

# Statement of Housing Mix

for Phase 1 Corrib Causeway  
Development at

Dyke Road, Terryland,  
Galway



in partnership with



March 2025



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## 1 Introduction

We, Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin have been instructed by **Galway City Council, City Hall, College Road, Galway, H91 X4K8, in partnership with the Land Development Agency, 2<sup>nd</sup> Floor Ashford House, Tara Street, Dublin 2** to prepare this Statement of Housing Mix to support an application for the Phase 1 Corrib Causeway Residential Development on lands at **Dyke Road, Terryland, Galway City**.

The subject site is located in the Galway City Council administrative boundary. This report provides an analysis of the proposed residential mix in the context of projected population demographics including prevailing household sizes in the surrounding area, and has full regard to relevant guidelines, policies and objectives relating to same.

This Statement of Housing Mix Report is lodged as an accompanying report for the subject proposal and the assessment has been carried out to satisfy the Planning Authority's requirement in the Development Plan set out under Section 3.2.

As such, this Statement of Housing Mix Report, is based on a desk-top analysis, examining the demographic profile of the area in which the subject site is located, with a view to establishing a justification for the proposed mix of units and to show compliance with Policy 3.1.20 of the Galway City Development Plan 2023-2029 which states that:

*“Planning applications for multiple housing units will be required to include a Statement of Housing Mix detailing the proposed mix and demonstrating that it provides a sufficient range in unit sizes and types to satisfy community mix including the demographic trend of reduction in average household sizes. The needs of special groups such as older persons and persons with disabilities will be required to be considered as part of this process.”*

From the outset, we specifically note that the entire scheme proposed is a social and affordable apartment development. Of the 219 no. units proposed, 197 no. affordable apartments (90%) will be provided under the cost rental model and 22 no. apartments (10%) will be provided under the Part V Social Housing scheme.



## 2 Site Context

### 2.1 Subject Site

The site measuring approx. 1.144 ha is located in Galway City. The site sits on the eastern bank of the River Corrib and addresses Dyke Road to the west, the existing Dyke Road Car Park to the south and the R866, also known as Headford Road, further southeast. The site borders retail and commercial developments of Galway Retail Park to the east, and the Black Box Theatre to the north. Terryland Forest Park is located further north. The subject site itself comprises a surface car park of approx. 389 no. car parking spaces. The Dyke Road Car Park to the south of the site contains approx. 165 no. car parking spaces.



Figure 1 – Aerial Map with Indicative Subject Site Boundary outlined in Red

The subject site is located in the vicinity of the city core and is proximate to a variety of land uses, services, amenities and public transport nodes.

Galway Shopping Centre, Corrib Shopping Centre and Corbett Court Shopping Centre are located within 600 m of the subject site. These centres have a wide variety of retail, medical and convenience uses and services providing for daily needs. The site is also proximate to a number of community and social infrastructure facilities including educational uses, childcare facilities, sports clubs and leisure centres, parks and public open spaces, community centres, libraries and youth clubs and medical centres (a review of all available community infrastructure in the vicinity of the site is detailed in Section 9 of the accompanying *Social, Community and Cultural Infrastructure Audit*). In addition, there are many restaurants, public houses and coffee shops within the town centre and surrounding area, all of which are within walking distance and provide for a diverse selection of places for residents to eat, drink and socialise. Post office, credit unions and banks are all vital aspects of social infrastructure and there are many options for such services in the immediate vicinity of the site.

The subject site is located a 300m (4-minute walk) away from the closest bus stops; Headford Road (Stop ID: 523711) and Woodquay Court (Stop ID: 525411). Both stops are served by the 407 bus route. Located 550 metres (7-minute walk) from the subject site is Saint Francis Street (Stop ID: 523021). This



stop is served by the following routes; 402, 404, 405, 407, 410, 411, 412, 419 and 424. Approx. 600 m from the site (9-minute walk) is Bóthar Bhreandán Ui Eithir (Stop ID: 523211) which is served by routes: 401, 404, 409, 430.

Galway Central Station is located 800 m (11-minute walk) from the subject site. This station provides railway links to Ennis, Limerick, Cork, Athlone, and Dublin (for a detailed assessment of the subject site's accessibility to facilities, amenities and public transportation options, we refer An Bord Pleanála to the accompanying Planning Report and Social, Community and Infrastructure Audit prepared by Brock McClure Consultants).

## 2.2 Overview of Proposed Development

The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) in the form of 1 no. new residential block (5 - 9 storeys over lower ground floor level) with associated car parking, bicycle parking, public and communal open spaces, and all ancillary works on a site area of 1.144 ha.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.
- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave





transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

This planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement.



Figure 2 – Proposed Site Layout Plan



### **Proposed Tenure Mix**

In terms of tenure mix, 197 no. apartments (90%) will be provided under the cost rental model to be managed by the Land Development Agency and 22 no. apartments (10%) will be provided for social housing.

Cost rental is a new housing tenure that was created under the Affordable Housing Act, 2021. It is aimed at people and families who are above the threshold to qualify for social housing but have difficulty affording private rented accommodation. Cost rental offers a long-term secure tenancy that is below the typical market rent. The LDA is working to achieve rents that are affordable and are costing below the average local area rental market rates.





### 3 Planning Policy Context

#### 3.1 National Planning Framework – Project Ireland 2040

Published in February 2018 and on 5<sup>th</sup> November 2024 the Government agreed to progress and publish a draft schedule of amendments to the First Revision to the National Planning Framework arising from the public consultation process. In order to finalise the Revision of the National Planning Framework, Government will in due course be required to approve a final Revised NPF following the conclusion of the environmental assessments, which will include a Strategic Environmental Assessment; Natura Impact Statement and Appropriate Assessment Determination, and a Strategic Flood Risk Assessment. It is anticipated that the final Revised NPF will be published in Q2/Q3 2025.

The NPF envisages the population of Galway City and Suburbs to grow an additional 36,000 people between 2022 and 2040 or achieve at the least, a population of 122,000 in total by 2040.

A range **National Policy Objectives** support the development of this site:

- **Revised NPO 4 and 8** - Seeks to deliver 50% of the future population in the existing 5 cities, including Galway.
- **Revised NPO 14** - Encourages the regeneration of cities that can accommodate increased residential population, employment activities, enhanced levels of amenity and quality design.
- **Revised NPO 20** - Supports a presumption in favour of development that encourages more people and generate jobs and activity within existing cities.
- **Revised NPO 21** - Provides for a working relationship between the LDA and Local Authority to co-ordinate and secure the best use of public lands and drive the renewal of strategic areas not being utilised to their full potential.
- **Revised NPO 22** - Provides that Building Height and Car Parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.
- **Revised NPO 42** – targets the delivery of 50,000 additional homes per annum to 2040.
- **Revised NPO 45** - Promotes increased residential density in settlements through site-based regeneration and increased building heights.

#### 3.2 Galway City Development Plan 2023-2029

From the outset, the Galway City Development Plan 2023-2029 states that there have been a number of significant legislative and policy changes and specifically, population growth target for Galway City since the previous 2017-2022 Development Plan.

##### Core Strategy

The NPF sets out a targeted pattern of growth for Galway City and Suburbs to 2040 of between 40,000 – 45,000 people to have at least a population of 120,000 population in total. The RSES also sets a population growth target of at least 120,000 population over the next 20 years for the city. Galway City is expected to become a city of scale and a key driver of growth and prosperity for the Northern and Western Region.

Year	2016 (CSO Census)	2026 (Projection)	2031 (Projection)
Population	79,900	102,900 (+23,000)	114,900 (+12,000)

*Table 1 – Population Projections for Galway City & Suburbs*

Section 1.4.3 of the City Development Plan identifies that there will be a need at a minimum for an additional 4,245 housing units in the city over the plan period up to the end of 2028.

The figure below identifies the Core Strategy areas for growth and enhancement. The subject site is identified as a Regeneration and Opportunity Site in the City Centre Area. Section 1.9 of the Development Plan sets out that “the designated Regeneration and Opportunity Sites are deemed critical to the delivery of a compact, liveable city. These sites through regeneration, consolidation and delivery of a broad mix of uses can create new vibrant neighbourhoods, supported by community





*infrastructure, new public spaces, an offer of choice in house types and tenures and demonstrate the advantages of sustainable urban living.”*

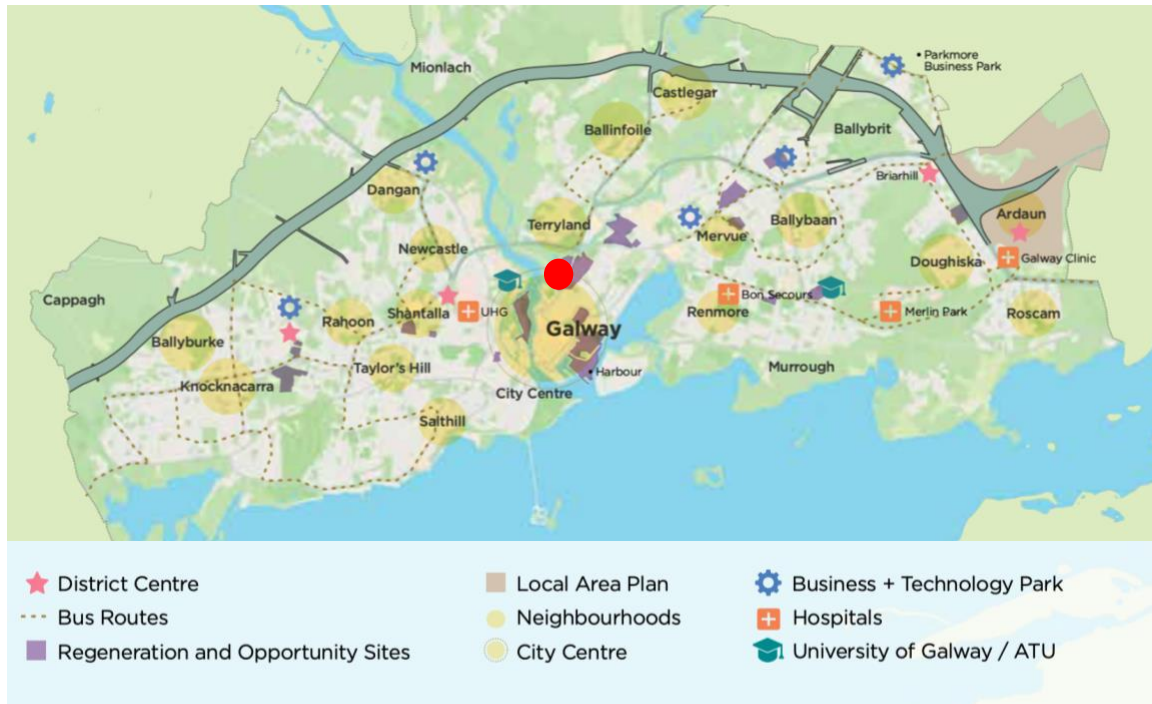


Figure 3 – Core Strategy Map with Subject Site in Red

### **Housing Needs Demand Assessment**

The Galway City Development Plan 2023-2029 is accompanied by a Housing Needs Demand Assessment (HNDA) which estimates the existing and future housing requirements of Galway City using 2016 Census data.

