Dwelling Mix Report

For Development at Old Fort Road, Ballincollig, Cork

on behalf of O'Flynn Construction Co. Unlimited Company

June 2026



McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have been appointed by O'Flynn Construction Co. Unlimited Company to prepare a Dwelling Mix Report which considers the existing composition of dwellings and housing mix surrounding the proposed Large-Scale Residential Development (LRD) at Old Fort Road, Ballincollig, Cork. The report will inform the proposed development of 157 no. residential units at a site located adjacent to the Ballincollig Town Centre.

This report provides details on the following:

- The site context and development description;
- The methodology of the report;
- The relevant socio-economic profiles affecting the need for dwelling types;
- Comparison of the mix of dwellings (by number of bedrooms) in the catchment area and proposed development against the targeted mix as per the Cork City Development Plan 2022-2028.

2. Site Context and Development Description

2.1 Site Context and Location

The subject site comprises approximately 1.21ha and is located at Old Fort Road, Ballincollig, Cork on the northern edge of Ballincollig Town Centre.

To the west and south-west, the site is bounded by established residential development at The Crescent Apartments, Cooper's Grange, Leslie's Arch and Waltham Abbey (Figure 1). To the south, the lands front onto Old Fort Road, which provides direct access to Ballincollig Town Centre and the N22 national primary route.

The Crescent Shopping Centre is less than 200m from the site. To the north and east, the site adjoins a mix of institutional and community uses, including the Ballincollig Community Nursing Unit and Ballincollig Military Cemetery, as well as sports and recreational facilities such as Ranges Pitch & Putt, Ballincollig GAA and Ballincollig AFC (Figure 1).

The location benefits from strong connectivity, with good pedestrian and cycle links to Ballincollig Town Centre, as well as a range of public transport options such as the 220 and 220X bus services. These bus routes provide high-frequency services between Ballincollig, Cork City Centre and Douglas, and operate from bus stops located within 500m of the site.

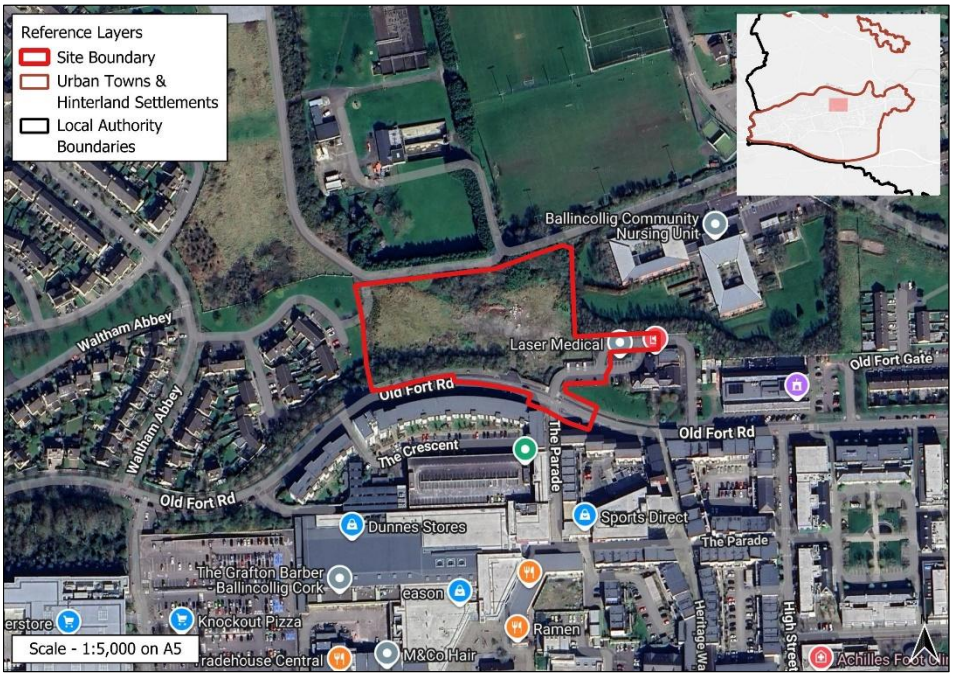


Figure 1: Context and location of the proposed development.

