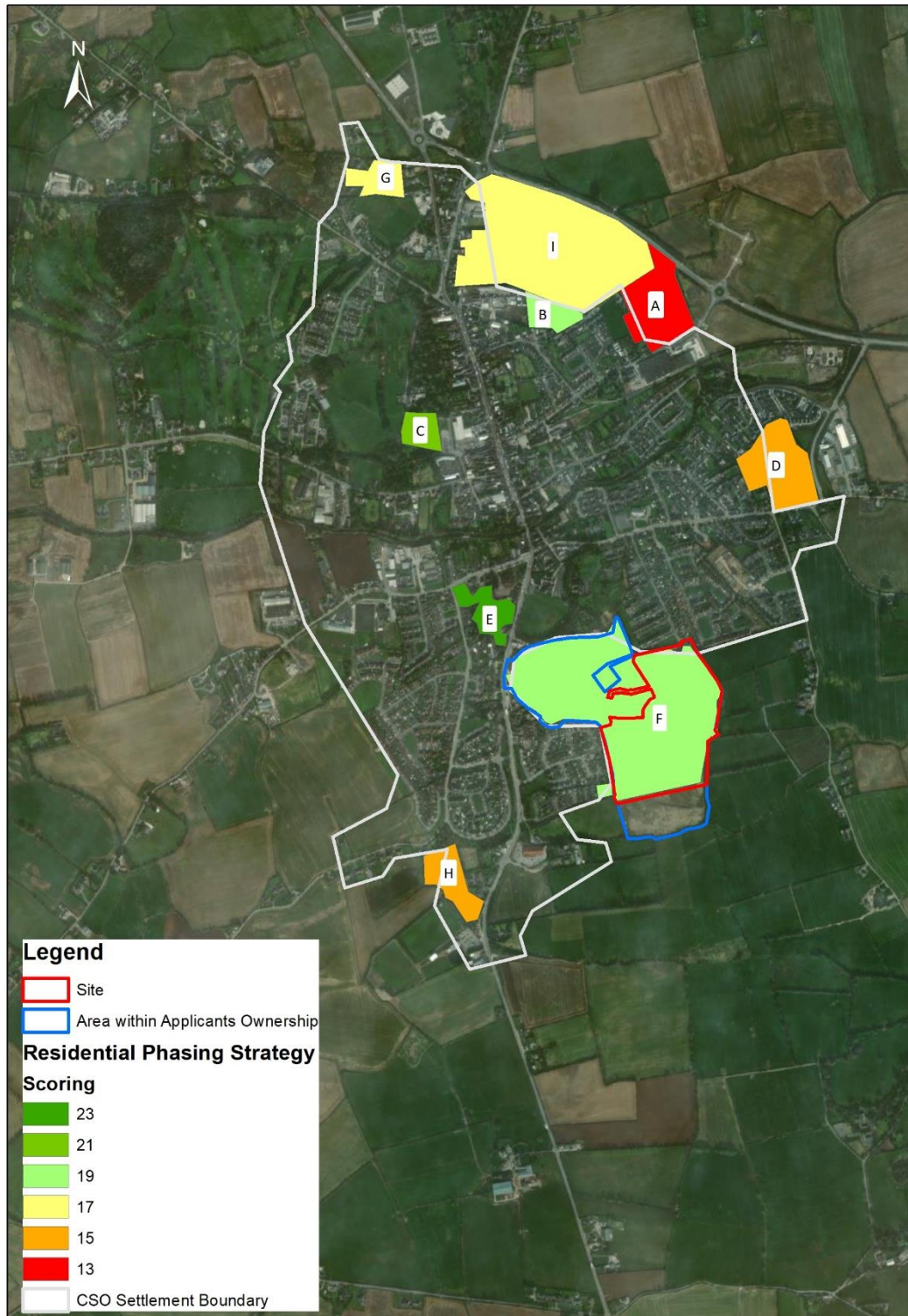


Figure 11: Residential Land Evaluation Results Map.

Table 12: Residential Land Evaluation Results (Most Sustainable in Dark Green to Least Sustainable in Red)\*.

Site	Total
F (Subject Site)	19
A	13
B	19
C	21
D	15
E	23
G	17
H	15
I	17

\* A detailed breakdown of the scores for each site is shown in Table 15 in Appendix 2.

The scoring demonstrates the close proximity of the subject site to existing infrastructure in Ardee, including employment opportunities, schools and public transport. The evidence suggests that the subject site is very suitable and appropriate for residential development when compared to other sites in Ardee and the delivery of a residential development on same would contribute towards achieving compact growth (a key principle of the NPF). Thus, the subject site should be considered to be equivalent to phase one lands when analysed against accepted sustainable development indicators.

### 7.3 Residential Phasing Strategy Land Evaluation: Conclusion

The residential land evaluation demonstrates where the most sustainable locations are for residential development in Ardee through impartial testing of sites against a range of sustainability criteria.

The result of the residential land evaluation largely align with the designation of A2 New Residential – Phase 1 lands for Ardee as contained in the Development Plan (with Sites A and D as noted exceptions). The results of the residential land evaluation clearly indicate that the subject site is in a sustainable location for new residential development. It is close to community and social infrastructure such as schools, public transport and employment hubs. The detailed audit of facilities surrounding the site demonstrates that while the subject site is less proximate to the town centre than some other sites identified for residential development in Ardee, it still benefits from numerous community facilities and local conveniences in its immediate surroundings.

The delivery of 272 no. residential units of various compositions on the subject site aligns with the NPF’s National Policy Objective 33 to “prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location”, as well as the intent of local planning policy, by delivering new homes in a location that can support sustainable development. As a result, it is concluded that the subject site should be considered for residential development now.

## 8.0 Overall Conclusions and Implications

### 8.1 Household Composition and Population Growth in Ardee

Multi-person households make up the majority of households in Ardee. Supporting the large number of multi-person households and the working population who contribute to the economy (but are also likely to support dependents) will be key. This means an adequate supply of family sized housing is needed. The population projections for Ardee indicate that an adequate supply of family sized housing will continue to be a key priority for the area up to 2026, with an increase in those sectors of the population residing in multi-person households and supporting dependents. The proposed delivery of 272 no. residential units of various compositions will therefore meet the demonstrated demand for housing in Ardee.

### 8.2 Housing Type and Demand

The type of housing in greatest demand in Ardee is semi-detached type housing. In relation to the number of bedrooms, all of the Estate Agents surveyed indicated that the highest level of demand in Ardee is for three-bedroom dwellings, with considerable demand also noted for both two- and four-bedroom dwellings. Dwellings for private sale are currently the tenure in strongest demand in Ardee. Further, the recent Covid-19 crisis has led to changes in work patterns, in particular leading to an uptick in the attractiveness and viability of remote working and working from home on either a full-time or part-time basis. It is envisioned that such trends will continue to further exacerbate the demand for housing in Ardee. The proposed development which will principally consist of three-bedroom units (62.5%), as well as units comprising of one-bedroom (6.3%), two-bedroom (27.2%) and four-bedroom (4%) will thus meet the demonstrated greatest demand for three-bedroom houses, as well as the demand for other house sizes.