The HNDA recorded a total of 28,859 private households in Galway City marking a growth of 4.1% in households since 2011 (+1,133). The majority of households in Galway City are accommodated in houses or bungalows (75.5% in 2016) equating to 21,341 households and marking a growth of 1.3% over the intercensal period. A further 24.1% of households are flats or apartments.

### **Meeting affordable housing need**

The Galway City HNDA in Section 4 has assessed that there will be a significant need for affordable housing over the plan period. The HNDA categorises 20.4% of households as ‘affordability constrained’ and unable to sustainably afford private market housing but above the eligibility ceiling for social housing. The HNDA acknowledges that The Land Development Agency (LDA) will play an increasingly important role in delivering social and affordable homes on major publicly owned land in Galway City.

The proposed development is a Part 10 Application made by Galway City Council in partnership with the Land Development Agency. The entire scheme is an affordable and social housing development.

Of the 219 no. units proposed, 197 no. affordable apartments (90%) will be provided under the cost rental model and 22 no. apartments (10%) will be provided for social housing.

The subject proposal will contribute significantly towards the delivery of 219 no. new social and affordable housing options within Galway City.

### **Housing Mix**

Section 3.4 of the City Development Plan sets out that proposed residential developments will need to provide sufficient housing mix to meet the requirements of different households and demographics and in particular to reflect emerging household trends. As such, Policy 3.1.20 sets out the following:

*“Planning applications for multiple housing units will be required to include a Statement of Housing Mix detailing the proposed mix and demonstrating that it provides a sufficient range in unit sizes and types to satisfy community mix including the demographic trend of reduction in average household sizes. The needs of special groups such as older persons and persons with disabilities will be required to be considered as part of this process.”*

This Statement has been prepared to comply with this Policy 3.1.20 by detailing the proposed mix and assessing the existing demographic and household trends in the area to satisfy community mix.

### **3.3 Sustainable Urban Housing: Design Standard for New Apartments – Guidelines for Planning Authorities, 2023**

The 2023 Apartments Guidelines were published in July 2023 and replace the 2020 and 2022 Apartment Guidelines.

We note that Specific Planning Policy Requirement 1 sets out the housing unit mix standards as follows:

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

As the Galway City Development Plan and HNDA did not specify a mix for apartments or other housing developments, it is considered appropriate that the subject proposal complies with this Specific Planning Policy Requirement.

We highlight Sections 2.6 to 2.14 of the Apartment Guidelines set out below have informed the unit mix standards of SPPR1 which should now be taken into account by the An Bord Pleanála.

- “2.6      Demographic trends indicate that two-thirds of households added to those in Ireland since 1996 comprise 1-2 persons, yet only 21% of dwellings completed in Ireland since then comprise apartments of any type. The 2016 Census also indicates that, if the number of 1-2 person dwellings is compared to the number of 1-2 person households, there is a deficit of approximately 150%, i.e. there are approximately two and half times as many 1-2 person households as there are 1-2 person homes.
- 2.7      The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. Dublin as a whole has approximately one-third the rate of apartments as comparable cities in Europe, with which it competes for investment and talent to secure continued growth and prosperity.
- 2.8      Analysis of urban housing need points to the fact that into the future, a majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households. While it is recognised that it will be necessary to provide for a range of incomes, it is critical to accommodate the needs of increasingly more diverse household types in the context of a growing and ageing population.
- 2.9      Ireland’s population is projected to continue to grow, but more slowly than in recent decades, due to a falling overall birth rate. While it is apparent that household and family size is decreasing, the number of people aged over 65 is also expected to increase significantly, to comprise almost a quarter of the population within 20 years.
- 2.10     With natural growth in the population now at less than replacement level and a growing dependency rate, whereby the proportion of older people and children combined is increasing relative to the size of the labour force, it is clear that Ireland is now dependent on net in-migration to sustain population and employment growth and this is projected to continue.



- 2.11 *Ongoing demographic and societal changes mean that in addition to families with children, the expanding categories of household that may wish to be accommodated in apartments include:*
- *Young professionals and workers generally;*
  - *Those families with no children and ‘downsizers’;*
  - *Older people, in both independent and assisted living settings.*
- 2.12 *These factors are combined with the trend whereby jobs have been increasingly located in and around Ireland’s cities and larger towns, and notwithstanding improvements in technology, the availability of broadband and a greater incidence of remote working, this is likely to continue. While the availability of a range of employment is one of the reasons that skilled migrants are more likely to seek to locate in urban areas, this is also dependent on the availability of a choice of suitable accommodation.*
- 2.13 *This means that as well as being an overriding social issue, urban housing supply, especially the provision of apartments in our key cities, is a critical strategic competitiveness issue that statutory Development Plans must address.*
- 2.14 *While making appropriate provision to meet housing need is the key consideration, viability must also be considered, especially where there is clear evidence available. For example, research work undertaken by the Department of Housing, with input from industry and construction professionals analysing the cost of housing delivery, confirms that in a given apartment scheme that includes a proportion of three-bedroom units, replacing these units to allow a larger number of one and two bedroom units would, contribute to greater scheme viability.”*

Having regard to the above, it is clear that the emerging pattern of household formation is significantly smaller households i.e. 1-2 people households whereby a deficit of 150% of 1-2 person homes has been identified across the State. As such, the subject development provides a larger mix of 1 and 2 bedroom units with a smaller percentage of 3-bedroom units to align with the emerging pattern of household formations.

### **3.4 Sustainable Residential and Compact Settlement Guidelines for Planning Authorities, 2024**

The Sustainable Residential and Compact Settlement Guidelines were published in January 2024.

The 2024 Guidelines reinforce the need for more compact and efficient forms of development and the need to consider the different contexts in which housing development takes place.

The 2024 Guidelines are focused on the interaction between residential density, housing standards and quality design and placemaking. The intention was to provide a national policy framework that supports the delivery of more compact and diverse housing typologies, in light of the overall objective of increasing housing supply.

Research and stakeholder engagement undertaken in support of the 2024 Guidelines and specifically Section 5.2 indicates that the continued application of suburban housing standards dating from the 20<sup>th</sup> century is hampering innovation in the housing sector in Ireland. In particular, a reliance on suburban housing standards is precluding compact housing models that have the potential to offer a broader range of housing options in urban areas and provide for the more efficient use of zoned and serviced land.

The proposed development has been designed to align with these Guidelines to provide a high-density compact residential development to make efficient use of this brownfield, underutilised subject site in close proximity to the city centre.





## 4 Methodology

In assessing an appropriate housing mix for the subject site, this report has set out to review a defined study area. Notably, this report focuses on a 1 km (approx. 10-12 minute walking distance) Study Area which encompasses 8 no. District Electoral Division (ED) areas. These are shown in Figure 4 and 5 below. The subject site is located within St. Nicholas ED.

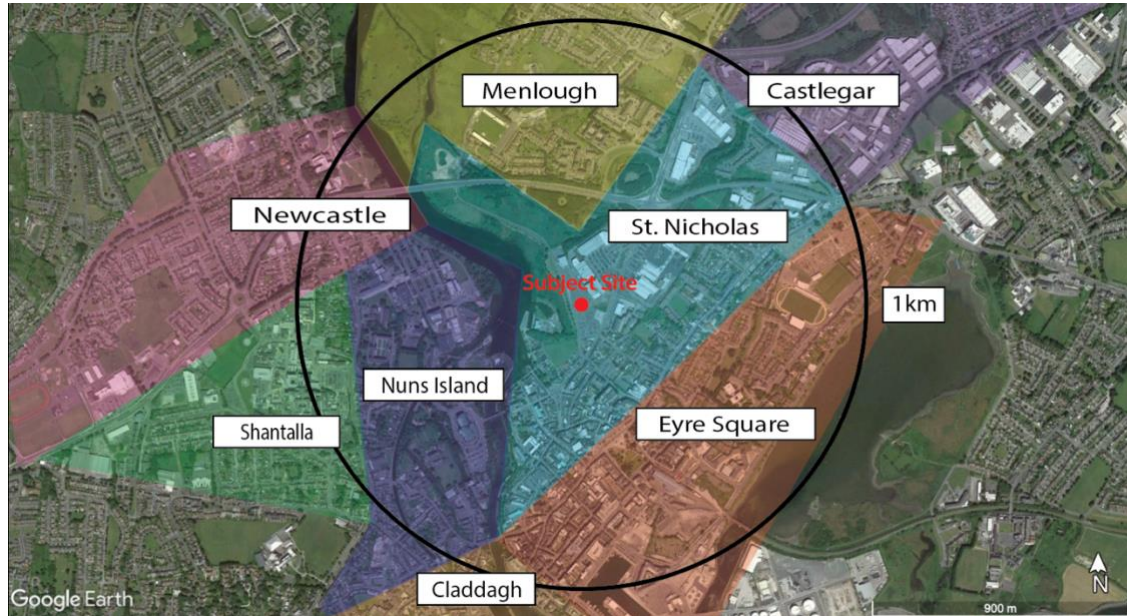


Figure 4 – 1km radius from Subject Site in Red and surrounding EDs



Figure 5– Study Area in accordance with DED boundaries

Demographic trends for the defined catchment area were reviewed based on the Census 2022 data for the DEDs of St. Nicholas, Menlough, Castlegar, Eyre Square, Nuns Island, Newcastle, Shantalla, and Claddagh and is compared with Galway City area averages across a number of data sets for the same year.

Other sources including Galway City Development Plan 2023-2029, Galway City Council's Housing Need Demand Assessment, and publications relating to the housing market were used to inform the





findings presented in this report. The full list of supporting documentation is listed in Appendix I for the convenience of An Bord Pleanála.

From this section forward, the assessment considers the statistical data of the DEDs in closest proximity which intersect a 1km radius from the subject site as per Figure 4 and 5 above. This ensures an accurate representation of findings.

This unit mix and tenure rationale primarily relies upon a review of data on:

- Demographic Trends
- Age Profile
- Households Sizes
- Families by Family Cycle
- Existing Housing Stock
- Housing Typology
- Dwelling Size
- Age Profile of Existing Stock
- Housing Tenure Type
- Permitted residential developments
- New Dwelling Completions
- Proposed Development within Study Area



## 5 Study Area Profile

### 5.1 Demographic Profile

The population of the encompassing SAPs, within a 1 km radius from the subject site, recorded 25,913 people in the 2022 Census data.