2.2 Development Description

The proposed scheme provides for a Large-scale Residential Development (LRD) comprising 157 no. apartments across three blocks on a site of c. 1.21ha at Old Fort Road, Ballincollig (Figure 2). The development will deliver a high-quality, compact urban housing scheme in accordance with national and local planning policy.

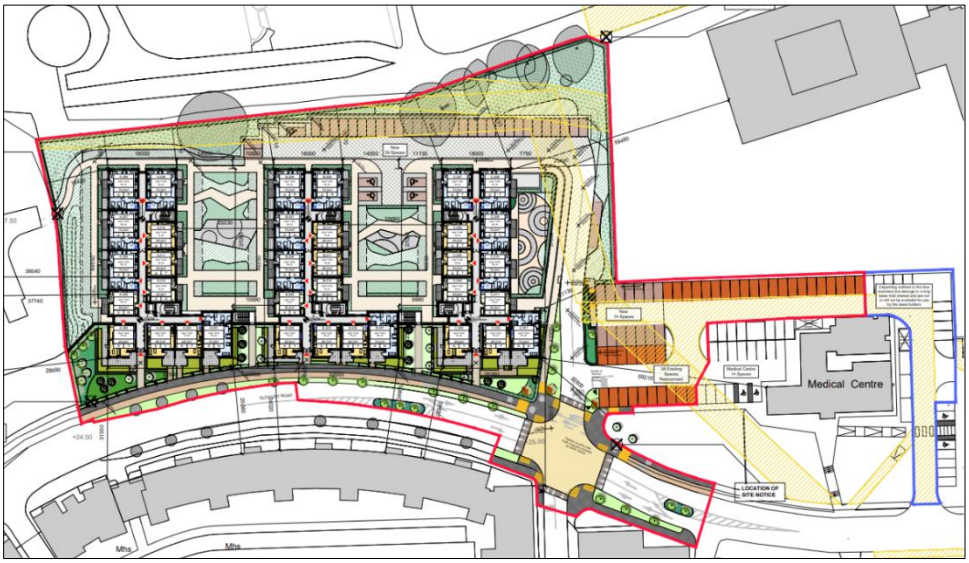


Figure 2: Site Layout of Proposed Development (Source: Wilson Architects, 2026)

The scheme is organised into three buildings as follows:

- Block 'A' will comprise 47 no. units broken down as follows:
  - 23 no. 1-bed units;
  - 2 no. 2-bed (3-person) units; and
  - 22 no. 2-bed (4-person) units.
- Block 'B' will comprise 57 no. units broken down as follows:
  - 28 no. 1-bed units;
  - 3 no. 2-bed (3-person) units; and
  - 26 no. 2-bed (4-person) units.
- Block 'C' will comprise 53 no. units broken down as follows:
  - 26 no. 1-bed units;
  - 3 no. 2-bed (3-person) units; and
  - 24 no. 2-bed (4-person) units.

This equates to an overall mix of 77 no. 1-bedroom units, 8 no. 2-bedroom (3-person) units, and 72 no. 2-bedroom (4-person) units (Table 1).

A purpose-built childcare facility with a capacity for 29 no. children is proposed as part of the development, thereby addressing projected demand and adding new capacity to childcare services in the Ballincollig area.

The principal statistics for the proposed development are shown in the table below:

Table 1: Key Statistics for the Proposed Development

Item	Detail
Developable Site Area	1.21ha
Number of Units	157 apartments - 77 no. 1-bed units (49%) - 8 no. 2-bed (3-person) units (5%) - 72 no. 2-bed (4-person) units (46%)
Creche	29 no. child spaces
Public Open Space	25.4% of site area (8.3% communal open space inclusive)

3. Planning Policy Context

In the Cork City Development Plan 2022-2028 (CCDP), the site is zoned Z06 - Urban Town Centre in the Cork City Development Plan 2022-2028 (Map 16). The Zoning Objective Z06 seeks to '*to consolidate and provide for the development and enhancement of urban town centres as primary locations for mixed use retail, economic and residential growth which also act as a focus for a range of services*.'

Objective 11.2 (Dwelling Size Mix) and Table 11.9 of the CDP sets out unit mix requirements to be adhered to, except in exceptional circumstances when justification is provided, and flexibility is provided according to the ranges specified. Where a clear justification can be provided on the basis of market evidence that demand / need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.

