



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

DRAFT JAMESTOWN MASTERPLAN

HOUSING NEEDS ASSESSMENT BACKGROUND REPORT

Planning and Property Development Department

APRIL 2023

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1. Context

This document accompanies the Jamestown Masterplan (Draft) and includes material that informs its content specifically in relation to the approach to addressing housing need and housing typologies. It provides the supporting evidence base and is informed by both the Dublin City Development Plan 2022-2028, and also analysis of data centred on the immediate Finglas area. Recommendations provided at the end of this document are based on the figures/analysis set out¹.

2. Finglas Strategy baseline analysis

2.1 Relevant data

In 2021 a baseline analysis report was prepared by Dublin City Council for the Finglas Strategy, providing an evidence base for future policy. The study area was centred on Finglas Village, extending to approx. 1.5 km from this (see Fig. 1 below) and is considered an appropriate study area for purposes of informing the nature of future housing development on the Jamestown Lands, which are proximate to the village centre.



Fig. 1 Study Area

¹ It is worth noting that census information presented here is from 2016, and local -level Census 2022 data will be available in the near future.

The study area included 10 electoral districts, one of which is 'Finglas North C' which encompasses the Jamestown Masterplan area (Fig. 2).

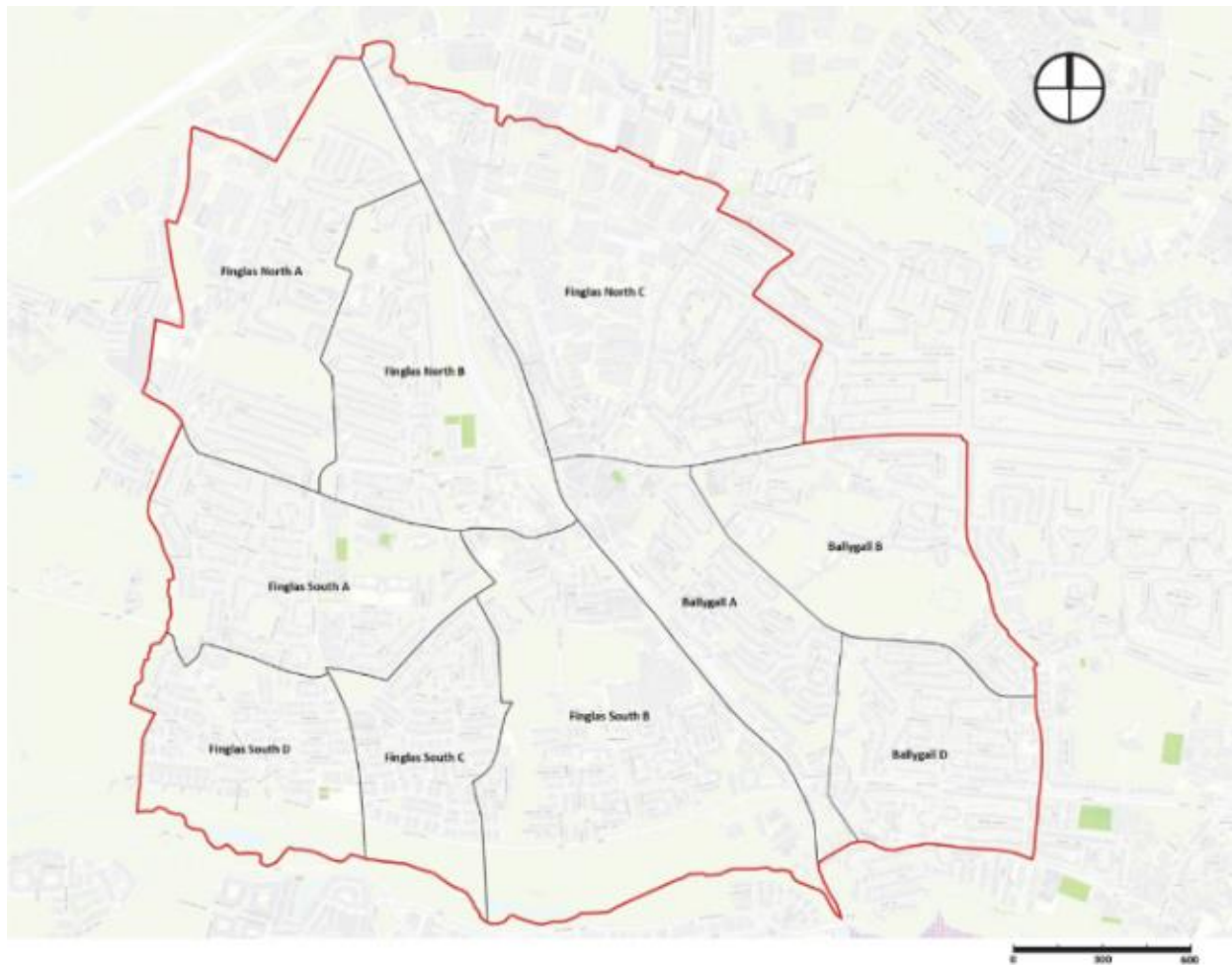


Fig. 2 Electoral Districts

3. Demographic profile

3.1 Population and age profile