Location	2022 Population
ED of Subject Site	3,232
Study Area	25,913
Galway City	84,414

*Table 2 – Population – Local & Study Area and City (Source: CSO, 2022)*

To date, population across all regions is increasing along with a consistently rising demand for housing particularly in urban regions. There was an overall increase in population of 9.1% across all electoral divisions within the Study Area from 2016 to 2022 Census periods.

It is worth noting that with a consistently rising demand for housing in Galway City, population figures are envisaged to increase across most DEDs within the City in the next decade. It is also worth noting that, Galway’s population continues to expand robustly. The National Planning Framework envisages the population of Galway City and Suburbs to grow by between 40,000 to 45,000 people by 2040, an increase of almost 55%. It also targets half of the homes accommodating this population increase to be located within the existing built footprint, on key regeneration/brownfield sites, such as the subject site. The Updated Draft First Revision to the NPF sets out that Galway City and Suburbs is targeted for an additional 36,000 people between 2022 and 2040 or achieve at the least, a population of 122,000 in total by 2040.

The proposed development will offer housing that caters to the demand in the surrounding area and offers a much-needed high-density development scheme on a city centre site.

### 5.2 Age Profile

A review of the Study Area’s age profile confirmed that communities in the surrounding areas have an age profile weighted generally towards a younger adult population group with an above average concentration of individuals under 30 years. This can be assessed following a review of the table below, which confirms that the area’s population profile is dominated by people in the working age group (25 to 64 years) accounting for 55% of the entire Study Area population. The largest singular age group (at 4-year increments) within the Study Area is 20-24 years accounting for 16% of the entire Study Area population. This reflects the Study Area’s proximity to the local university and student body present in Galway City.

Age Cohort	Study Area	% Total	GCC	% Total
Pre-School (0-4 years)	902	3%	3,970	5%
School Age (5-19 Years)	2,997	12%	14,452	17%
Young Adults (20-24 years)	4,120	16%	9,521	11%
Adults (25-64)	14,272	55%	45,747	54%
Older Adults (65+ years)	3,622	14%	10,724	13%
Total	25,913	100%	84,414	100%

*Table 3 – Age Profile Comparison between Study Area and GCC (Source: CSO, 2022)*

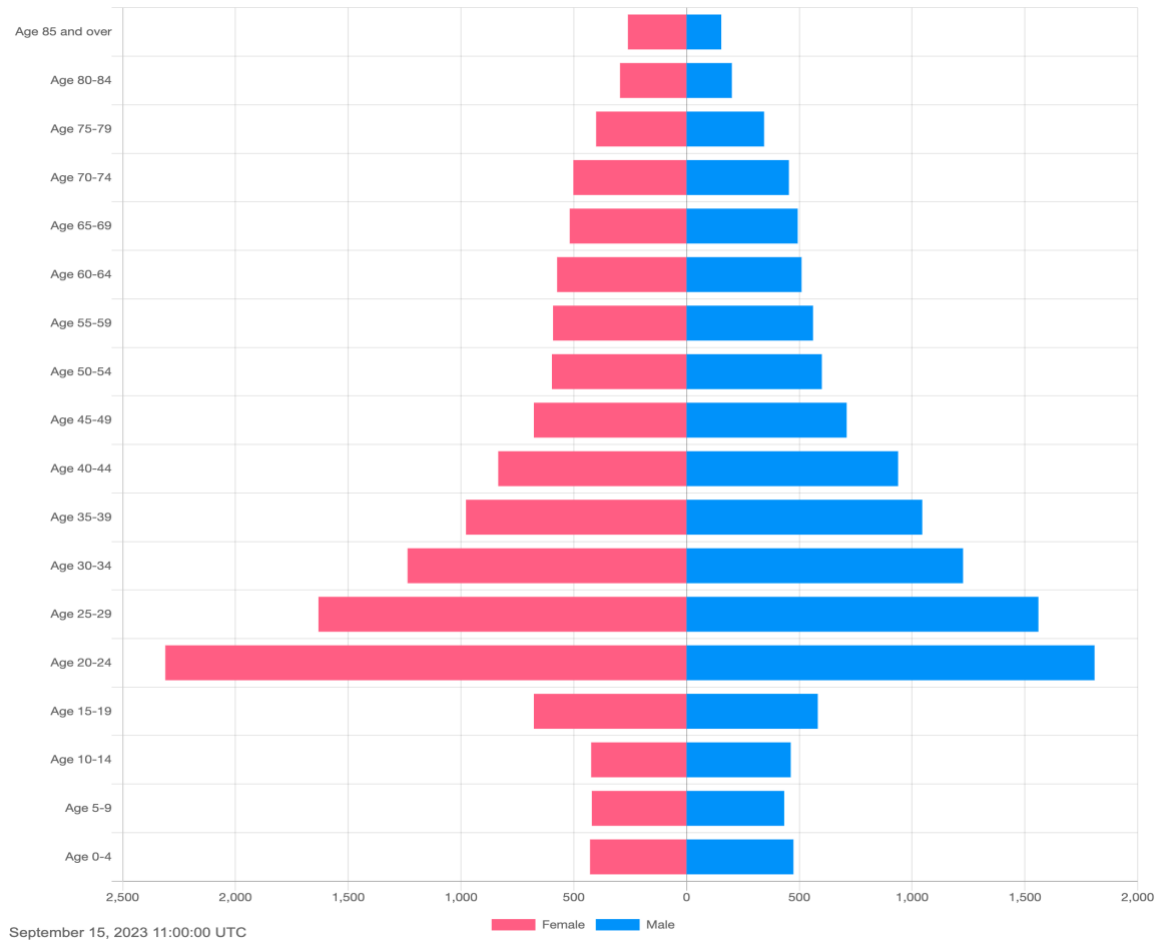


Figure 6 – Age Profile of Study Area (Source: CSO, 2022)

## 5.3 Households & Families

### Household Size

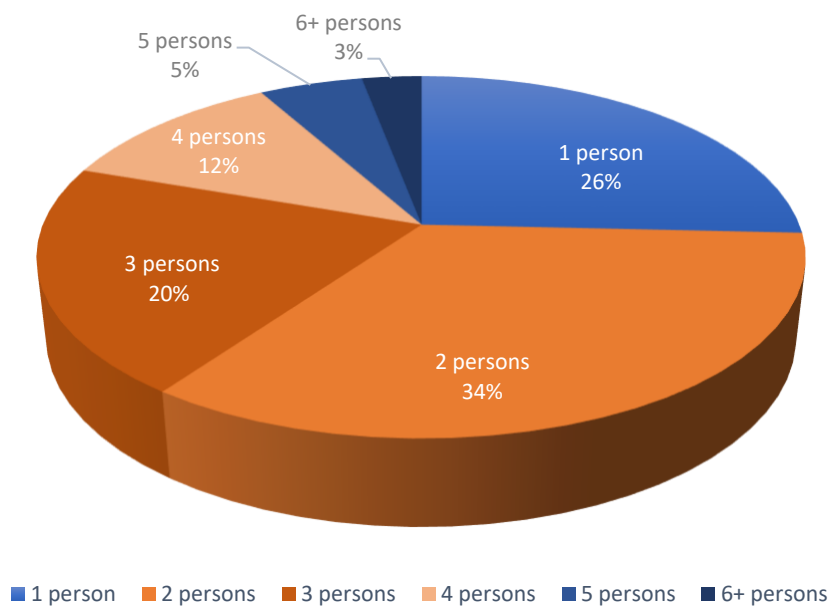


Figure 7 – Household Size of Study Area (Source: CSO, 2022)



CSO Data from 2022 confirms that there is a total of 9,523 households within the Study Area. Calculating the average household size in the Study Area (CSO 2022 data for Total Household Population = 23,683 / No. of Occupied Households = 9,523) equates to 2.49. The CSO 2022 figures, have shown that the average household size in Galway City is 2.62, an increase from 2.58 in 2016. The household size of the study area is evidently lower than that of the wider city area.

The figures above show that the predominant household size in the Study Area is 2-person households. This equates to 34% or 3,225 out of 9,523 households. It is also worth noting that the number of 1-person households is also high in the Study Area, equating to 26% (2,427) of the total 9,523 households and. Therefore, 60% of the total households are 1-2 person households.

Whilst we acknowledge the above figures show that roughly 60% of households in the Study Area are 2 or less persons, we note that the average number of people per household in the Study Area is **2.49**. The breakdown of households by size in the Study Area reinforces the importance of providing suitable accommodation for smaller households, as they account for a large proportion of the overall households.

The proposed development offers an appropriate mix of units to accommodate, 1-5 person households (c. 97% of existing household formations in the Study Area) by providing the following:

- 109 x 1-bed (1- or 2-person household) units = 49.8%
- 22 x 2-bed (3-person household) units = 10%
- 78 x 2-bed (4-person household) units = 35.6%
- 10 x 3-bed (5-person household) units = 4.6%

Size of Household	Study Area	% Total		GCC	% Total	
1 person	2,427	26%	60%	7,505	24%	55%
2 persons	3,225	34%		9,470	31%	
3 persons	1,923	20%	32%	6,113	20%	35%
4 persons	1,178	12%		4,662	15%	
5 persons	488	5%	7%	2,068	7%	9%
6 persons	184	2%		712	2%	
7 persons	48	0.5%	1%	228	0.6%	1%
8+ persons	50	0.5%		143	0.4%	
Total Households	9,523	100%		30,901	100%	

Table 4 – Household Size comparison between Study Area and GCC (Source: CSO, 2022)

The table above demonstrates that 1-2 person private households made up a substantial number of households in the Study Area (60%) in 2022 and a similar proportion in Galway City (55%). This highlights the demand for suitable accommodation to cater to smaller households in this location.

Given that changing demographics are resulting in smaller household size and more single person households, demand for these smaller units is high at present and expected to increase further in the future. It is noted that the 2023 Apartment Guidelines in Section 2.6 raised the following:

*“Demographic trends indicate that two-thirds of households added to those in Ireland since 1996 comprise 1-2 persons, yet only 21% of dwellings completed in Ireland since then comprise apartments of any type. The 2016 Census also indicates that, **if the number of 1-2 person dwellings is compared to the number of 1-2 person households, there is a deficit of approximately 150% i.e. there are approximately two and half times as many 1-2 person households as there is 1-2 person homes.***



*The 2016 Census indicated that 1-2 person households now comprise a majority of households and this trend is set to continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. Dublin as a whole has approximately one-third the rate of apartments as comparable cities in Europe, with which it competes for investment and talent to secure continued growth and prosperity.*

*Analysis of urban housing need points to the fact that into the future, a majority of households will comprise 1-2 persons and approximated half of the remainder will be three person households. While it is recognised that it will be necessary to provide for a range of incomes, it is critical to accommodate the needs of increasingly more diverse household types in the context of a growing and ageing population.”*

It is therefore respectfully submitted to An Bord Pleanála that the proposed unit mix and unit typology of the proposed development is entirely consistent with planning policy, demographic trends and established household formations to offer a much wider choice of smaller units particularly for the 60% 1-2 person households in this area for which there is not an appropriate offer of accommodation in the Study Area.