With regard to the proposed unit mix, the 2025 Apartment Guidelines state the following '*in the context of sustainably increasing housing supply, targeting a greater proportion of urban housing development and the broader housing choices enabled by the SRDCSGs, restrictions in statutory plans relating to mix within apartment developments, are not warranted other than in specific circumstances'.* As such, the development complies with SPPR 1 of the 2025 Apartment Guidelines which stipulate that there is no restriction in relation to housing mix within apartment developments.

4. Methodology

The methodology to assess the existing mix of dwellings in the area was assessed by defining the catchment area, selecting the Census 2022 boundary data within the catchment, and assessing the Census 2022 tabular data within the catchment area.

The catchment area serves to limit the geographic scope of this research to ensure that only the relevant area surrounding the proposed development is considered. Therefore, considering the grain of spatial analysis within the

CCDP, the urban town boundary of Ballincollig was chosen as the catchment area for this report (see area shaded blue in Figure 3).

The urban town of Ballincollig is referred to numerous times throughout the CCDP with specific targets stated in relation to dwelling mix and parking standards. By limiting the scope of the study to the urban town of Ballincollig it allows this report to relate Census data specific to the urban town definition for Ballincollig in the CCDP. Thereby, enabling both comparative and cumulative assessments of the dwelling mix proposed as part of the scheme.

All the 2022 small area boundaries that intersect with the catchment area were selected as part of the study area. Thereafter, the catchment area coverage of each selected 2022 small area boundary was assessed to ensure that the selection was a true reflection of Census 2022 data that falls within the catchment area. In total 70 small area boundaries were selected from the 2022 census - see Figure 4.

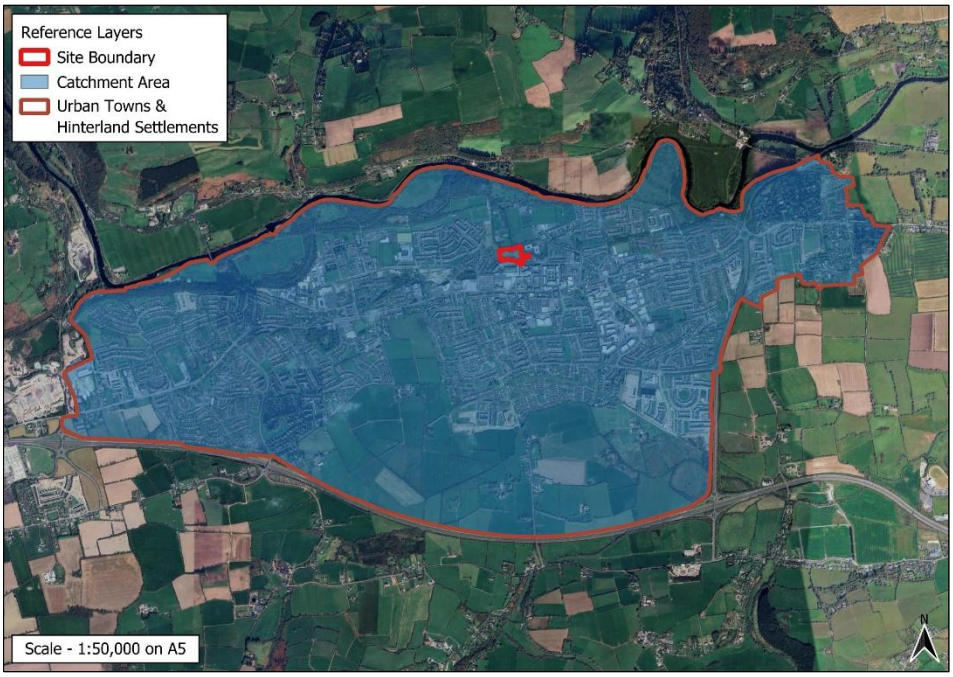


Figure 3: Catchment area based on 15-minute walk time from proposed development.

The last step in this housing mix report was to source and aggregate the tabular data associated with the 70 small area boundaries from the 2022 Census. Using data provided by the CSO, the data for all of the 70 small area boundaries were aggregated according to the themes and tables as per the small area population statistics release for 2022. Based on this aggregation, this report will compare the current mix of dwellings to the targeted mix of dwellings as set out in the CCDP. However, before making the comparison, it is important to note the demographic, family unit, and household profile of the catchment area.