### 8.3 Residential Planning Permission Pipeline

A review of Ardee's residential planning permission pipeline demonstrates that there has been limited recent planning activity and commencement of works in the areas designated as A2 New Residential – Phase 1. Thus far, three planning permissions comprising a total of 315 no. units have commenced. Two of these planning permissions relate to development on lands that are not zoned for residential development under the County Development Plan. Construction has commenced for the development of 158 no. units on neighbouring lands that are under the applicant's ownership and are zoned for Phase 1 residential development.

There is clearly a lack of planning approvals for developments of significant scale in Ardee that would make a positive contribution towards housing delivery. Positively, the proposed delivery of 272 no. residential units would make a further positive significant contribution towards housing supply in Ardee, with a realistic proposition for the delivery of housing that is not otherwise being met at a significant scale on lands zoned for residential development. The proposed development will provide for the coherent development of lands under the applicants ownership in a manner that responds to housing demand in Ardee.

### 8.4 Community Facilities and Local Conveniences Audit

An audit of community facilities and local conveniences in a 0.8 km radius of the subject site shows a substantial and broad range of services and facilities within a short walking distance of the site. It is

therefore concluded that there are sufficient community facilities and local conveniences in the vicinity of the subject site to cater for the future population that will reside in the proposed development.

### 8.5 Residential Phasing Strategy Land Evaluation

The results of the residential land evaluation clearly indicate that the subject site is located in a sustainable parcel of land for new residential development in Ardee. This is as a result of its location, close to services and facilities, employment hubs and public transport. Indeed, residential units are currently being delivered at these lands under a neighbouring development by the applicant. The delivery of the proposed residential units on the subject site would therefore accord with the NPF's National Policy Objective 33, as well as the intent of local planning policy and the pattern of ongoing development by prioritising the location of new homes in an area that can support sustainable development.

**Overall, the evidence presented in this assessment supports the conclusion that there is a need for additional housing in Ardee where demand currently outstrips supply, and that the strongest demand is for family sized dwellings, notably three-bedroom dwellings. The proposed development will notably meet this demand for housing by delivering 272 no. residential units which will principally consist of three-bedroom units (62.5%), as well as units comprising of one bedroom (6.3%), two bedrooms (27.2%) and four bedrooms (4%).**

## Appendix 1: A Comprehensive Socio-Economic Profile of Ardee

### Age and Gender

The Census 2016 shows that the age cohort of 30-54 years represents the largest proportion of the total population in Ardee (37%), while the early childhood to school going age cohort of 0-19 years amounted to 28%.

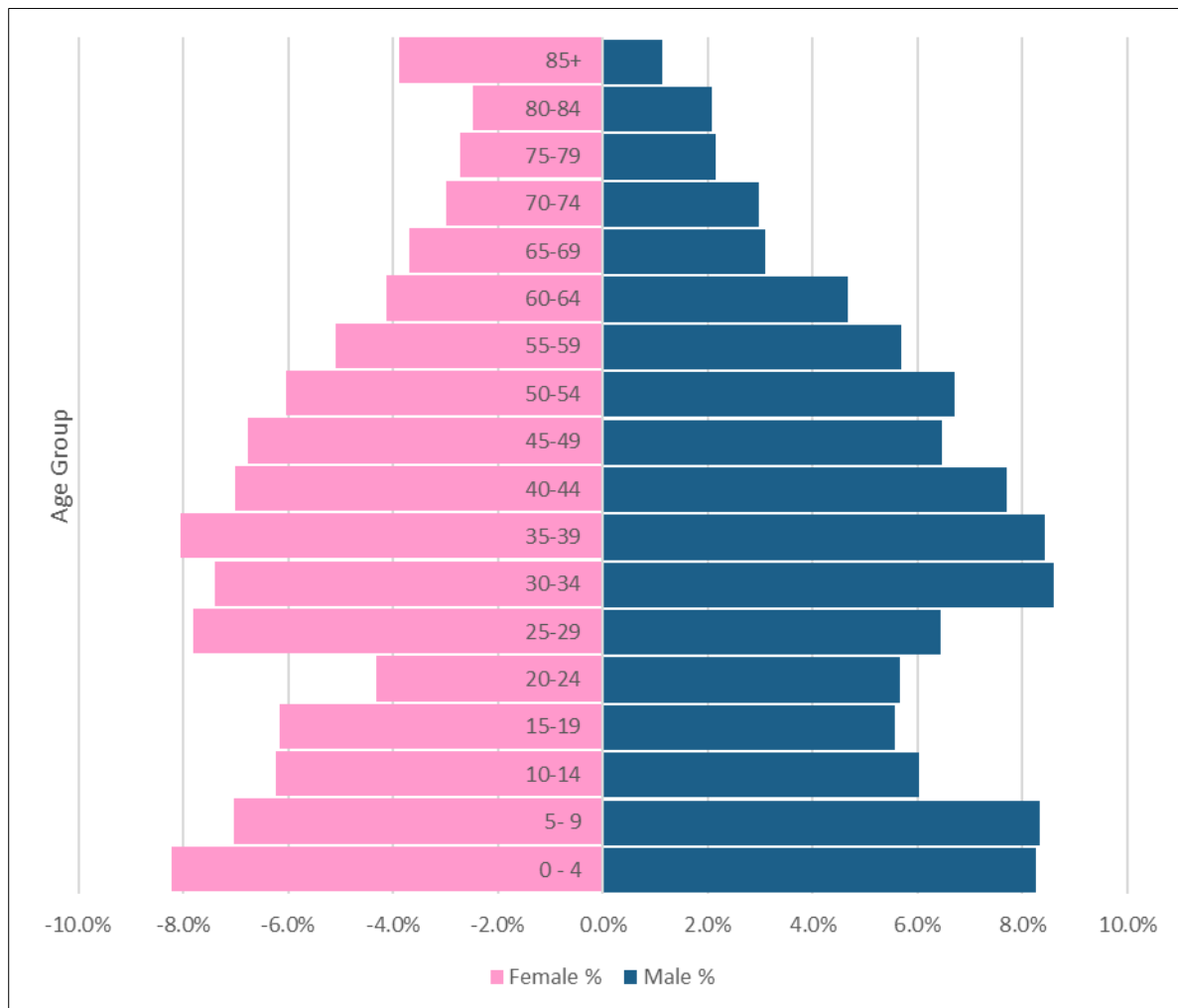


Figure 12: Population Pyramid – Census 2016.