### **Families by Family Cycle**

The CSO classifies family units as follows:

- **Pre-Family:** Family nucleus of married or cohabiting couple without children where female is under 45 years.
- **Empty-nest:** Family nucleus of married or cohabiting couple where female is aged between 45 and 64 years.
- **Retired:** Family nucleus of married or cohabiting couple without children where female is aged 65 years and over.
- **Pre-School:** Family nucleus where oldest child is aged 0-4 years.
- **Early-School:** Family nucleus where oldest child is aged 5-9 years.
- **Pre-adolescent:** Family nucleus where oldest child is aged 10-14 years.
- **Adolescent:** Family nucleus where oldest child is aged 15-19 years.
- **Adult:** Family nucleus where oldest child is aged 20 years and over.

As indicated in the figure below, 47% of families in the Study Area had no children in the Census 2022 which is significantly higher than the City's 36% of families with no children. The results also indicate that the largest proportion of families contain adults aged 20 years and over living at home with their parents. 23% of families in the Study Area consist of an adult child which is commensurate with the City average of 23%. This could be attributed to the difficulty in securing appropriate housing due to lack of supply of smaller, affordable units and affordable rental accommodation due to the overall chronic undersupply of housing apparent in the State.

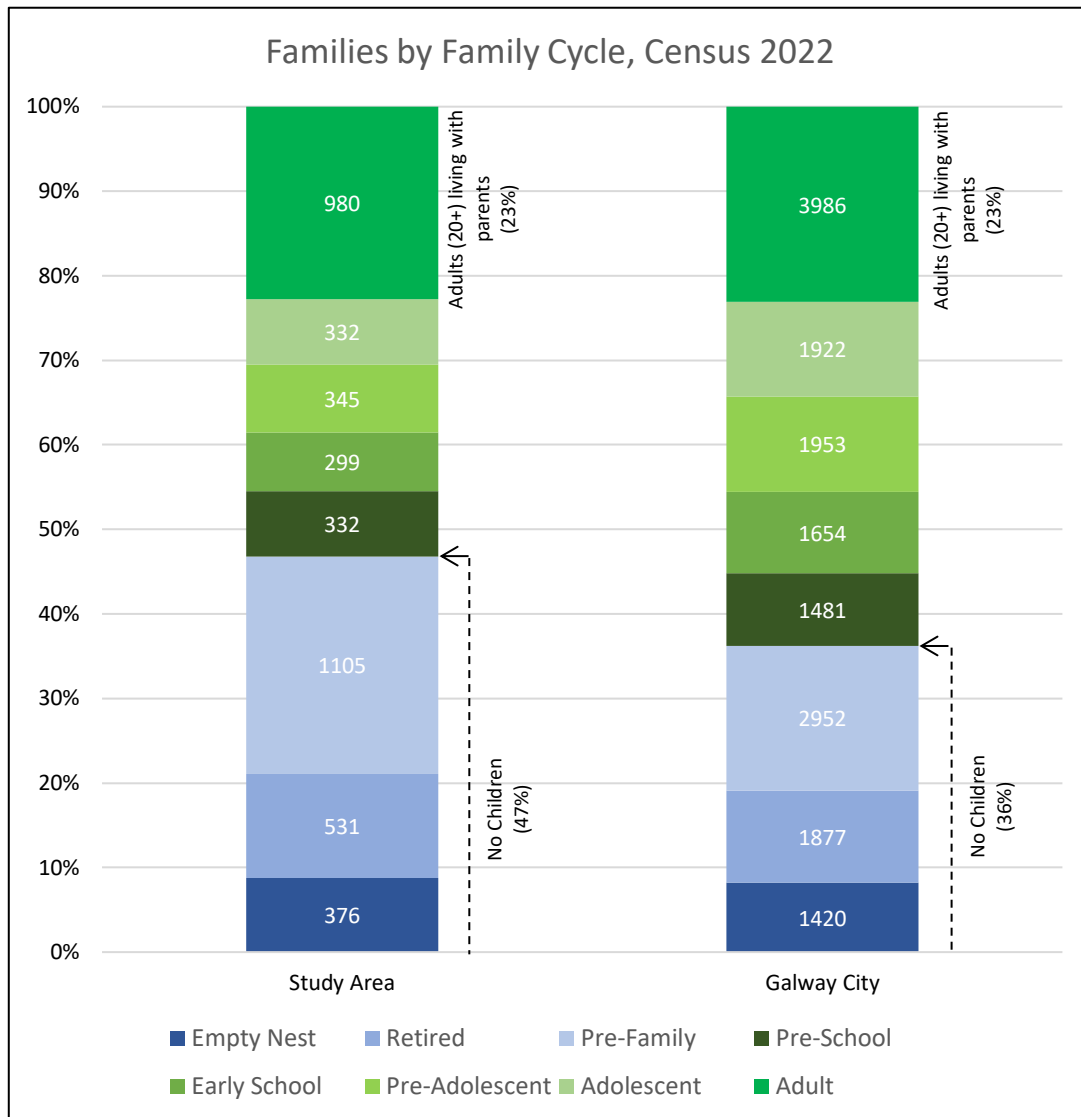


Figure 8 – Families by Family Cycle for Study Area and GCC (Source: CSO, 2022)

The above figure corresponds with national data which shows a continuously increasing number of adult children and working adult children continuing to live in the family home:

- “There were 522,486 adults aged 18 and over who were living with their parents in 2022
- This was a 14% increase (+63,612) compared with 2016 and a 19% increase since 2011 (+83,008)
- This accounted for 13% of the adult population (aged 18 years and over), the same proportion as in 2011 and in 2016.
- In 2022, 81% of all 18 and 19 year olds lived in the same household as their parents, up from 78% in 2011 and 80% in 2016.
- Over 61% of 20 to 24 year olds lived with their parents in 2022, an increase from 54% in 2011 and 59% in 2016. Broadening the age group, 22% of 18 to 50 year olds lived with their parents in 2022 whereas only 19% in this age group lived with their parents in 2011 and 20% in 2016.”<sup>1</sup>

The Central Bank of Ireland’s publication in 2019 ‘Population Change and Housing Demand in Ireland, also highlights the increasing trend which shows a significantly delayed household formation amongst younger age cohorts. The report states:

<sup>1</sup>Source: [CSO Census of Population 2022 Profile 3 – Households, Families and Childcare](#)



*“..the younger 25-29 and 30-34 age cohorts recorded the largest declines in headship, reversing the upward trend in headship rates for these groups evident up to Census 2011 (see Byrne at al., 2014). The fall in headship in the 2016 Census is consistent with individuals in these younger age cohorts delaying the formation of independent households by remaining in the family home or continuing to live in multi-person households for longer than at the time of Census 2011.”<sup>2</sup>*

All of the above, highlights the chronic undersupply of housing particularly smaller units and lack of affordable accommodation in the market which significantly impacts the ability of young adults, including working adults to move outside of their family homes. This trend, which has been persistent for over a decade is unlikely to be reversed unless a significant increase in housing output, particularly smaller units catered for 1-2 person occupancy is achieved.

The subject proposal will provide a total of 219 no. units at a highly accessible city centre location surrounded by a variety of services aimed as an ideal ‘step down’ accommodation for empty nest/retired families and first apartments for young adults/couples in line with the demographic trends of the area evidenced above.

## 5.4 Existing Housing Stock

Table 5 below indicates the vacancy rate amongst the existing dwelling stock in the Study Area, Galway City and the State. The total housing stock in the Study Area in 2016 was 11,165 no. dwellings and 979 no. units (8.8% of the stock) were recorded vacant at the time. Vacancy rates are even higher across the immediate Small Area of the subject site at 11.7% and lower across Galway City and the State at 7.7%.

	Total Dwellings	Vacant Dwellings	%
Small Area	1,499	175	11.7%
Study Area	11,165	979	8.8%
GCC	35,436	2,738	7.7%
State	2,112,121	163,433	7.7%

Table 5 – Vacancy Rate - Small Area, Study Area, GCC & State (Source: CSO, 2022)

According to the GeoDirectory ‘GeoView Residential Buildings Report’ for Q4 2023<sup>3</sup>, the average State vacancy rate in December 2023 was 3.4% representing a decline of 0.1% since Q4 2022. Galway County recorded a vacancy rate of 5.9% in Q4 2024.

### Housing Typology

The GeoDirectory’s data for Q4 2023 notes that out of the total housing stock in the State of 2,132,977, detached dwellings (30.7%) continued to make up the largest share of this total, followed by terraced (28.3%) and semi-detached dwellings (24.7%). The number of apartments, which are defined as a dwelling which exists in a building of 5 or more dwellings, amounted to 220,484 units (10.3% of the total residential stock).

Figure 9 below provides a breakdown by type of accommodation available in the Study Area and Galway City. Within Galway City, the House/Bungalow typology is dominant at 73.3% and the Flat/Apartment typology is at 26.4%. 64.4% of the stock in the Study area is of House/Bungalow Typology and only 35.5% is Flat/Apartment typology.

<sup>2</sup> Source: Central Bank of Ireland, 2019, ‘[Population Change and Housing Demand in Ireland](#)’, p.p. 8.