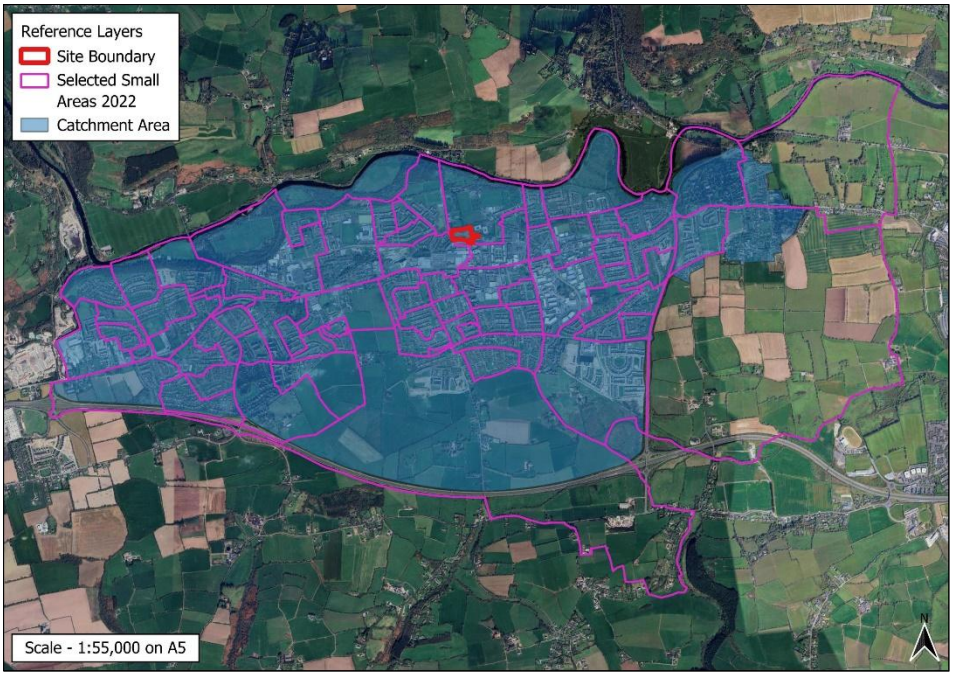


Figure 4: Small Area boundaries within catchment area (Source: CSO, 2023; Tailte Ireland, 2026)

5. Demographic, Family Unit and Household Profile

The demographic, family unit, and household profiles of an area are important indicators of the type of dwellings needed within an area. Therefore, this section will touch upon how aspects such as age, family life cycle stage, and household size affect the need for different types of dwellings.

In 2022, the catchment area population stood at 20,854 which represented an increase of 11.8% since 2016. The population composition by age shows that within the catchment area most people tend to be over the age of 29 years (Figure 5). This shows that the catchment area has a similar age profile to that of Cork City, as 61.8% of the population for both the catchment area and Cork City were aged over 29-years. Between 2016 and 2022 the largest increases recorded by age cohort for the catchment area was for the 75-79-year-olds with 82.9%, the 70-74-year-olds at 59%, and the 60-64-year-olds with 32.9%. The current composition by age and the change between 2016 and 2022 is indicative of an already mature population which is ageing. Therefore, it is likely that that as the population ages, smaller dwelling sizes will be needed as people down-size with age to right size their accommodation to their needs.

