



Housing Supply Update

Strategic Policy Committee Meeting

November 2019

GALWAY CITY COUNCIL

Housing Supply Update – SPC November 2019

Housing Supply in Galway Overview

Private sector delivery of new homes in Galway City has been virtually stagnant since 2007. Building strong, inclusive communities is a key objective of Galway City Council. The development of sustainable communities requires not only economic development and employment, but also the provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment.

The city is experiencing unprecedented and accelerating demand for social housing. There are currently over 4,000 households on the housing waiting list in the city. Targets set for the delivery of new homes under Rebuilding Ireland include to build and acquire over 1,200 new homes up to 2021 under the range of delivery options. This target will be achieved, but the Council must be conscious that there is very little private housing coming on stream in the city and the needs of those on the housing waiting list must be considered in the wider context of greater housing need in Galway city across all tenures.

There is limited delivery, at present, of new privately provided units by developers / builders across the city. There has been a notable increase in planning applications for housing particularly over the last 12 months. Commencement notices in respect of a total of 297 residential units were received across the entirety 2015 -2017. For the period from January 2018 to August 2019, 378 units have commenced. These figures cover developments which went through the conventional planning process.

There are a number of Strategic Housing Developments that are currently in the formal planning process. However, it will be a number of years before these are available for occupation. It is estimated that the current shortfall in housing supply, across all tenures, is 3,000 homes across Galway City.

There is a total of 302 hectares of residentially zoned, undeveloped, land in Galway City, of which 159ha is substantially serviced and considered suitable for high density development. The City Development Plan estimates that 6,020 units can be delivered on all high density residentially zoned land at an average density of 35 units per ha and a further 815 units can be delivered on low density zoned undeveloped land. There are approximately 1,400 units of housing with the benefit of extant planning permissions in the city.

There is a demand and a requirement for c. 2,000 student beds in the City with planning approval for c. 1,000 beds recently granted. Following extensive pre-planning consultation with the City Council, the National University of Ireland Galway lodged a planning application (SHD) with An Bord Pleanála to deliver 670 additional student bed spaces over four building blocks, ranging from four stories to eight stories on university owned lands at Daingean, Galway (referred to in table hereunder).

It is anticipated that over the medium to longer-term, significant housing developments planned at Ardaun, on the eastern periphery of the city, and the key city centre strategic sites at Ceannt Station and the harbour area will add c. 3,500 homes to overall city housing supply. Enabling infrastructure is required at key locations to open up housing lands in public and private ownership.

A new waste water facility will be required on the east of the city to fully lever on the opportunity of the entire land bank the Ardaun corridor and the new suburb of Galway City that is proposed in this location. There is waste water capacity available on phase one of the Ardaun corridor, included in an LAP to deliver up to 1,000 units of housing. New water infrastructure will be essential to deliver the full potential of this new suburb, which ultimately will be home for 20,000 people. It will also be vital to delivering fully on Galway's growth target under the NPF of accommodating an additional 45,000 person by 2040.

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Galway City Council Housing Lands - Existing

Galway City Council has an existing land bank with residential zoning that amounts to approximately 21.5 Ha. in area. Plans are being developed to bring forward development on that land as quickly as is practicable within the context of delivery capacity and particular constraints associated with individual sites.

Table 1 at the end of the report identifies each of the separate land banks and provides commentary on the current status with respect to development. The potential return in units, likely timeframe and proposed development methodology are outlined. A location map identifying each of the sites is provided as Appendix 1.

It is projected that in excess of 750 units will be delivered on these lands. The bulk of these can be brought into use by the end of 2022. A breakdown of projected delivery per year is provided here:

Year	Projected No. of Units Delivered
2020	92
2021	211
2022	238
2023	200+

Galway City Council currently has outstanding HFA loans of just over €32 million on 4 parcels of these lands. The Council are currently paying an annual interest only payment of €403,454.90. The sum of €1,828,955.46 per annum would be required if loans were being repaid on a principal and interest basis. The Council are in discussions with the HFA to agree a plan to retain the Interest Only basis of payment for a further period or subject to loan redemption. Recent land acquisitions (Monivea Road and Merlin) were acquired utilising funds from the capital account.