The population of the overall Finglas study area fell continuously between the early 1980s and 2002, but since then there has been a reversal of this trend, with gradual growth from 27,431 to 29,863 in 2016.

When compared with the age profile of the City as a whole, the most recent census (2016) figures show that the Finglas strategy area has significantly lower proportions of population in the 20-39 age brackets and slightly higher proportions in the 45-59 bracket. If we focus on the smaller 'Finglas East' area, which includes the Jamestown lands, the percentage of over 35s in the population is 9% higher than for Finglas West and South and the overall Finglas study area. 16% of the Finglas East population is aged 65+, compared with an equivalent 13% for the City as a whole and a similar figure for Finglas West and South.

3.2 Household Size and Family Type

51% of all households in the Finglas strategy area comprise 1 and 2 person households, compared with 45% for 3, 4 and 5 person households. The largest family type is the adult family, representing 33% of the total.

4. Housing Typology and Tenure Mix

4.1 Housing Typology

The vast majority, 85%, of housing units in the Finglas Study area comprise houses and bungalows, with apartments/flats accounting for only 13%. The latter is a low proportion when compared with the equivalent for Dublin City as a whole (Fig. 3). The geographic distribution of these apartments/flats within the Finglas area is also relatively restricted, with the majority of them confined to just 2 of the 10 electoral divisions in the study area. This suggests a narrow range of housing options within a number of the Electoral Divisions in the area, which is significant given the high proportion of small households in the same area.