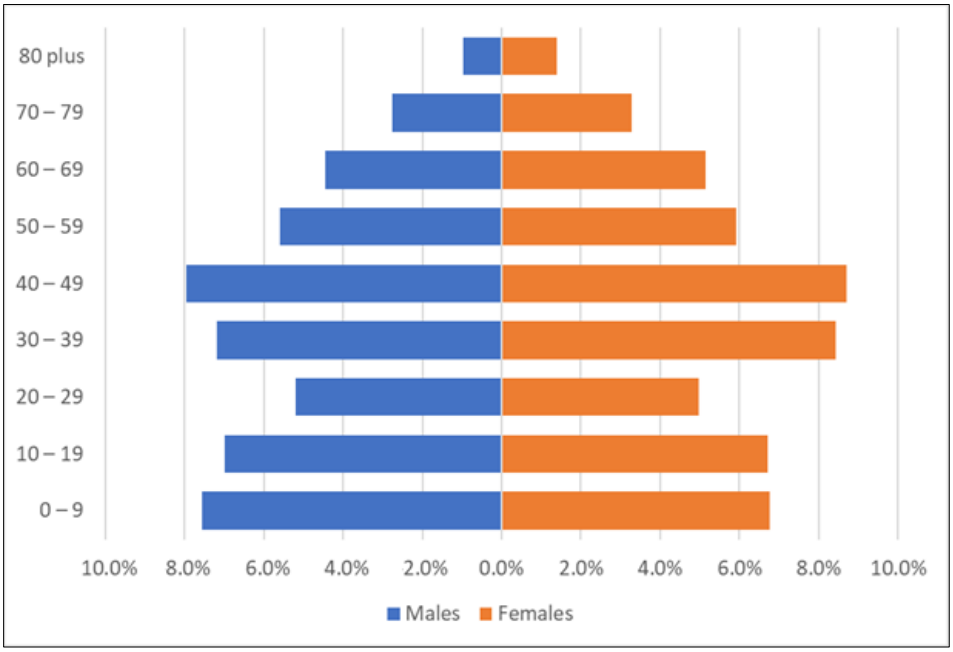


Figure 5: Catchment area population by age and sex in 2022 (Source: CSO, 2023)

As of 2022, there were a total of 5,566 family units within the catchment area. Of these family units close to 1 in 3 (28.5%) did not have children. In the case of those families with children, 25.3% of them reported that the youngest child was older than 20-years (Table 2). Also, in 2022 close to 50% of the families within the catchment area fell within 3 of the 8 life cycle stages, they were "Adult" (25.3%), "Older couple" (7.5%), and "Retired" (10.6%) (Table 2). This was also the case for Cork City, but the city had a higher percentage of the previously mentioned family units (Table 2).

Between 2016 and 2022, the number of families within the "Pre-school" and "Early school" life cycle stages decreased by -1.7% and -9%, respectively. Whilst the number of families within the "Retired" and "Younger couple" life cycle stages increased by 53.5% and 8%, respectively. The large proportion of childless families in 2022, along with the increases recorded between 2016 and 2022 in the number of childless families are indicative of an area where smaller dwelling units are appropriate as the size of families are decreasing.

Table 2: Composition of family unit by life cycle stage for the catchment area and Cork City (Source: CSO, 2023)

Family Life Cycle Stage	Catchment	Cork City
Younger couple	10.4%	12.9%
Pre-school	10.2%	8.1%
Early school	11.2%	9.2%
Pre-adolescent	13.5%	10.3%
Adolescent	11.3%	10.7%
Adult	25.3%	28.3%
Older couple	7.5%	8.4%
Retired	10.6%	12.1%
All family units	100%	100%

In 2022, there were 7,308 households within the catchment area. The average household size stood at 2.85 which presented a decrease from the average household size recorded in 2016 that was 2.88. Of the total households in the catchment area, 47.7% of them consisted of two persons or less (Table 3). The proportion of households with two persons or less in the catchment area was however lower than the proportion for Cork City where 55% of households consisted of two persons or less (Table 3).

Table 3: Composition of households by size for the catchment area and Cork City (Source: CSO, 2023)

Households	Catchment	Cork City
1 person households	18.9%	24.4%
2 person households	28.9%	30.6%
3 person households	19.2%	18.6%
4 person households	19.8%	15.7%
5 person households and more	13.2%	10.7%
Total households	100%	100%

Between 2016 and 2022 "1 person households" (18.3%) and "2 person households" (13.9%) recorded the largest and second largest increases, respectively. The decrease in the average household size, the large composition of households consisting of two persons or less, and the increases within households consisting of two persons or less show that the household sizes in the catchment area are trending downward. Therefore, it is to be expected that, in future, smaller dwelling units will be more appropriate and attractive within the catchment area.

There are two overarching trends in all three profiles discussed above. The first is that the population in the catchment area is growing older which will increase the need for smaller dwelling units. The second trend is that families are having less children which is reflected in the decrease observed in the average household size and the increase in the number of childless families in the catchment area. This is further supported by Sherry Fitzgerald, who reviewed the proposed development and detailed their opinion in a letter attached as Appendix A. Their review concluded that the most optimal apartment type in the current new homes market in Ballincollig town centre is one- and two-bed units.

These trends indicate a need for smaller dwelling units, however it is important to also consider the existing composition of dwellings by number of bedrooms within the catchment area and compare it to the dwelling mix targets for urban towns as set out in the CCDP.