<sup>3</sup> Source: [GeoDirectory Residential Buildings Report Q4 2023](#)

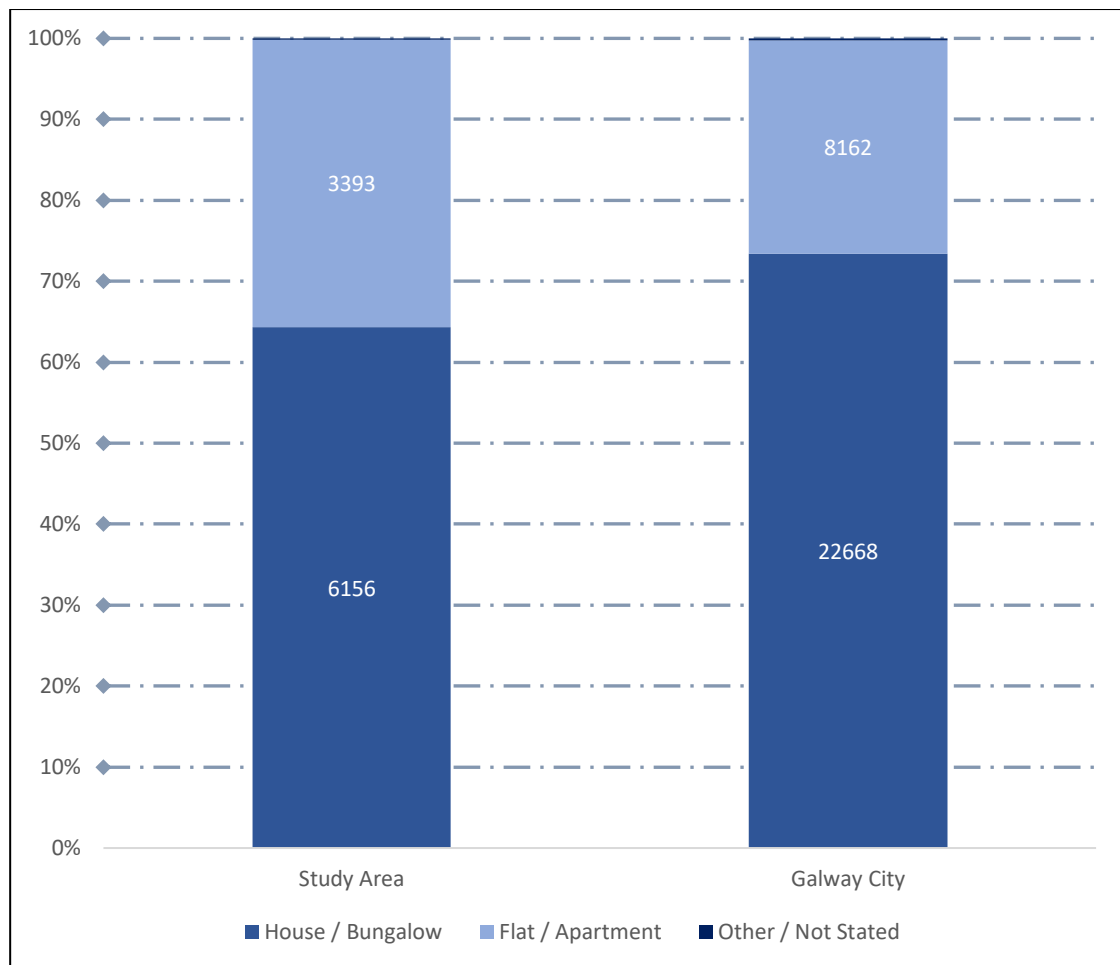


Figure 9 – Private Households by Type of Accommodation (Source: CSO, 2022)

The above points towards the clear need to increase the balance of Apartment-Type residential development in the Study Area with the existing housing stock which is predominantly House/Bungalow. While there is a significantly larger proportion of apartment developments in the Study Area and Galway City compared to the State, the fact still remains that Ireland has the lowest level of apartment dwellers in Europe as a proportion of the population. As noted in Section 3.1 of Apartment Living Attitudinal Report, 2019<sup>4</sup>, 10% of all private households in the State lived in apartments equating to only 8% of the total population in 2019 (364,243 people).

### Dwelling Size

The CSO provides data relating to the number of rooms occupied by a private household. According to the CSO, the number of rooms per dwelling is the total number used by the household including kitchens, living rooms, bedrooms, conservatories that can be sat in and studies, excluding bathrooms, toilets, kitchenettes, utility rooms, consulting rooms, offices, shops, halls, landings and rooms that can only be used for storage such as cupboards.

Assuming that a typical dwelling has a kitchen and living/dining room in addition to a number of bedrooms, it would appear that the supply of 3- to 4-bedroom dwellings (5-6 rooms) is the highest proportion within the study area equating to more than 55% of the overall housing stock. Further to this, according to the CSO, nationally there are over 40% of all households that have at least two rooms for every person in a house equating to an average household size of 1.76<sup>5</sup>. This highlights the fact that there is simply not enough suitable dwellings in the State for the established smaller households.

<sup>4</sup> Source: [The Housing Agency: Apartment Living in Ireland 2019](#)

<sup>5</sup> <https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/od/>





The subject proposal will provide a better balance in the provision of smaller dwellings from 2-4 rooms (1-3 bedroom units with open plan kitchen, living, dining rooms) providing much-sought after accommodation to meet the changing needs of the demographic.

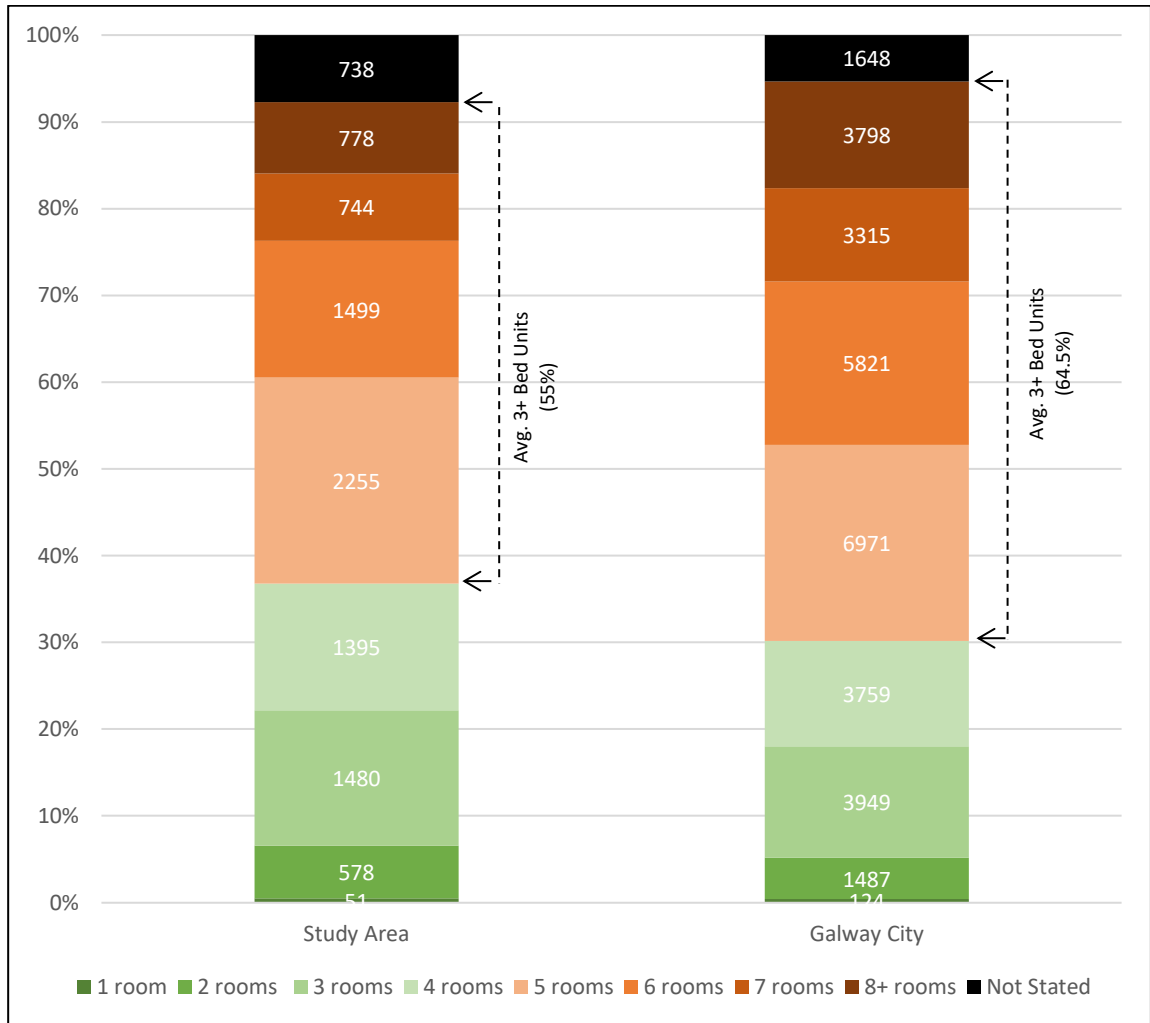


Figure 10 – Number of Rooms per Dwelling – Small Area, Study Area, GCC (Source: CSO, 2022)

The figure below provides an outlook comparing the amount of dwelling sizes in relation to room no's. compared to the equivalent household size in the Study Area; i.e. 1-2 person household living in 1-2 room dwellings, 3 person households living in 3-4 room dwellings, 4 person households living in 5-6 room dwellings, 5+ person households living in 7+ room dwellings. It is clear from the below that there is a significant under provision of smaller units to match the existing small household formations.

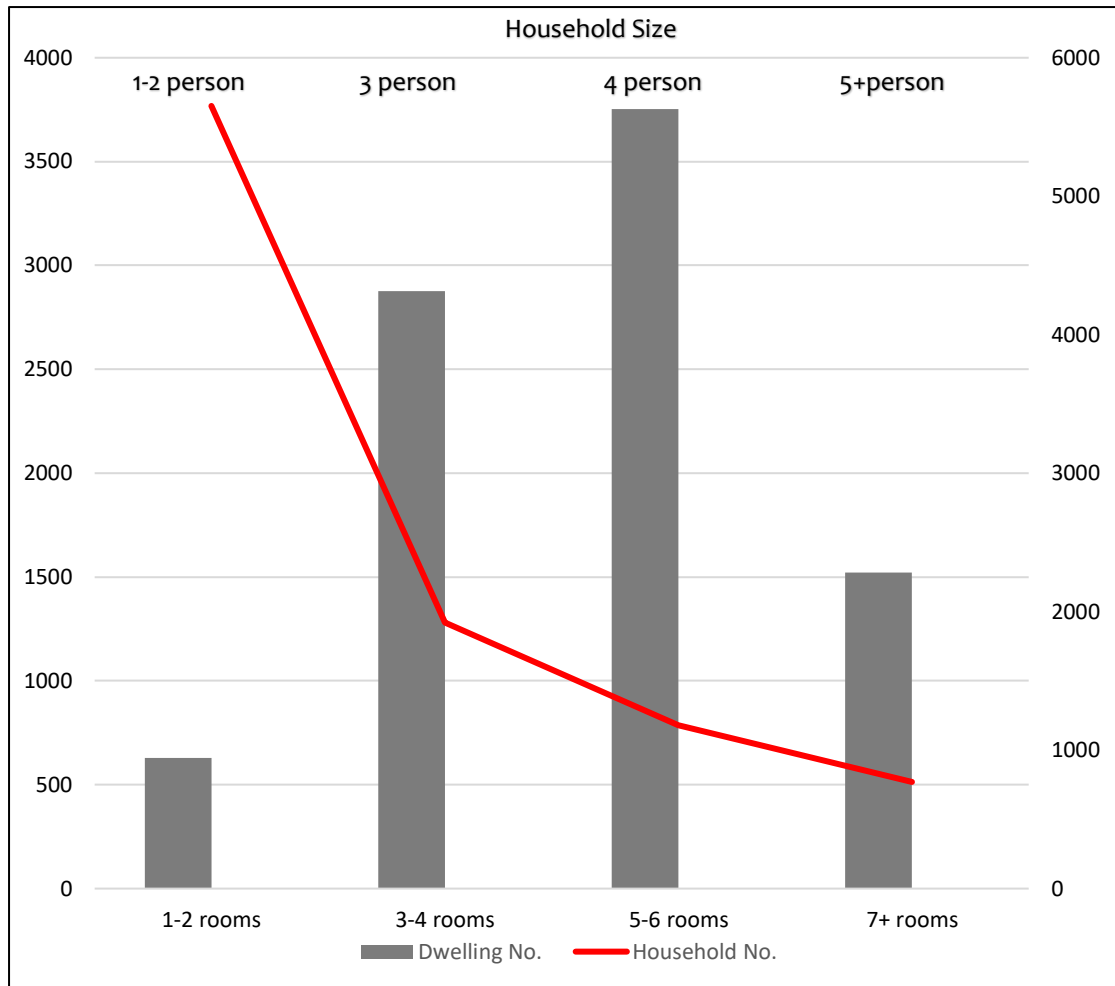


Figure 11 – Dwelling Size by Room no. compared to equivalent Household Size in Study Area (Source: CSO, 2022)