In terms of Ardee's young population, this is defined as all those under the age of 15 years, from which point on a person is eligible to work. The total population under the age of 15 years was 1,087 persons in 2016. This figure amounted to 22% of Ardee's entire population. Of this total, 531 were female and 556 were male.

For the purposes of this study 'elderly' is used to refer to all those past the age of retirement, which is 65 years. According to the Census 2016, there were 670 elderly people in Ardee amounting to 14% of the total population. Of this total 389 were female, while the remaining 281 were male.

Age dependency measures the amount of people who are considered economically inactive in a population. Economically inactive people are usually considered as those who are either too young or too old to work. This is often set as people under the age of 15 years and above the retirement age of 65 years. As stated above, there were 1,087 people aged under 15 years, while 670 people were aged



65 years or over. Collectively, this amounts to 1,757 people. In other words, approximately 36% of the total population of Ardee could be considered as dependant. This is relevant when considering the appropriate type of housing supply for areas because dependants are most likely to reside within a family household and as such require family sized housing.

### Family Size

It is useful to understand how families in an area are structured as it can assist those in urban governance, as well as potential developers. A knowledge of family structures in an area allows authorities to target specific services. Similarly, family composition can also allow prospective developers to provide residential units to meet the needs of the community.

A family is defined as a couple with one or more children, a couple without any children, or a lone parent with one or more children. The total number of families that fall under this definition, and live within Ardee, amounted to 1,291 families in 2016. There were a total of 521 two-person families in Ardee, which is the largest cohort, comprising 40% of the total number of families. The next largest was three-person families, amounting to 25% of the total or 321 family units. While four-person families amounted to 21%, five-person families equalled 10% of the total, and all families larger than this made up just 4% of the total.

Figure 13 below shows the breakdown of families by family cycle. This illustrates that 48.5% of the total number of families in Ardee have children between pre-school age and adolescence.

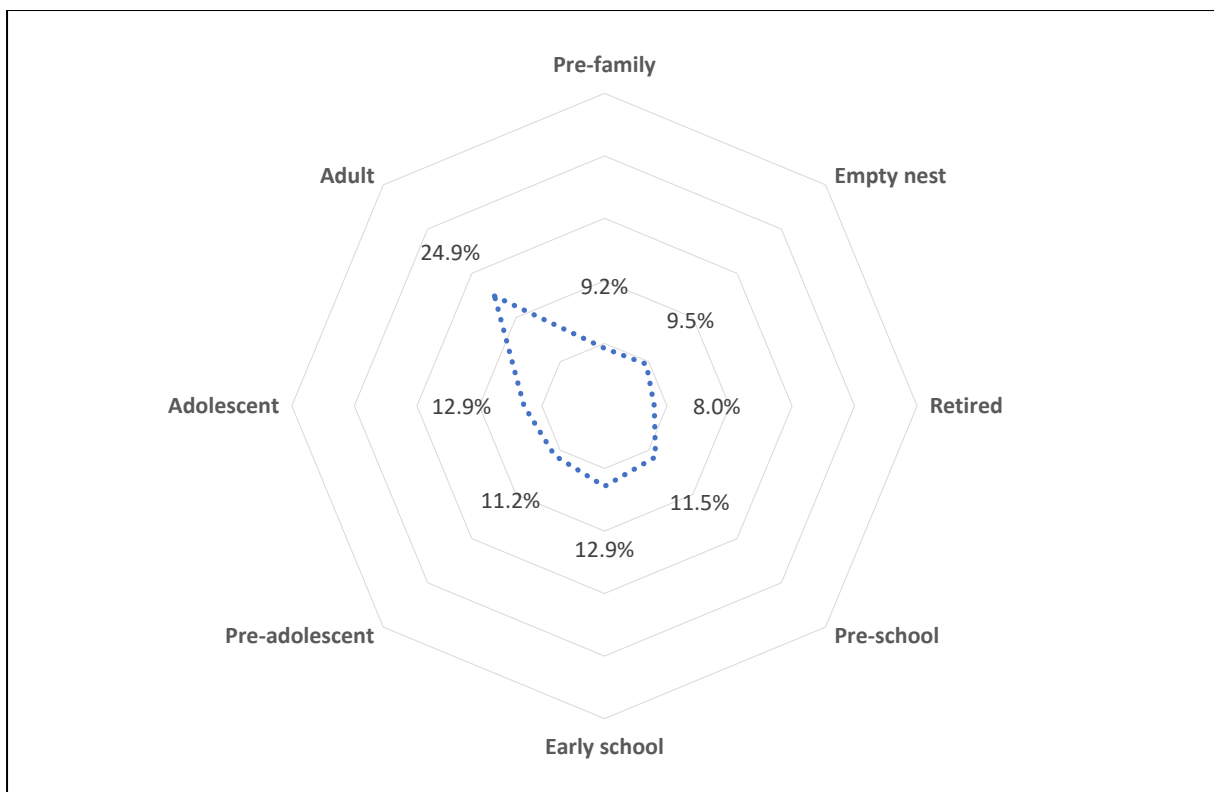


Figure 13: Families by Family Cycle – Census 2016.

This breakdown of family types in Ardee should be acknowledged when considering the housing supply needs of the area.

## Household Type

With knowledge of household type, a local authority can understand how household units are used, particularly in terms of the amount of people that reside in each home. Subsequently local authorities can provide coordination in terms of the type of residential development that occurs. The definition of household differs to that of the ‘family’ as described above as it comprises occupiers residing in a unit regardless of parental status. A household can exist outside of a family unit, or indeed be comprised of multi-family units within a single household.

In Ardee, there was a total number of 1,811 households recorded in the Census 2016. The average household size in Ardee, based on the Census 2016, was 2.64 persons, which is slightly lower than the state average of 2.7 persons per household. The largest household grouping was two-person households, of which there were 528 households (29.2% of the total).