6. Comparative Analysis

The suitability of the dwelling mix of a proposed development is not solely dependent on whether it conforms to the targets for urban towns as per Table 11.9 in the CCDP. The proposed dwelling mix needs to be compared to both the dwelling mix targets of the CCDP and the existing dwelling mix provision within a catchment area.

This comparative analysis will ensure that a proposed development is not considered in isolation but rather within the context of the urban environment wherein it will be placed. Thereby, ensuring that a proposed development that redresses the lack of housing mix/options in an area is supported and not considered solely on whether it conforms with the housing mix targets in the CCDP.

In 2022, the catchment area had a total of 7,308 dwellings with almost 90% of these dwellings categorised as "House/Bungalow" (Figure 6). In contrast, only 1 in 10 of the dwellings in the catchment area were categorised as "Flat/Apartment" (Figure 6). This infers that there is a significant under provision of apartments/smaller units within the catchment area, and inconsistent with the sections within the CCDP noting the important role that increasing the number of apartments will play in terms of greater housing mix and easing the pressure on the supply of housing in Cork City.

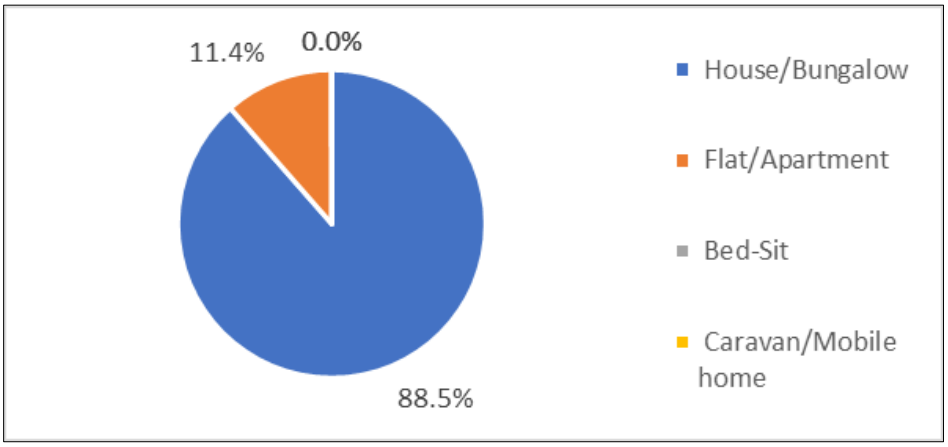


Figure 6: Composition of dwelling types in the catchment area (Source: CSO, 2023)

When considering the composition of dwellings by number of bedrooms, close to 80% of the dwellings in the catchment area consist of units that are 3-bedrooms or larger (Figure 7). Thus, less than 1 in 6 of the dwellings in the catchment area are sized 2-bedrooms or less (Table 4).

The existing dwelling profile of the catchment area is therefore, characterised by a lack of diversity in the type of dwellings and is dominated by larger dwellings. Furthermore, the majority (57.3%) of dwellings were built prior to 2001, which points to a housing stock that is aging and does not conform to modern home energy efficiency standards.