Galway City Council Housing Lands - Future

The projected utilisation of the existing land bank in its entirety by the end of 2023 clearly poses a challenge to the provision of social housing beyond the immediate 5 year horizon. Galway City Council are looking at a diverse range of options to meet the requirement to provide sufficient good quality accommodation in appropriate locations having regard to the funding availability and the need to achieve value for money.

There is a strong desire to be seen as a leader in terms of delivering on compact growth as one of the key objectives of the National Planning Framework. It is also recognised that entering bidding wars with private buyers, for greenfield residentially zoned development land, will not generally represent a viable choice.

To that end work has begun on an Infill Strategy with an overall aim of seeking to address the majority of our housing land needs beyond 2023 from within the existing built footprint. This will provide homes in areas already fully serviced, with a developed community infrastructure, at reasonable cost, preserving outlying agricultural land and open space, while benefitting parallel efforts to mitigate traffic congestion within the city and its environs.

The infill sites will come from a variety of sources

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- Existing underutilised open space in Galway City Council ownership appropriate for residential development
- Strategic acquisition of properties or smaller sites which will leverage our existing extensive property ownership to create viable sites for high density infill development
- Targeting and acquisition of vacant and derelict properties which can similarly leverage our existing ownership to add value to the purchase and create suitable sites for high density development

Potential sites are being identified as part of the strategy development. Two recent residential property acquisitions have been made in (Tirellan and Clareview Park) which provide opportunity to return a greater number of units on the overall site, optimising land use, increasing density, and delivering enhanced values for money. The possibility of purchasing a derelict club in Salthill was also considered, however it achieved a value on the open market that we could not support. This will always be a challenge.

Along with the infill development Galway City Council will also examine options to purchase greenfield sites where it may make sense to do so. Lessons learnt from previous experience in this regard will inform any decisions to purchase. However where value for money can be demonstrated, a future need is clearly evident and a consequent development will be consistent with principles of good planning and community development, acquisitions will be made.

Vacant Sites

Following a detailed analysis of residentially zoned lands throughout the city, a total of 86 potential vacant sites were identified and prioritised for follow-up in tranches of 15. From submissions received following the issuing of notices to the registered landowners of the top 15 priority sites, 6 sites are being progressed for inclusion on the Vacant Sites Register with formal notification to this effect issued, 5 sites have been ruled out for inclusion following landowner submissions and the remaining 4 are awaiting clarification of ownership as there are complex legal issues involved. The statutory process on the next tranche of 15 sites will progress in Quarter 3 of 2019.

Land Development Agency

The City Council is very actively partnering and collaborating with the Land Development Agency in relation to two land banks in the city, both of which are local authority owned. One site is an opportunity city centre site, suitable for mixed development, including some residential provision. A detailed development options report on this site was presented to the Council members in June 2019. A comprehensive optioneering report on a second bigger site, which potentially can provide a large supply of housing will be available in Q4 2019. The options being developed include build to lease (with a focus on affordability), some private side delivery and part five obligations.

Strategic Housing Developments:

There are currently 6 sites within the city progressing plans for 1,211 mixed apartment/ housing units.

Strategic Housing Development Sites for Residential Development		
Letteragh	SHD approval received August 2019	101 residential units

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East Ballymoneen Road	Pre Consultation Formal	238 residential units
Knocknacarra District Centre	Pre Consultation Formal	Mixed use including 300 residential units
Corrib Great Southern	Pre Consultation Formal	Mixed use including 220 residential units
Ballybane More, Ballybrit	Pre Consultation Formal	102 residential units
Crown Square Phase 2	LA Pre Consultation	250 residential units

There are also plans to deliver student housing on 4 sites in the city under the SHD process. The Westwood site at Dangan / Upper Newcastle has recently been granted permission for 394 bedspaces and 3 other sites are at consultation stage with proposals to deliver an additional 1,102 bedspaces.