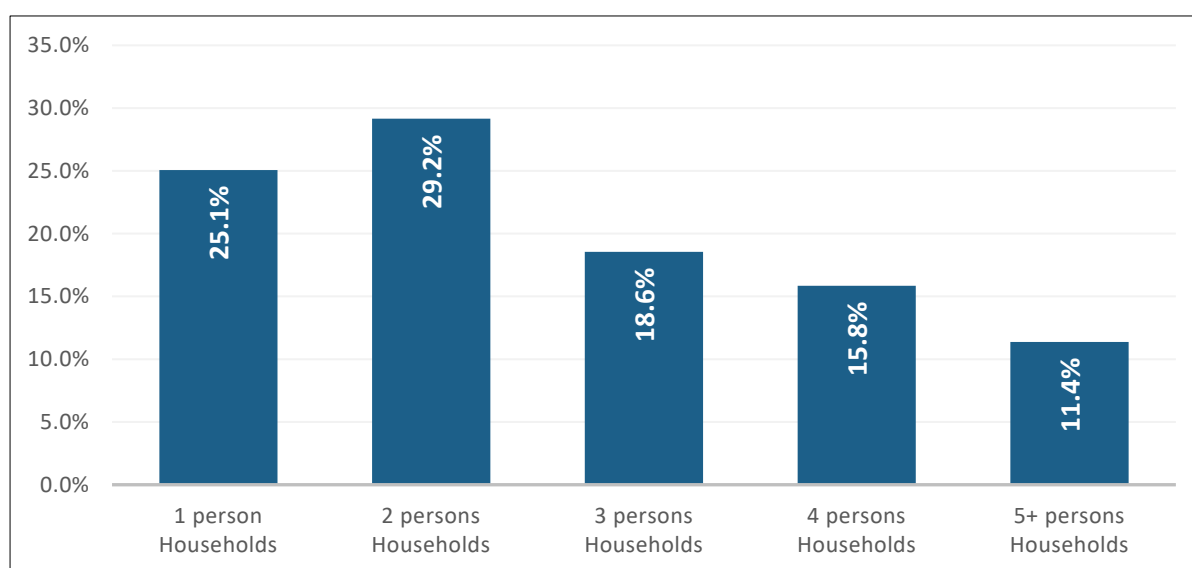


Figure 14: Percentage of Households Per Household Size – Census 2016.

With regard to the breakdown of households with children, the Census 2016 shows a total of 626 households with children (44.7%) and 460 households with young children (35.1%) out of the recorded total number of 1,311 households in Ardee (see Table 13).

Table 13: Breakdown of Households – Census 2016.

Household	Number	Percentage
Households with Children	626	44.7%
Households with Young Children (Pre-Adolescent)	460	35.1%
Empty Nest Households	225	17.2%
Total	1,311	100.0%

In terms of ownership, 525 households were recorded as ‘owner occupied no mortgage’, which amounted to 30.4% of the total. A further 31.3% of homes were listed as ‘owner occupied with mortgage’, or 541 of the total. Therefore, 61.7% of homes in Ardee were in private ownership.

In addition, there were 412 homes rented from a private landlord, representative of 23.9% of the total. The combined total number of homes that are either ‘rented from the local authority’ or a

'voluntary/co-operative housing body' amounted to 248 units or approximately 14.4% of the total number of households recorded in the area.

## Employment

According to the Census 2016, 47.5% of the population of Ardee over the age of 15 years were employed. While 13% were listed as 'unemployed having lost or given up a previous job', 14.9% were retired which is slightly higher than the 2016 state average of 14.5%, 9.6% were students and 5.4% stated that they were unable to work due to illness or disability.

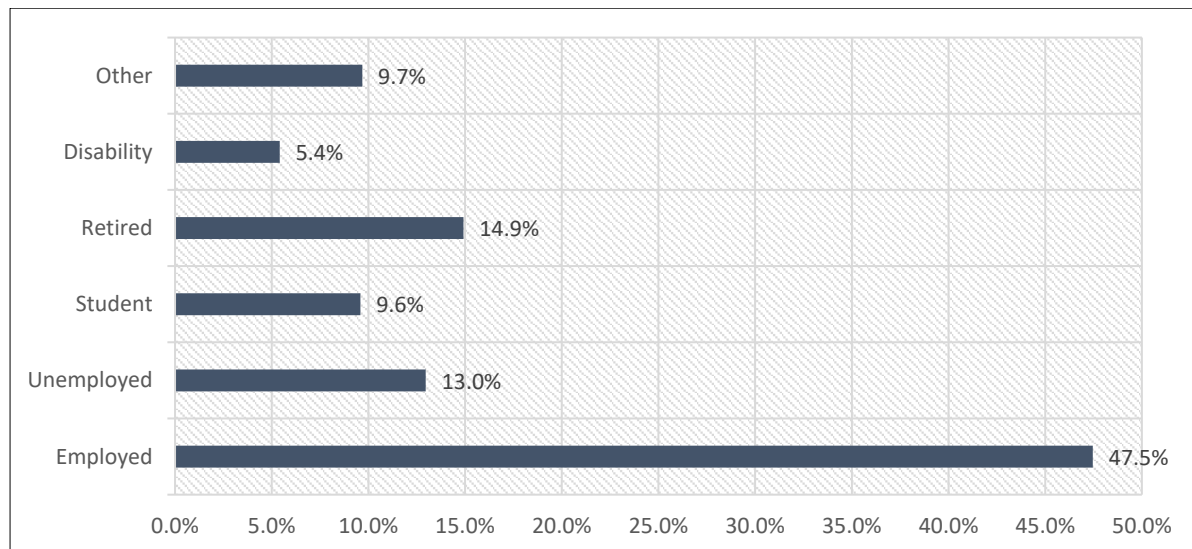


Figure 15: Employment Status – Census 2016.

## Industries of Employment

Professional services represented the largest industry of employment in Ardee, with 477 people working in roles within this sector. The next largest industry was commerce and trade in which there were 443 people working. Following this were the category of other which had 325 people employed (the third largest sector) and manufacturing industries which had 241 people employed.

## Employment Class

Further to the industries of employment and current employment status, the Census also requests information from respondents on the type of employment role or position held. There are several categories of employment roles, ranging from 'Employers and Managers' to 'Manual Skilled' and 'Unskilled'.

While these categories retain levels of ambiguity that do not lead to detailed analysis, they still possess valuable information that can be used to create a broad social class profile. For example, a large proportion of those categorised as 'Employers and Managers' or 'Higher Professionals' tend to be more affluent than those who fall within some of the other roles, while also often possessing higher levels of attained education. It must be stated that this is merely an indicator of socio-economic groups rather than a definitive measure.

In Ardee, there were 4,786 individuals for whom socio-economic groupings were established (see Figure 16). A substantial number of these individuals, 798 to be exact, were placed in the other category as it was not possible to determine the specific role undertaken. If we disregard this category

for the purpose of this study, the largest socio-economic group in Ardee possess non-manual skills or roles. This amounts to 930 people or 19.4% of the total. The next two largest categories are manual skilled with 14% of the total, and semi-skilled with 11.8% of the total. Both higher and lower professionals together form 15.2% of the total, while employers and managers amount to 9.9% of the overall total.