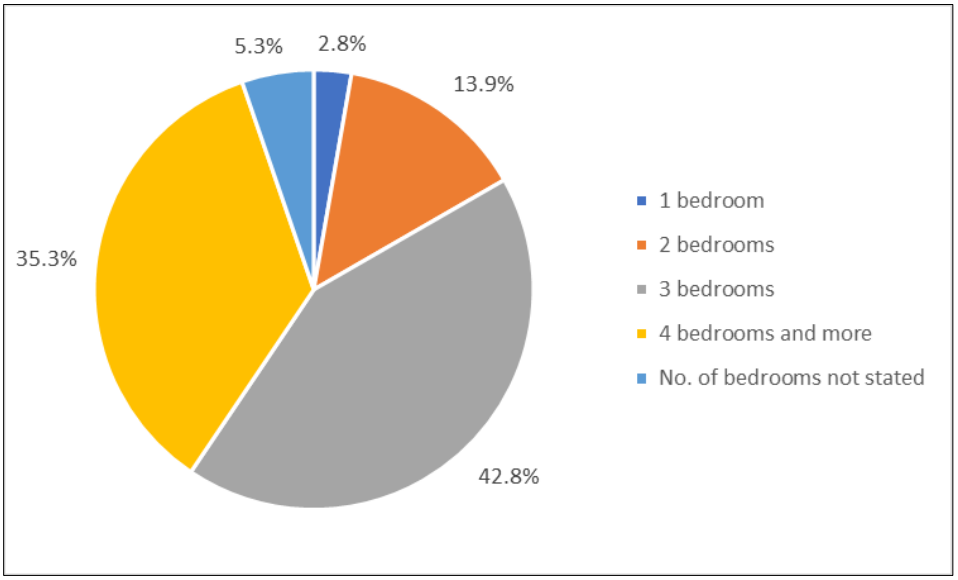


Figure 7: Composition of dwellings by number of bedrooms (Source: CSO, 2023)

When comparing the existing dwelling mix of the catchment area and the targeted mix for urban towns in the CCDP, the catchment area is unaligned with the targets included in the CCDP (Table 4).

As the mix of 1-and 2-bedroom units in the catchment area is well below the targeted mix in the CCDP, but significantly over the targeted mix for 3- and 4-bedroom or larger units (Table 4), this imbalance needs to be redressed to increase the supply and share of 1- and 2-bedroom residential units. Thereby, decreasing the overall proportion of 3- and 4-bedroom units in the catchment area. This would require the Planning Authority to consider applications which are weighted towards the provision of 1- and 2-bedroom units which would increase the share of these dwelling types in the catchment area.

The mix of units by number of bedrooms for the proposed development is contained in Table 4. The proposed mix for 1- and 2-bedroom units within the scheme is greater than the targeted mix as per Table 11.9 of the CCDP, however the higher provision of 1- and 2-bedroom units will help to redress the significant imbalance and under-provision of 1- and 2-bedroom units in the wider catchment area.

While the proposed development will not fully redress the current, significant under provision of 1- and 2-bedroom units within the catchment area, it will increase the diversity of dwelling types provision of smaller units/ apartments within the catchment area.

Table 4: Composition of housing by number of bedrooms in catchment area, for the proposed development, and CCDP targets (Source: Cork City Council, 2022; CSO, 2023)

Number of bedrooms	Proposed development	Catchment	CCDP target
Studios / PBSA	N/A	N/A	0%
1 bedroom	49%	2.8%	21%
2 bedrooms	51%	13.9%	34%
3 bedrooms	0%	42.8%	30%
4 bedrooms or larger	0%	35.3%	15%
No. of bedrooms not stated	N/A	5.3%	N/A
Total	100%	100.0%	100%

The positive impact of the proposed development on the existing dwelling mix within the catchment is presented in Table 5. The proposed development will add 157 no. apartments and will thereby increase the dwelling stock of the catchment area by 2.1%.

While it will not fully address the shortfall of 1- and 2-bedroom units within the catchment area, it will help achieve a better dwelling mix and closer to that targeted in the CCDP by increasing the proportion of 1-bedroom dwellings to 3.7%, increasing the proportion of 2-bedroom dwellings to 14.7%.[1]

Therefore, the proposed development will serve to rebalance the current mix of dwellings by bedroom type to a dwelling mix which is more in step with the targeted mix of dwellings as stated in the CCDP.

Table 5: Impact of Proposed Development on the dwelling composition of the catchment area (Source: CSO, 2023)

Number of bedrooms	Catchment	Proposed Development	Impact (#)	Impact (%)
Studios / PBSA	N/A	N/A	0	0%
1 bedroom	202	77	279	3.7%
2 bedrooms	1,018	80	1,098	14.7%
3 bedrooms	3,124	0	3,124	41.9%
4 bedrooms or larger	2,576	0	2,576	34.5%
No. of bedrooms not stated	387	0	387	5.2%
Total	7,307	157	7,464	100%

[1] In turn it will decrease the proportion of 3-bedroom dwellings by -0.9% to 41.9%, and decrease the proportion of 4-bedrooms or larger dwellings by -0.8% to 34.5%.

7. Conclusion

This Dwelling Mix Report has been prepared as part of a 157-unit Large-Scale Residential Development at Old Fort Road, Ballincollig. The scheme comprises entirely apartments across three blocks, with 77 one-bed units and 80 two-bed units, plus a 29-child childcare facility.