We respectfully submit that it is evident that there exists a strong demand for 1-2 person households within the region and Study Area and that such a demand is likely to intensify over the coming years. In which case, there is a strong argument to be made for accelerating the delivery of such unit types and encouraging a unit mix that delivers the required unit typologies.

We also note that the National Planning Framework – Project Ireland 2040 in Section 6.6. highlights that “currently, 7 out of 10 households in the State consist of three people or less, with an average household size of 2.75 people. This is expected to decline to around 2.5 people per household by 2040. Household sizes in urban areas tend to be smaller than in the suburbs or rural parts of the country. In Dublin City, one, two and three person households comprise 80 percent of all households. Yet, the stock of housing in Ireland is largely comprised of detached and semi-detached houses with three to four bedrooms.”

The housing strategy recognises that choice in the type of units is required in order to meet the needs of its existing and future population. The subject proposal will help to provide a choice of unit types and sizes by providing the following breakdown: 49.8% of 1-bedroom units, 45.6% 2-bedroom units and 4.6% 3-bedroom units.

### **Age Profile of Existing Housing Stock**

The figure below identifies the existing housing located within the Small Area, the wider Study Area and the Galway City administrative boundary by year built. It shows that the greatest proportion of housing stock within the Small Area (79.5%), Study Area (77%) and Galway City (67.5%) has been constructed pre the year 2000 when the main form of residential development was in the form of semi-detached or detached dwellings which tended to cater for larger households.

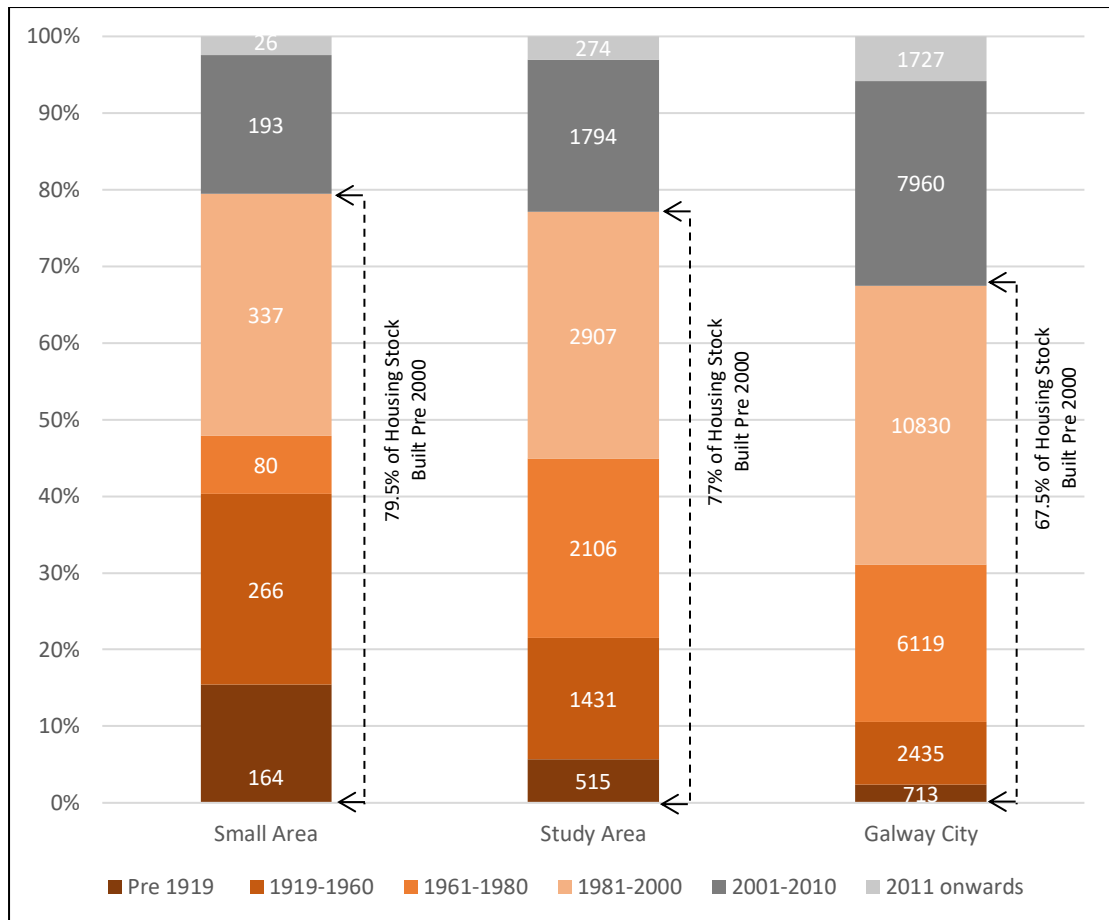


Figure 12 – Age Profile of Existing Housing Stock (Source: CSO, 2022)

### Housing Tenure Type

Figure 13 below indicates that the Study Area and Galway City administrative boundary have a significantly high rate of rented properties. The nature of occupancy level is split nearly evenly between owner occupation at 47.5% or 46.7% of the housing stock being rented through private landlords or from a public body.

In the Study Area, ownership occupancy is reduced from that at City Level at 38.2% and rented accommodation at 54.5%. This data indicates the popularity of rented accommodation within the Study Area. However, we note that rented accommodation from the Local Authority (LA) or Approved Housing Body (AHB) is significantly lower than rented accommodation from private landlords across all areas, as follows:

- Small Area – 6.5% of total dwellings rented from the LA or AHB.
- Study Area – 9.6% of total dwellings rented from the LA or AHB.
- Galway City – 11.4% of total dwellings rented from the LA or AHB.

The subject proposal follows the established general pattern and proposes a total of 219 no. residential units for social and affordable / cost rental purposes at a highly accessible location surrounded by a vast variety of services which will significantly increase the availability of both Local Authority and Approved Housing Body rented accommodation options. If the proposed development is added to the existing housing stock of the Small Area resulting in a total of 1,404 dwellings, 297 of which would be rented from the LA or AHB increasing this tenure type to 21% within the Small Area.

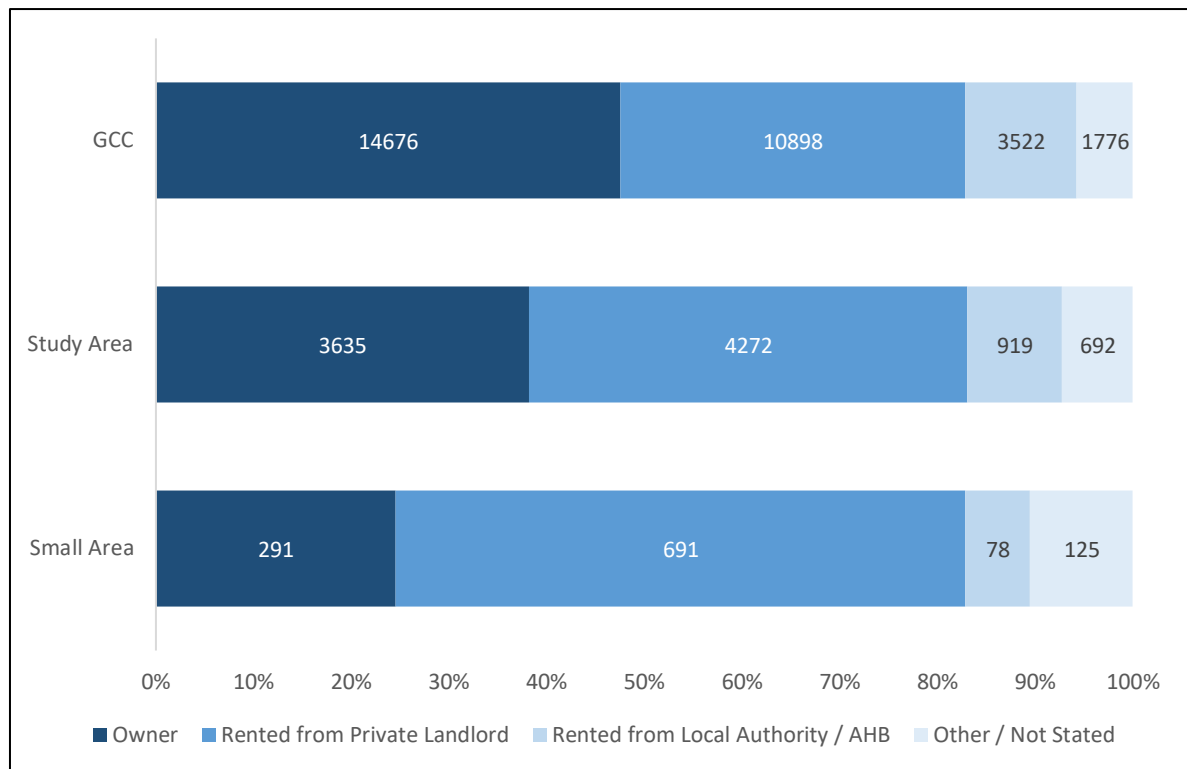


Figure 13 – Nature of Occupancy (Source: CSO, 2016)

All of the data above, consolidates the need for the subject proposal to provide much needed social and affordable housing options at this key city centre regeneration and opportunity site in Galway City.