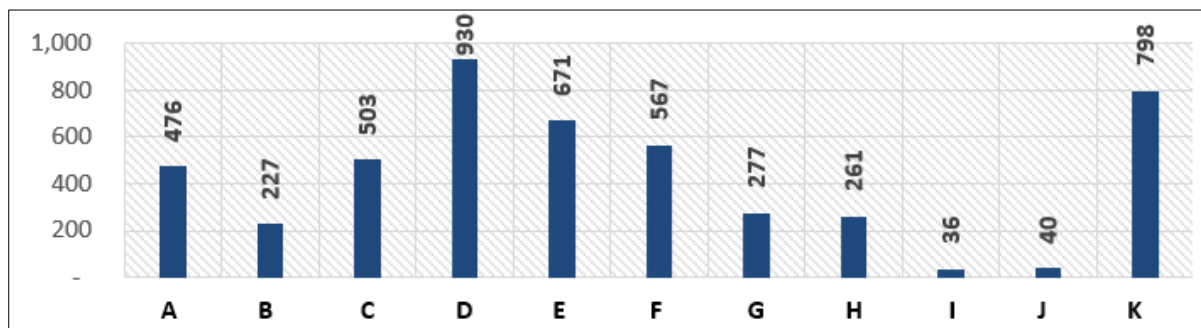


Figure 16: Persons in Private Households by Socio-Economic Group of Reference Person – Census 2016.

Table 14: Description of Type of Employment (Related to Figure 16).

Letter	Description of Employment
A	Employers and managers
B	Higher professional
C	Lower professional
D	Non-manual
E	Manual skilled
F	Semi-skilled
G	Unskilled
H	Own account workers
I	Farmers
J	Agricultural workers
K	All others gainfully occupied and unknown

## Educational Attainment

Ardee has a number of educational facilities including primary schools and a secondary school. In addition to this, there are several pre-school and childcare facilities in the town.

Education attainment levels provide a useful indicator which can assist in the formulation of a demographic profile. Low levels of higher education can often indicate areas of deprivation, although this is by no means a definitive claim as there are always additional factors to consider. However, it is still worthwhile undertaking an assessment of the levels of education attained by the population in an area. Deprivation in an area can compound issues with accessing housing, with a lack of supply reducing the affordability of homes in communities that are struggling to meet rising housing costs already. Increasing the supply of housing will invariably improve the affordability of homes.

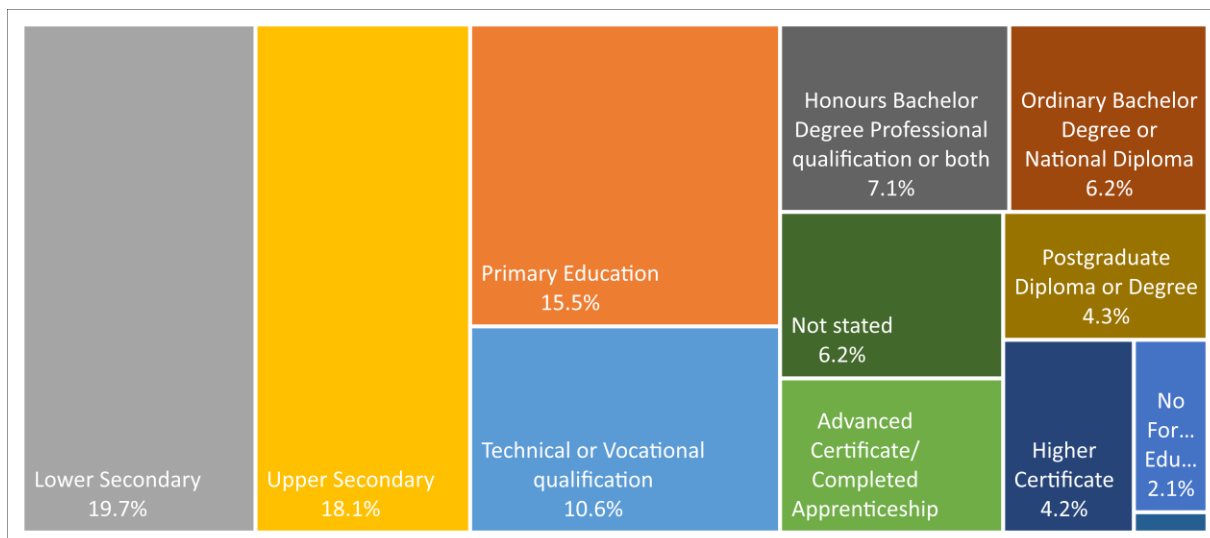


Figure 17: Education Level of the Population Aged 15 Years and Over by Highest Level of Education Completed. \*No Formal Education 2.1%; \*\*Doctorate (PhD) or Higher 0.2%.

In total, the education levels of 3,224 people in Ardee were recorded, of which 3,025 people stated their educational attainment and 199 people did not. Of the total number of people who stated their educational attainment, 634 people ceased their education at (lower) secondary school level which amounts to approximately 20% of the recorded population. There were 501 people who exited the education system at primary school level, representative of 15.5% of the total and 68 people or 2.1% of the total who have no formal education at all.

The Census 2016 recorded that approximately 28% of the population of Ardee had completed the National Framework of Qualifications (NFQ) Level 6 (Higher Certificate) or above. The state average for this level of educational attainment is 40%.

## Transport

Mobility is crucial to the wellbeing of every citizen and having access to some form of transportation is key to this, whether it be a private vehicle or public transport. With that in mind it is useful to understand the levels of car ownership, and the modes used for commuting in Ardee.

In terms of car ownership, 835 persons were recorded in the Census 2016 as owning one car, or 46.1% of all households. A further 27.6% or 500 of the total number of households owned two cars. Approximately 4.5%, or 82 of the total households had three cars or more. While there were 345 households which amounts to 19.1% of the overall total that stated they did not own a car.

The Census also records how they travel to work. In total, there were 2,848 individual answers to this question. By far the most popular mode of transport for commuting to work was the car, with 1,133, or 62.5% of people using this as a means of travel to work. Walking proved to be the next highest stated means of travel to work, with 11.1% of people, or 201 people stating they walk to work. Traveling by van was the next largest group, accounting for 170 people. While bus users amounted to 4.2% of the total number of respondents, or 76 people and there were 29 people (1.6% of the total) who cycle to work.

The Census 2016 also recorded the journey time to work, school or college of the population aged five years and over. The majority, 40.6%, travelled under 15 minutes, while the second largest group

travelled  $\frac{1}{4}$  hour- $\frac{1}{2}$  hour, amounting to 24.6%, while 12.9% had a journey time of  $\frac{3}{4}$  hour-under one hour.

Although car users and car ownership still dominate these figures, there is a growing trend nationally and internationally of an increase in modal share for alternative modes. Building residential density in areas well served by public transport will further feed into this trend of increasing sustainable transport usage.

## Appendix 2: Residential Land Evaluation Score Breakdown and Maps

Table 15: Residential Land Evaluation Scoring Breakdown.