The report demonstrates that the proposed mix of 1- and 2-bed units is appropriate due to Ballincollig's existing housing stock which is heavily dominated by larger houses: almost 90% are houses/bungalows, and close to 80% are three-bedroom or larger dwellings. By contrast, only 2.8% of existing dwellings are one-bed and 13.9% are two-bed, both well below the Cork City Development Plan targets.

The demographic analysis supports a need for smaller units, noting an ageing population, falling household sizes, growth in one- and two-person households, and a high proportion of childless, older, and adult family units.

The report also concludes that the proposed development would help rebalance the local housing mix by adding 157 apartments and increasing the supply of smaller units, thereby supporting CCDP housing mix objectives and improving dwelling choice in Ballincollig.

8. References

Central Statistics Office (CSO), 2023. Small Area Population Statistic – Themes 1, 4 and 5. Ireland. Available online at: https://data.cso.ie/#

Cork City Council, 2022. Cork City Development Plan 2022-2028. Cork, Ireland. Available online at: https://www.corkcoco.ie/sites/default/files/2022-06/volume-1-main-policy-material.pdf

Tailte Ireland, 2023. Collection of administrative boundaries. Available online at: https://data-osi.opendata.arcgis.com/datasets/70a33cbb8bd7406da0d571be28624721/explore

Appendix A

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Tom Halley
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22nd June 2026

Re: Planning Application, Apartments, Old Fort Road, Ballincollig, Cork.

Dear Mr Halley

Further to the above application, which is to be lodged with Cork City Council Planning department, I confirm we have reviewed the proposed application.

We note the planning application comprises 157 apartment units contained in three blocks made up of 80 two bed units and 77 one bed units.

In our opinion, this is the appropriate unit mix for the development, given its urban location adjacent to Ballincollig Town Centre Shopping Centre and the wider Ballincollig commercial centre. The area is served by numerous supermarkets, retail and employment hubs, schools, and public transport, including a 24-hour bus service.

These units are likely to be very popular with private owner-occupiers, including first-time buyers, due to their affordability and the availability of Government buyer incentives such as Help to Buy and the First Home Scheme. They are also expected to appeal to trade-down purchasers seeking to downsize within the locality.

Recent new apartment developments brought to the private market in Blackrock and Douglas have demonstrated strong demand for one- and two-bedroom apartments. With the support of Government incentives, single first-time buyers can purchase these homes and take their first step onto the property ladder.

Directors: D. Blanc, C. Bradley, C. Byrne, J. Cotter, B. Dooley, W. Desmond, M. Doyle, K. Dufficy, S. Ensor, M. Finnegan, E. Foley, H. Foley, I. Gaine, T. Gorman, M. Grehan (Chairman), P. Hannon, R. Harris, T. Kavanagh, S. Manek, S. McKenna, W. Moore, R. Mulvany, G. Murray, R. O'Driscoll, R. O'Kelly, A. O'Mahony, A. O'Malley, J. O'Neill, C. Ross, A. Whelan.
Company Secretary: K. Dufficy

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The two-bedroom apartments, designed to accommodate four people, are also likely to appeal to small families, including European and international buyers living and working in Ireland, for whom apartment living is often familiar. These purchasers typically prefer homes close to urban centres, services, and public transport.

The most optimum apartment type for the current new homes market in this location is one and two bed units.

Affordability is key to the current new homes housing market and delivering affordable quality homes for First Time Buyers, downsizers and families is key to the success of any new homes development.

It should be noted that most new homes developments in the Ballincollig area comprise medium density schemes dominated by three and four bedroom semi detached homes. The proposed development offers an alternative mix and as already highlighted should appeal to downsizers.

I trust the above is in order, any queries please let me know.

Yours faithfully,



Paul Hannon MSCSI MRICS
Director, New Homes
For and on behalf of
Sherry FitzGerald

Directors: D. Blanc, C. Bradley, C. Byrne, J. Cotter, B. Dooley, W. Desmond, M. Doyle, K. Dufficy, S. Ensor, M. Finnegan, E. Foley, H. Foley, I. Gaine, T. Gorman, M. Grehan (Chairman), P. Hannon, R. Harris, T. Kavanagh, S. Manek, S. McKenna, W. Moore, R. Mulvany, G. Murray, R. O'Driscoll, R. O'Kelly, A. O'Mahony, A. O'Malley, J. O'Neill, C. Ross, A. Whelan.
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