Strategic Housing Development Sites for Student Housing		
Westwood	Planning recently Granted	Student Housing -394 bedspaces
NUIG	An BP Meeting	Student Housing - 471 Bedspaces (phase 2)
Coolagh	Pre Consultation	Student Housing -291 bedspaces
Cuirt Na Coirbe Headford Road	Pre Consultation	Student Housing -340 additional bedspaces (existing 767 bedspaces)

TABLE 1

Galway City Council Housing Lands

Site Name & Address	Size (ha)	Commentary	Current Status	Total No. Of Units Projected	Projected Delivery	Delivery Method & Tenure
Ard Cré, Ballymoneen Road, Galway	2.37 ha	Phase 1 consisting of 14 units completed and tenanted in 2018. Construction of Phase comprising an additional 78 units commenced in April 2019 and handover is scheduled for Q4 2020.	Construction	92	Q4 2020	SHIP – Social Housing
Ballyburke, Ballymoneen Road, Galway	1.84 ha	This site is part of the national Social Housing PPP Bundle 2. A preferred bidder has been identified and financial close is imminent. Commencement on site is expected in October 2019 with units tenanted in Q1 2021. Outstanding HFA loan €4,887,332 / €2,702,062	Construction Imminent	74	Q1 2021	PPP – Social Housing
Ballybaan Lands, Monivea Road, Galway	1.34 ha	A development comprising 58 units is planned for this site. It is currently out to tender and construction on site is on schedule to commence before the end of 2019. All of the units in the development will be social housing.	Construction Tender Phase	58	Q2 2021	SHIP – Social Housing
Monivea Road, Ballybaan More, Galway	0.35 ha	CWMF Stage 2 approval has been received for a development of 8 units of social housing for older people on a portion of this site. The opportunity to acquire an adjacent site and provide a more substantial development arose earlier in 2019 and progress was suspended while that acquisition was finalised. The full site is now in the ownership of Galway city council and the design team will recommence work on a revised larger scheme. The aim is to provide 16 units of social housing which will be for older people and tenants with particular disability requirements. Part 8 publication is projected before the end of 2019.	Pre Planning	16	Q3 2021	SHIP – Social Housing