Site	Town Centre	Bus Stops	Primary Schools	Secondary School	Employment Centre	Total
F (Subject Site)	3	5	5	3	3	19
A	3	3	3	1	3	13
B	5	5	5	1	3	19
C	5	5	3	3	5	21
D	3	3	3	1	5	15
E	3	5	5	5	5	23
G	3	5	5	1	3	17
H	1	5	3	3	3	15
I	3	5	5	1	3	17

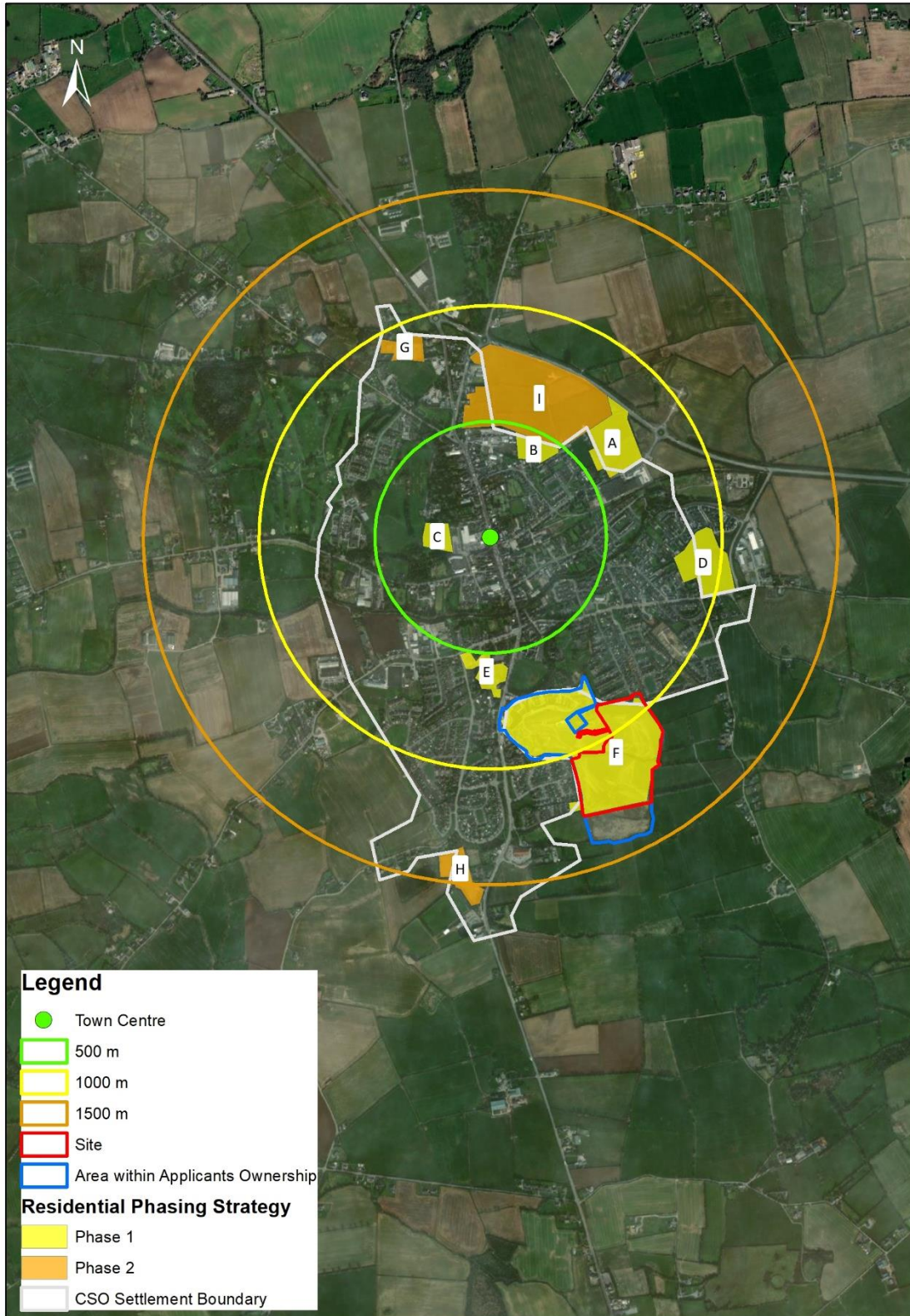


Figure 18: Proximity of Sites to the Town Centre.



