



Ambassador Site Housing, Kill

Co. Kildare

Housing Mix Statement

June 2022



1.0 PROPOSED HOUSING MIX

This is a statement in support of the planning application submitted on the site of the former Ambassador Hotel, Greenhills/ Kill West, Kill.

Previous approval was granted on this site for 25 No. Housing Units. This new proposal is for 33 no. units. The statement sets out how the proposed development will comply with current planning policy and guidance and that the additional units will allow the application to adhere to relevant development management standards for residential developments plans.

Within the County Development Plan 2017-2023 Volume 2, Kill is designated as a small town in the County Settlement Strategy and for the environs lands of Blessington, Kilcock and Ladytown. Developments within a small town with 25 units of more are required to provide a statement of Housing Mix, submitted with planning application for residential units.

KCC development plan section 17. Development Management Standards

Location of proposed development	Threshold
Where a specific Target Housing Mix applies (as may be specified in a Local Area Plan)	10 units or more
Within a Large Growth Town / Moderate Sustainable Growth Town	50 units or more
Within a Small Town	25 units or more
Within a Village / Rural Settlement / Rural Node	10 units or more

The proposal consists of 33no. social Housing units comprising of;

- 21 no 2 Storey Houses
- 12 no. Apartments

Proposed Development Schedule;

Schedule of Accommodation	
13 No. Houses type A Double-story dwellings: 2 Bedroom 4 People -No. 2 (Block 1) -No. 7-10 (Block 2) -No. 16-19 (Block 4) -No. 30-33 (Block 7)	8 No. Houses type B Double-story dwellings 3 Bedroom 5 People -No. 1, 3 (Block 1) -No. 14-15 (Block 3) -No. 23-24 (Block 5) -No. 25-26 (Block 6)
6 No. Apartment type X each (X1, X2, X3) with 3 Single-story dwellings 2 Bedroom 4 People -No. 4-6 (Block 2) -No. 11-13 (Block 2)	4 No. Apartment type W each with 2 Single-story dwellings (W1, W2) 1 Bedroom 2 People -No. 20-21 (Block 5) -No. 27-28 (Block 6)
2 Single-story dwelling (W3) 2 Bedroom 3 People -No. 22 (Block 5) -No. 29 (Block 6)	Units number 4, 11, 20, 27 to accommodate disabled people
TOTAL - 33 Units for 130 People	

As highlighted in the below table, Kill represents the highest potential units deliverable for small towns in the county.

Table 1.2

Population and Housing Unit Allocations 2011-2023

Small Town	Quantum of Undeveloped Zoned Land 2015 (Ha)	Potential Units Deliverable	Unit Target to Include 50% over zoning - CDP	Units Constructed 2011 - 2015	Balance of unit Provision 2011-2023	Permitted Units (not built)
Athgarvan	15	301	227 + 50% = 340	35	305	39
Castledermot	14.5	274	162 + 50% = 243	0	243	135
Derrinturn	17.4	301	195 + 50% = 292	4	288	148
Kill	28	603	422 + 50% = 633	4	629	355
Prosperous	24	467	325 + 50% = 487	6	481	27
Rathangan	24.2	486	292 + 50% = 438	3	435	140

Table 1.2, Kildare County Development Plan 2017-2023, Vol 2.

- 1.1 Also paragraph 1.8 the guidelines state: “It is therefore critical to ensure that apartment living is an increasingly attractive and desirable housing option for a range of household types and tenures, building on and learning from experience to date, and that the economic and regulatory conditions are such that apartment development attracts both the investment and the seeking out of this crucial form of housing by households, that will then result in greater delivery
- 1.2 In response to the policy context of the apartment guidelines, town centre location within Maynooth and the low volume of apartments constructed across Kildare in recent years it is considered an appropriate location for an apartment development as proposed.

Proposed Mix of Units			
Description	Type	Number	Percentage
One Bed Apartment	1 or 2 person	4	12%
Two Bed	3 or 4 person	13	40%
Two Bed Apartment	3 or 4 person	8	24%
Three Bed	5 or 6 person	8	24%
Total		33	100%

- 1.3 In terms of unit mix the proposed mix of apartment sizes/types has been designed to directly respond to the high demand for apartments/types in Kill, as demonstrated by the latest results obtained from the CSO.
- 1.4 Also, the apartment mix is designed to provide a mix of units that are reflective of the demographic structure of Kill and having regard to the provision of larger typical suburban housing units elsewhere in Kill.
- 1.5 Overall, it is submitted the development provides a good variety of unit types, reflecting demographic needs for Maynooth and also taking into account market demands/unit provision elsewhere in Maynooth where typical suburban developments are available.
- 1.6 To conclude the proposed development will have a significant positive long-term impact on Kill, providing a sustainable residential development accessible by sustainable modes to the broad range of amenities available.