## 5.5 Permitted Residential Developments

The majority of planning applications in the last decade within the Study Area related to commercial developments or small residential dwelling extensions. The majority of larger scale residential developments were put forward on infill sites within the city as follows:

Reg. Ref.	Location	Scheme Type	Commencement Notice Available	Studio	1-bed	2-bed	3-bed	4-bed	5+ bed
17259	Swan House, Flood Street	2 no. apartments	Yes 13/06/2018	1 (50%)	-	1 (50%)	-	-	-
17321	Caislin, Dyke Road	3 no. houses	Yes 20/07/2020	-	-	-	-	3 (100%)	-
17377	Coolough Road	12 no. houses 18 no. apartments	No	-	-	20 (67%)	10 (33%)	-	-







Reg. Ref.	Location	Scheme Type	Commencement Notice Available	Studio	1-bed	2-bed	3-bed	4-bed	5+ bed
1828	O'Flaherty's Funeral Parlour	2 no. apartments	No	-	-	-	2 (100%)	-	-
19356	4 & 5 Dock Road	1 no. house	No	-	-	-	-	-	1 (100%) (6bed)
2047 / ABP 310568	Rear of Ceannt Train Station	227 no. apartments	Yes 19/12/2024	3 (1%)	77 (20%)	279 (73%)	25 (6%)	-	-
20158	2 -3 Dunnes Terrace, Bohermore	4 no. apartments	No	-	2 (50%)	2 (50%)	-	-	-
20178	Estelle, Tuam Road	12 no. apartments	No	-	2 (17%)	10 (83%)	-	-	-
20235	33-35 Saint Brendan's Avenue, Woodquay	27 no. apartments	Yes 26/09/2024	-	9 (33%)	17 (63%)	1 (4%)	-	-
20256	15 College Road	1 no. house	Yes 19/04/2024	-	-	-	-	1 (100%)	-
20328	51 St Brendans Avenue, Woodquay	2 no. apartments	No	-	-	1 (50%)	-	1 (50%)	-
21102	48 Forster Street	18 no. apartments	No	-	6 (33%)	12 (67%)	-	-	-
21147	9 Caislin, Dyke Road	1 no. house	Yes 30/06/2022	-	-	-	1 (100%)	-	-
21305	No. 5 Newtownsmith	1 no. house	Yes 16/10/2023	-	-	-	-	1 (100%)	-
225	12 Canal Road Upper	1 no. house	No	-	-	-	-	1 (100%)	-
2246	5 Lombard Street	3 no. apartments	Yes 08/03/2023	-	3 (100%)	-	-	-	-





Reg. Ref.	Location	Scheme Type	Commencement Notice Available	Studio	1-bed	2-bed	3-bed	4-bed	5+ bed
2260	44 Forster Street	1 no. house	No	-	-	-	-	-	1 (100%) (5bed)
22115	26 Henry Street	1 no. house	No	-	-	-	-	1 (100%)	-
22144	10 & 14 Upper Abbeygate Street	4 no. apartments	No	4 (100%)	-	-	-	-	-
22166	Former TO Higgins & Co, Rahood Rd.	74 no. apartments	No	-	21 (24%)	59 (69%)	6 (7%)	-	-
235	44 Prospect Hill	1 no. house	No	-	-	1 (100%)	-	-	-
2329	16/17 Woodquay	2 no. apartments	No	1 (50%)	1 (50%)	-	-	-	-
2358	The Lane Studios, Church Lane	1 no. apartment	No	-	1 (100%)	-	-	-	-
23100	St. Anthony's Place/Court Lane, Woodquay	5 no. apartments	No	1 (20%)	3 (60%)	1 (20%)	-	-	-
23204	10 Eyre Square	1 no. apartment	No	-	-	1 (100%)	-	-	-
2360029	4 Eyre Square	2 no. apartments	No	-	1 (50%)	1 (50%)	-	-	-
2360181	96 College Road	1 no. house	Yes 27/09/2024	-	-	-	-	1 (100%)	-
2460272	No.12 Market Street	1 no. house	No	-	-	-	-	1 (100%)	-
2460272	12 Market Street	1 no. house	No	-	-	-	-	1 (100%)	-





Reg. Ref.	Location	Scheme Type	Commencement Notice Available	Studio	1-bed	2-bed	3-bed	4-bed	5+ bed
2460361	5 Prospect Hill	1 no. apartment	No (Retention permission)	-	-	1 (100%)	-	-	-
<b>Total</b>		<b>600 units granted permission</b>	<b>39 no. units with commencement notices available</b>	<b>10 (1.7%)</b>	<b>126 (21%)</b>	<b>406 (67.7%)</b>	<b>45 (7.5%)</b>	<b>11 (1.8%)</b>	<b>2 (0.3%)</b>

Table 6 – Permitted Residential Developments in Study Area in last 10 years

In the last 10 years within the Study Area, a total of 600 no. residential units have been granted permission. Approximately 67,7% of permitted units (406 no. units out of 600 no. units) consisted of 2-bedroom units. Less than 10% of the permitted units consist of 3+ beds. This highlights the significant need for a much larger provision of smaller 1- and 2-bedroom units as the household composition of the Study Area and beyond primarily consists of 1- and 2-bedroom households (60% of all household) that would require smaller units. Demographic trends of the State do not indicate any requirement for large, family homes and we once again highlight Section 2.6 of the updated 2023 Apartment Guidelines which states that **“if the number of 1-2 person dwellings is compared to the number of 1-2 person households, there is a deficit of approximately 150% i.e. there are approximately two and half times as many 1-2 person households as there is 1-2 person homes.”** It is critical to accommodate the needs of increasingly more diverse household types in the context of a growing and ageing population and it is considered that the unit mix of the subject proposal is entirely consistent with the established demographic and will provide an appropriate balance and choice of accommodation type and size within the Study Area.

## 5.6 New Dwelling Completions

Whilst apartments are now becoming the dominant unit type for which permission has been sought, based on available information, it is still envisaged that a shortfall in supply will persist in the face of strong, sustainable demand, until such a time as unit delivery is dramatically increased or population restructuring occurs. Figure 14 below shows new dwelling completions in the State from Q1 2016 – Q4 2023. On average, in the State more houses are being constructed than apartments developments and a small but consistent amount of single houses were constructed throughout this period.



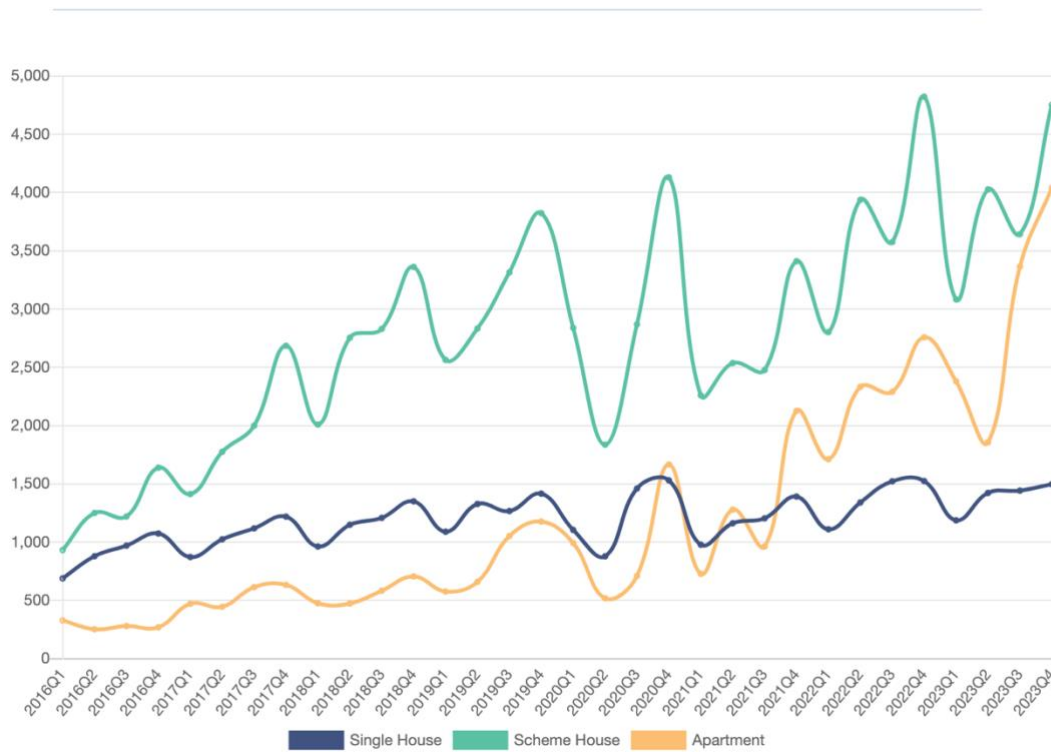


Figure 14– New Dwelling Completions in State. Q1 2016 – Q4 2023 (Source: CSO, 2024)

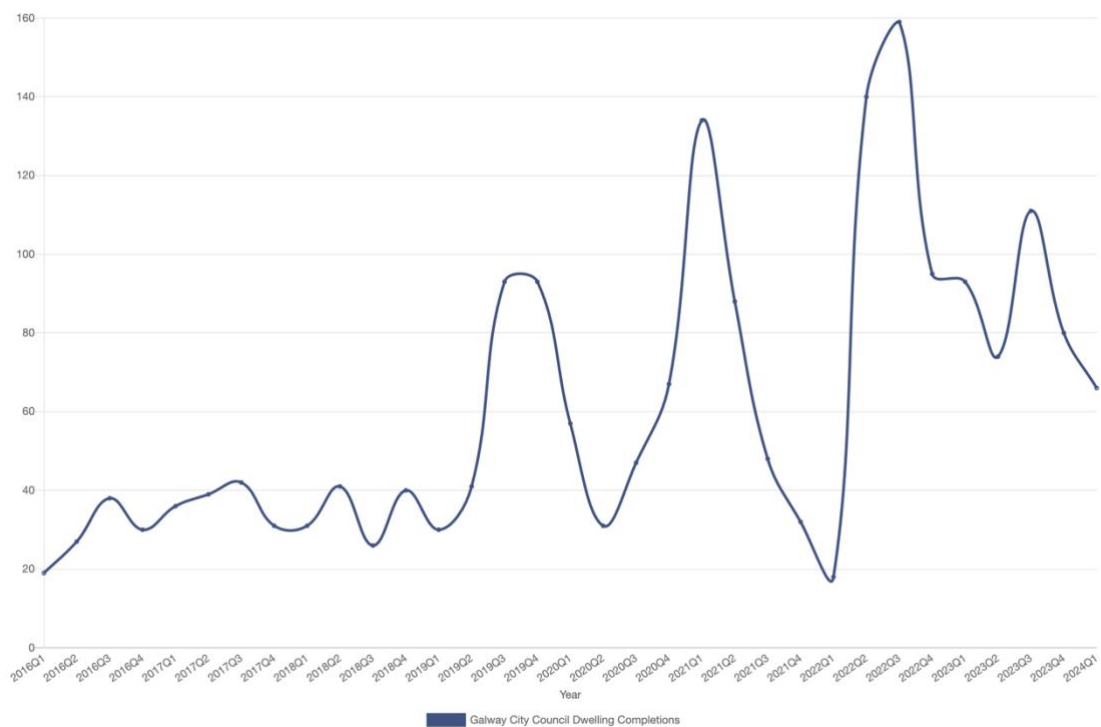


Figure 15 – New Dwelling Completions in Galway City Council Q1 2016 – Q4 2023 (Source: CSO, 2024)