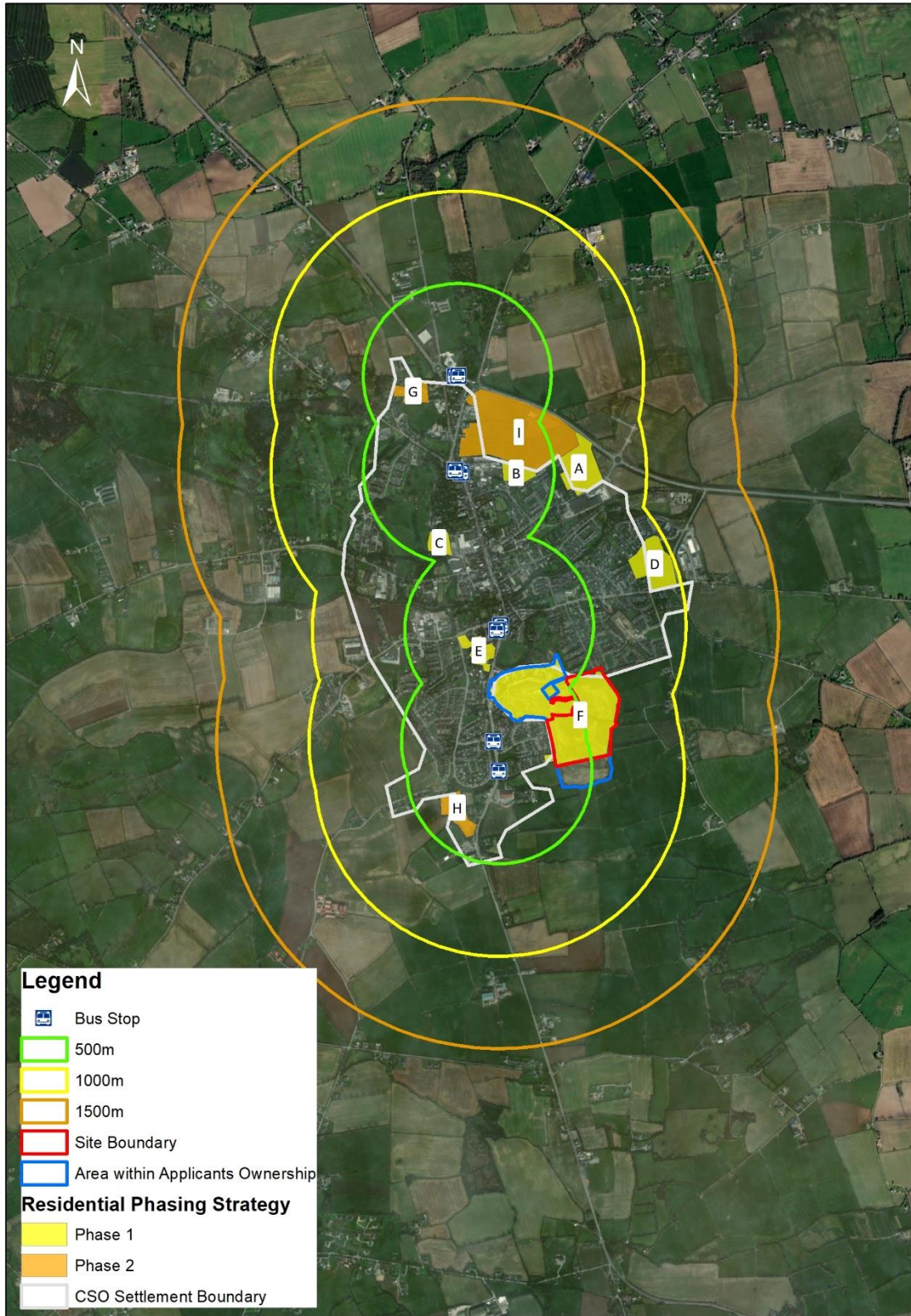


Figure 19: Proximity of Sites to Bus Stops.

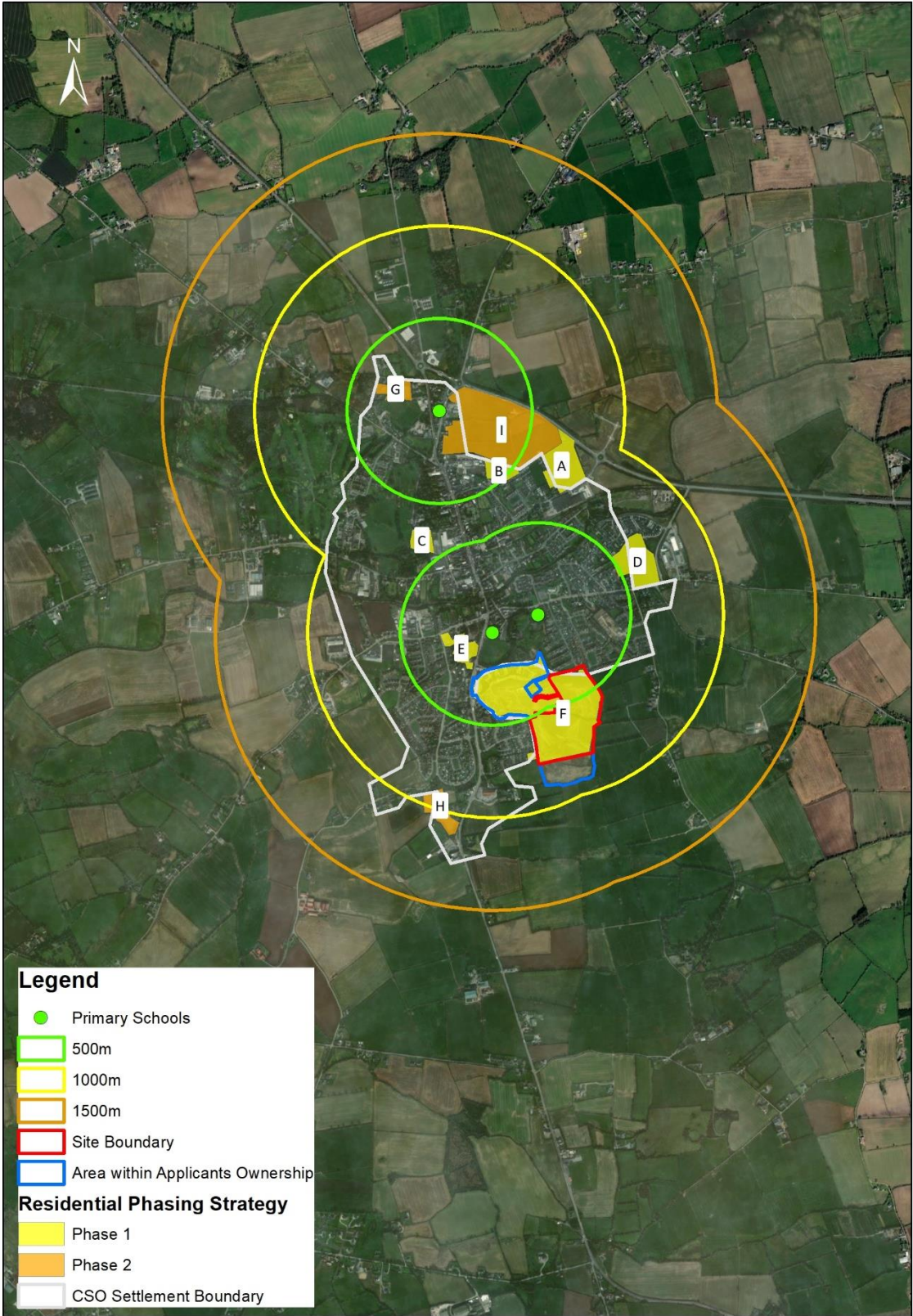


Figure 20: Proximity of Sites to Primary Schools.