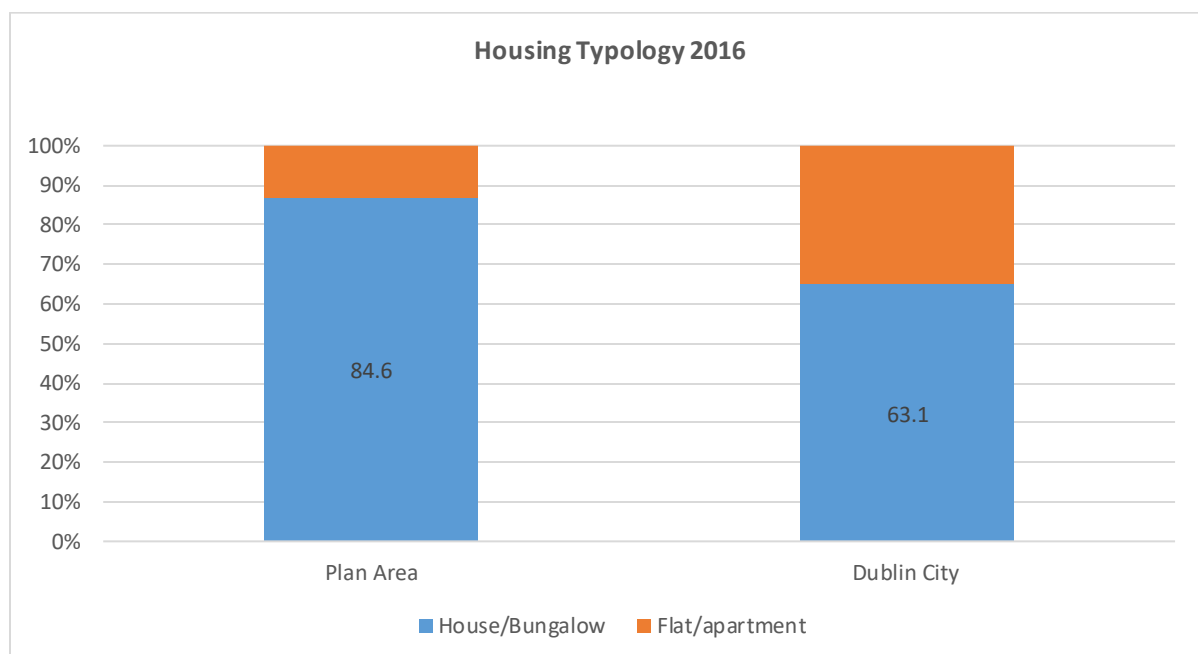


Fig. 3 Housing Typology

4.2 Tenure Mix

It is policy of Dublin City Council “to encourage and foster the creation of attractive, mixed use, sustainable residential communities which contain a wide variety of apartments and housing types, sizes and tenures, in accordance with the Housing Strategy and HNDA, with supporting community facilities and residential amenities...”(policy QHSN38, Dublin City Development Plan 2022-2028). Policy QHSN3 seeks to implement the City’s Housing Strategy and also seeks “to ensure a wide variety of typologies and tenures is provided throughout the city in accordance with the provisions of the Housing Needs Demand Assessment and any future Regional HNDA”.

It is also policy to promote sustainable neighbourhoods which cater for the needs of persons in all stages of their lifecycle, e.g. children, people of working age, older people, people living with dementia, and people with disabilities (Policy QHSN17).

Owner occupancy in the Finglas strategy area accounts for 64% of permanent private households, compared with 50% at City level. The percentage renting from private landlords in Finglas is 12%, compared to a much higher 30% for Dublin City. Meanwhile, Local Authority Housing accounts for 17%, a significantly higher figure than the equivalent 12% for the City as a whole.

Under the Dublin City Development Plan Guiding Principles for Jamestown Lands, (page 430) it is stated; “A range of housing typologies will be required throughout the SDRA, to serve the existing and future population of the area”. It is considered here that the Jamestown Masterplan lands, which occupy a substantial portion of the Strategic Development and Regeneration Area (SDRA), therefore have a significant role to play in helping achieve this objective particularly by planning *inter alia* for residential units suitable to many smaller households.

5. Specific forms of accommodation

Care provision is another important part of overall housing provision/policy, and three categories of people who frequently require a care/intervention approach to housing include the elderly, the disabled, and the homeless. Because these groups of people have different needs, a specific policy approach applies to each and this is set out in the Dublin City Development Plan.

Traveller accommodation must be provided to meet specific needs and at appropriate locations in accordance with the relevant traveller accommodation programme.

6. Conclusion & Recommendations

Having regard to the above analysis, and taking into account the requirements for SDRA 3 as set out in the Dublin City Development Plan, it is considered that the following should inform the content of the Jamestown Masterplan:

- Given the relatively low proportion of apartments/flats in the area, coupled with the fact that 51% of all households in the Finglas strategy area now comprise 1 and 2 person households, there has been an evident change in the population structure. In responding to this, there is a need to increase the availability of appropriately sized units and to provide a greater degree of choice. Such choice should not preclude larger 3+ bed units. These requirements should in turn influence urban form in the Jamestown Masterplan and be consistent with the Guiding principles for SDRA 3 (Finglas Village Environs and Jamestown Lands) and other specific guidance for the Jamestown Lands as set out in the City Development Plan 2022-2028.
- The provision of one and two bed roomed units in accordance with standards in the Dublin City Development Plan can simultaneously accommodate starter homes, those who choose to downsize, whilst also helping to reduce the Council’s current housing waiting list. A related advantage of increasing this form of accommodation, is that of achieving sustainable residential densities, and these can encourage and sustain important services in the local area.
- Provision of housing that supports older persons should receive particular emphasis. This is because of the higher proportion of the local population in the older age cohorts, as identified in the Finglas strategy baseline information (based on Census data). This would also help create a more sustainable mixed community, another objective set out for the SDRA in the Dublin City Development Plan.