The Regional Economic Briefing Note published by the Northern & Western Regional Assembly in 2024<sup>6</sup> sets out that a total of 362 new dwelling completions were delivered in Galway City and Suburbs in 2023. The Briefing Note further states that “new dwelling completions in the Northern and Western Region – as a percentage of total new dwelling completions in Ireland – has been gradually

<sup>6</sup>Source: [NWRA – Regional Economic Briefing Note, 2024](#)



*dropping in recent years, with this region's share of new dwelling completions progressively falling from 25 per cent in 2013, 12 per cent in 2018 to 11 per cent in 2023."*

The key findings of CSO New Dwelling Completions Q1<sup>7</sup> bulletin that more than half of completions c. 52% were scheme dwelling and only 27.4% were apartments. Apartment completions in Q1 2024 fell by 32.6% from that in Q1 2023.

Despite the uplift in completion numbers evident above since 2016, the disparity between supply and demand remains with the number of new homes, and particularly apartment units, falling short of the required level of output to meet demands.

## 5.7 Proposed Development within Study Area

The City Development Plan notes that the proposed provision of residential units, shall provide a mix that reflects existing, and emerging household formation, housing demand patterns and trends identified locally and/or within the Galway City administrative boundary area. This report has identified the need to provide for the established household formations of 1- and 2-person households for which adequate housing stock does not exist in the area. The subject development proposes a unit mix of 49.8% of 1-bedroom units, 45.6% 2-bedroom units and 4.6% 3-bedroom units to ensure a variety of housing type, mix and size is provided within the Study Area.

Figure 16 below compares the existing dwelling sizes by room with the addition of the subject proposal (by number of rooms i.e. 2-bedroom unit = 3 no. rooms) and it can be concluded that the subject proposal will not displace the existing dwelling stock and does not provide a mono typology scheme. We further reiterate the NPF's statement that "7 out of 10 households in the state consist of three people or less." The subject proposal will provide an appropriate unit mix with 109 no. units appropriate for up to 2-person households, 22 no. units appropriate for up to 3-person households, 78 no. units appropriate for up to 4-person households and 10 no. units appropriate for up to 5-person households. A wide range of housing needs and household sizes will be met by the subject proposal.

We therefore respectfully submit that the subject proposal will help to create a better balance of housing type and unit mix offer in the Study Area and will not displace or overly concentrate a singular type of housing option or size as evidenced by the figure below.

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<sup>7</sup> Source: [CSO – New Dwelling Completions Q1 2024](#)



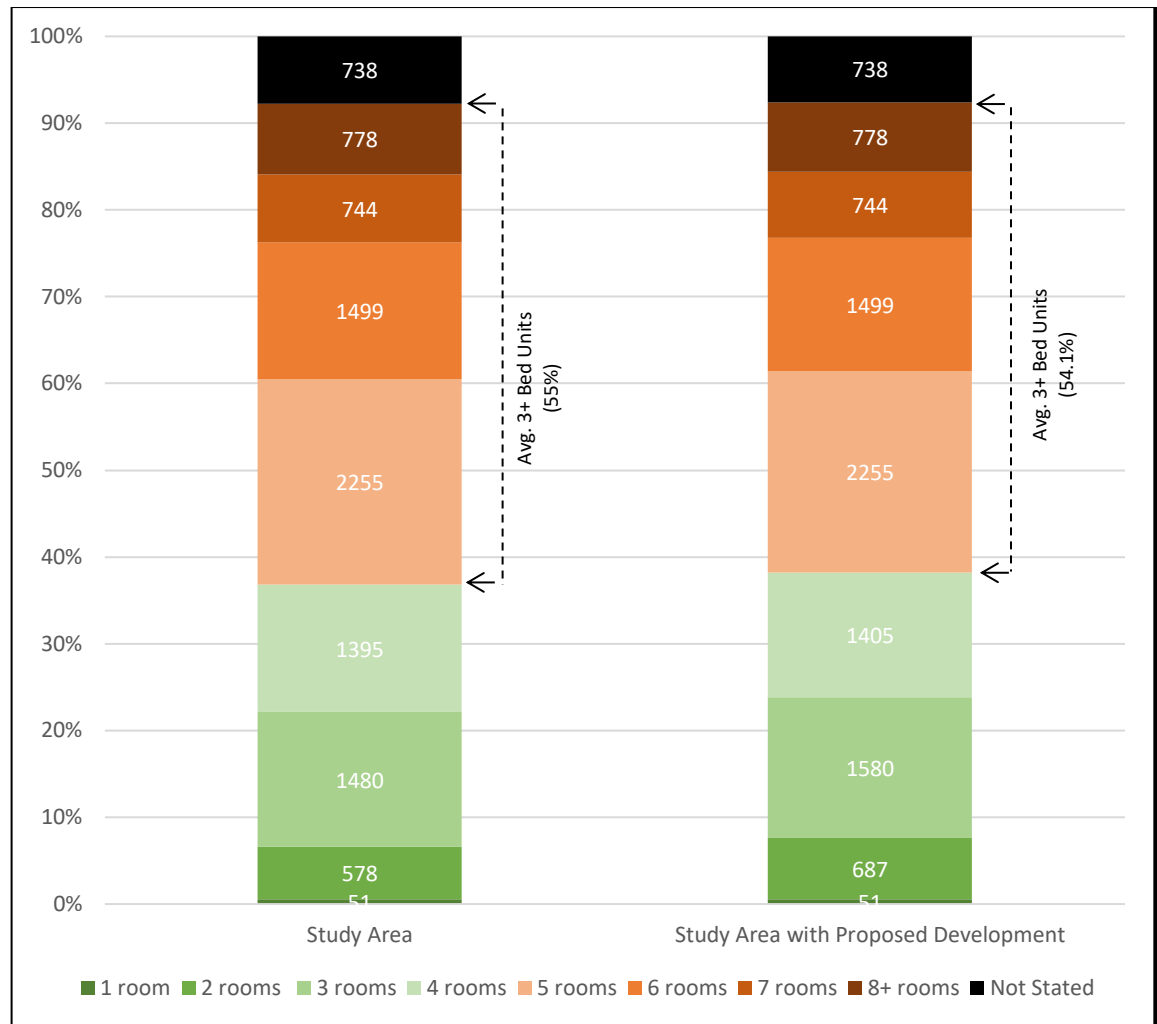


Figure 16 – Existing Dwelling Size by Room No. in Study Area compared with the proposed development within the Study Area (Source: CSO, 2022)



## 6 Concluding Remarks

The proposed development comprises a residential scheme providing for a mix of 1-bedroom, 2-bedroom and 3-bedroom units. The area in which the subject site is located has a demographic profile weighed towards single households and couples, as reflected in the proposed unit mix for the development.

Key statistics from the assessment of the area profile has informed the proposed mix of residential units. The data analysed to inform this report highlights the following:

- A total of 25,913 no. people were recorded in the 2022 Census within the Study Area.
- Adults (20 – 64 years) make up 71% of the Study Area population, with 23% of all households containing adult children still living at home.
- A total of 9,523 households were recorded and a total of 60% of the households make up 1-2 persons.
- 47% of families in the Study Area are recorded as having no children. The percentage of families where the youngest child is 20+ years is 23%.
- The existing housing stock in the Study Area predominately comprises house/bungalow type units (64.4%), and approximately 47.5% of the existing housing stock is owner occupied.
- Apartments/Flats account for approximately 35.5% of the existing housing stock in the Study Area and which is higher than the County average of 26.4%.
- The mix of housing demand is changing dramatically. A much greater share of output is required to cater for one or two-person households.
- The results of this analysis indicate that both the scale of the development and the unit mix at the proposed site at Dyke Road, Terryland would align with the requirements for the area and would greatly assist in meeting the substantial shortfall that exists in the wider market and be an optimal use for the subject site given its strategic location.

The data analysed to inform this report highlights that a greater proportion of 1-2 bed apartment type dwellings are required to achieve a balance and choice in housing typology in the Study Area. Future supply should address changing household formation i.e., smaller households of 1-2 persons. Notwithstanding the need for smaller, apartment type units, which is reflected in the proposed residential mix, the proposed development also provides for a smaller number of 3-bedroom units (10 no. total) with a view to providing a mix in housing size, variety and typology across the scheme.

With regards to housing tenure, the nature of occupancy in the Study Area is split nearly evenly between owner occupation at 47.5% or 46.7% of the housing stock being rented through private landlords or from a public body. The subject proposal will provide for 219 no. social and affordable residential units aligning with the cost rental tenure.

Combined, these factors highlight that there is a pressing need for new high-quality residential accommodation, and in particular 1 and 2-bedroom units, in the study area in order to respond to current population trends in the area. The proposed development will provide for a total of 219 no. in a highly accessible city centre location in Galway City. Having regard to this, the proposed mix is considered to be acceptable and will help to alleviate the current housing shortage and increase the supply of housing.

At this strategically located brownfield site, ear marked as a regeneration and opportunity site, the proposed development presents an opportunity to respond to the needs of the local population, by providing an appropriate mix of units that is aligned with housing need for the provision of 219 no. social and affordable apartment units.



## Appendix I – List of Sources

- Central Bank of Ireland – Population Change and Housing Demand in Ireland, vol. 2019, no. 14
- Central Bank of Ireland – Quarterly Bulletin: QB1 – March 2023
- CSO – Census of Population, 2022
- CSO – Census of Population, 2022 Profile 3 – Households, Families and Childcare
- CSO – New Dwelling Completions Q1 2024
- Galway City Development Plan 2023-2029
- Galway City Housing Strategy & Housing Need & Demand Assessment 2023-2029
- GeoDirectory – Residential Buildings Report Q4 2023
- Northwestern & Regional Assembly – Regional Economic Briefing Note: Regional Housing Activity 2023
- The Housing Agency – Apartment Living in Ireland 2019: National Study of Irish Housing Experiences, Attitudes and Aspirations in Ireland