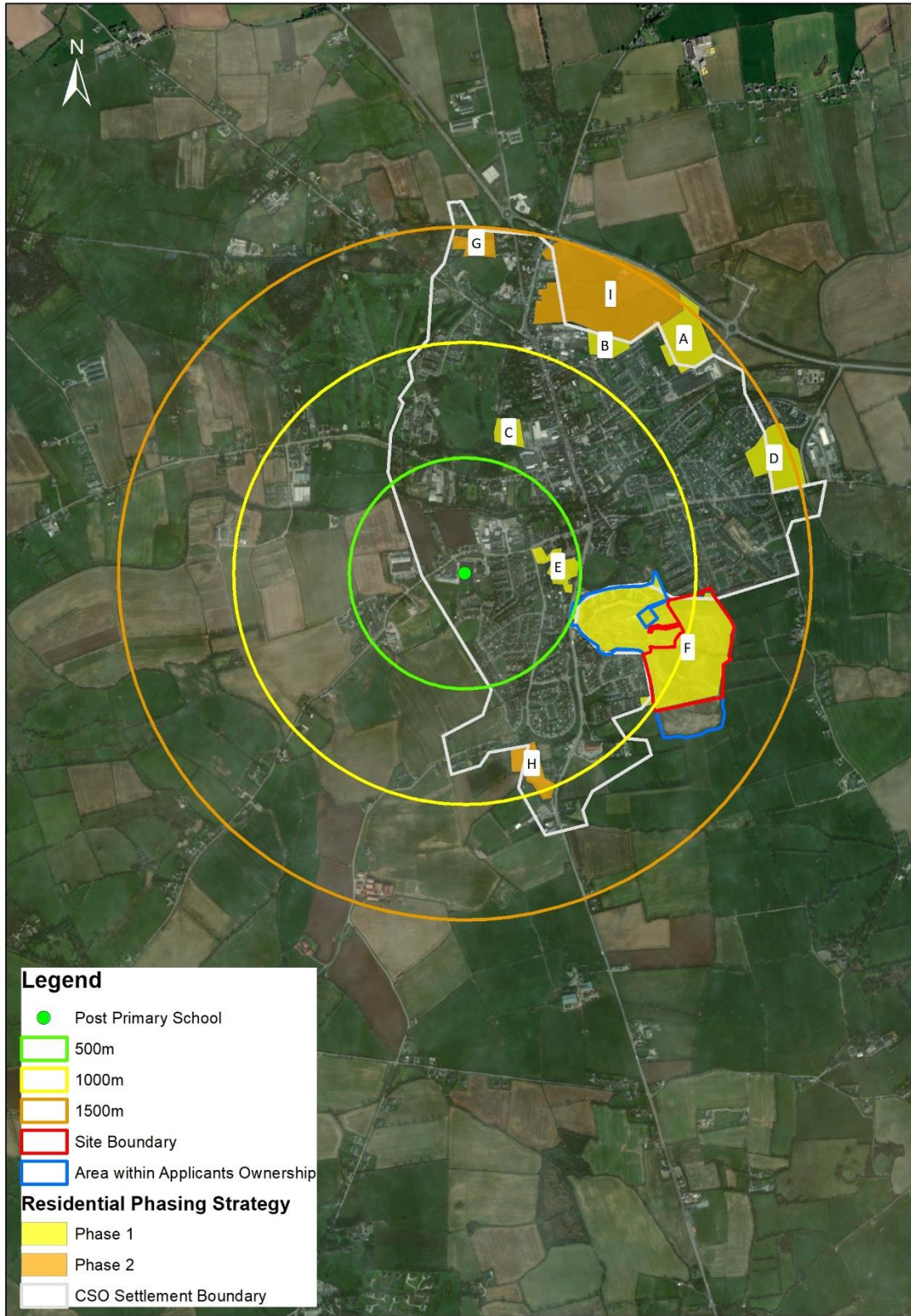


Figure 21: Proximity of Sites to Secondary Schools.

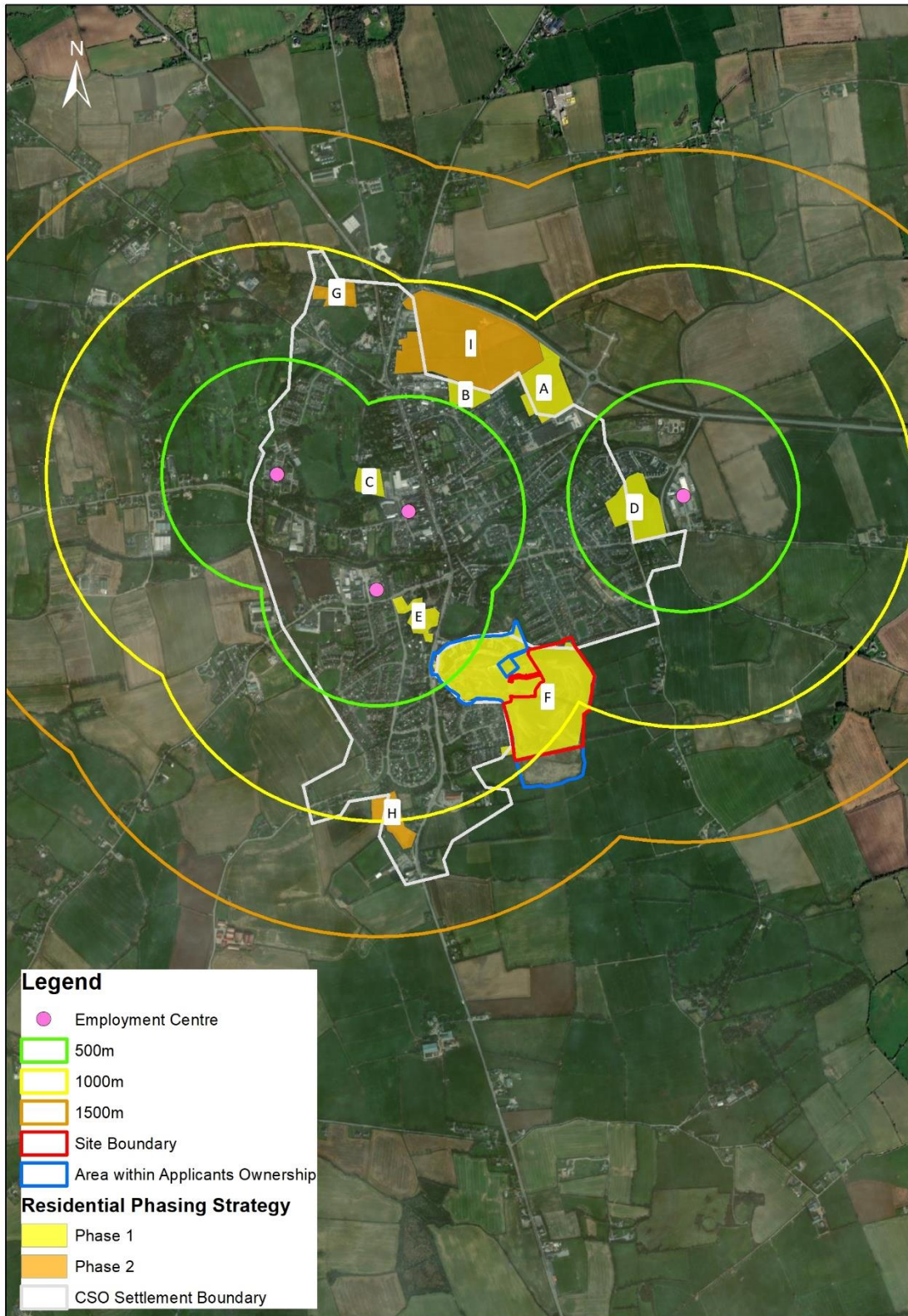


Figure 22: Proximity of Sites to Employment Hubs (Listed in Section 5.14 of the Development Plan and Noted Below).

### **Areas of Employment in Ardee**

- Ardee Business Park
- Farrell's Business Park
- St. Brigid's Hospital
- Town Centre