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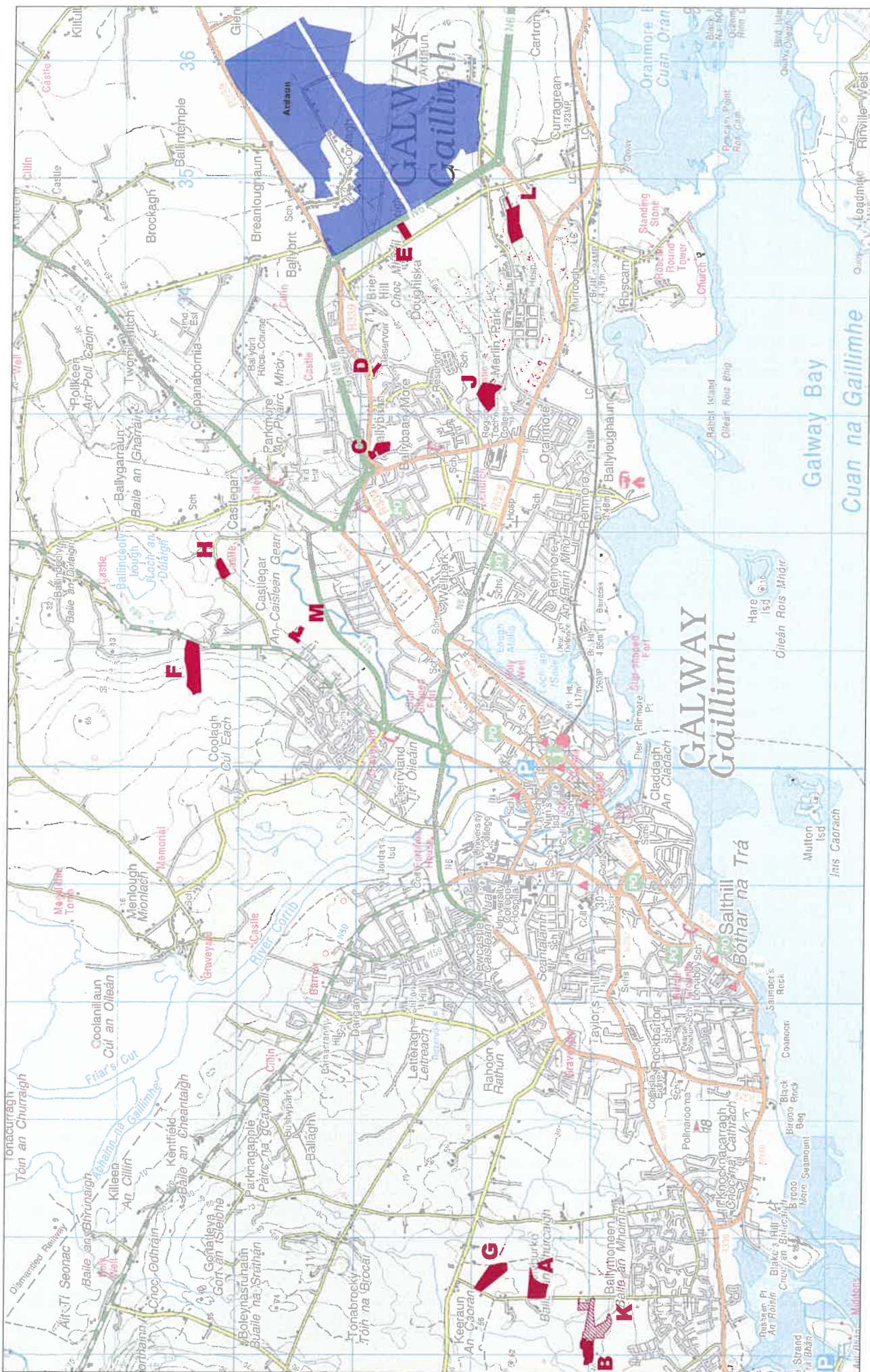
Site Name & Address	Size (ha)	Commentary	Current Status	Total No. Of Units Projected	Projected Delivery	Delivery Method & Tenure
Doughiska Road, Galway	0.94 ha	A development of 23 units is planned for this site. Agreement has been reached for a disposal of the lands to Respond AHB. They have developed a scheme which has combined CAS/CALF approval. Part 8 publication is scheduled for October 2019. Pending a successful outcome to that process the lands will then be subject to a Section 83 disposal with Respond then bringing it through the construction phase and managing the scheme thereafter.	Pre Planning	23	Q4 2021	CAS/CALF – Social Housing
Headford Road, Castlegar, Galway	1.8 ha	The site has been impacted by land take for the N6 Galway City Ring Road and also suffers from very significant topographical challenges. It is steeply sloping in nature with bedrock close to the surface. It is also on the periphery of residentially zoned land and is somewhat remote from existing services. CWMF Stage 1 approval was received for a proposed 70 unit development and a design team has been procured. On development of detailed design it has become apparent that progression of development to the rear of the site would be premature as it would entail excessive cost and result in sub standard accommodation. Options to progress on half of the available zoned land are being progressed with the remainder to be developed in conjunction with neighbouring lands when alternative access infrastructure can be utilised. The current expectation is that a Part 8 process for a development of 30 – 40 units will commence later in 2019. This will probably include culturally appropriate traveller specific accommodation.	Pre Planning	40	Q4 2021	SHIP – Social Housing

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Site Name & Address	Size (ha)	Commentary	Current Status	Total No. Of Units Projected	Projected Delivery	Delivery Method & Tenure
Keeraun, Ballymoneen Road, Galway	1.9 ha	The site has been reduced to the current developable area by land take for the proposed N6 Galway City Ring Road. A development comprising 68 units in total has been submitted for Stage 1 CWMF approval to DHPLG. 8 of the units are proposed as culturally appropriate traveller specific accommodation. Owing primarily to significant legacy land costs the overall projected scheme cost is such that a Cost Benefit Analysis (CBA) is required in accordance with the Public Spending code. There is a process of engagement underway with the DHPLG to get agreement on a satisfactory CBA which can be further submitted to DPER for their approval. Current Stage 1 application has been with DHPLG since Q2 2017. HFA loan outstanding €12,488,070.	Pre Planning	68	2022	SHIP – Social Housing
Bóthar an Chóiste Castlegar, Galway	1.12 ha	Development on these lands is contingent on an upgrade of the access road which is deficient and was the main reason cited for failure of a previous Part 8 on the site in 2007. A LIHAF funding application in 2017 for the road works was unsuccessful and an application under the SSF initiative in 2018 was similarly unsuccessful. Monies are being made available from internal receipts to progress the required works. The road upgrade planning process will commence in Q4 2019 with that for the housing scheme to begin shortly thereafter. Both can run in parallel. It is intended that approximately 50 units of accommodation will be provided on the site. At this point the likelihood is that it will be a social housing development including some culturally appropriate traveller specific accommodation.	Pre Planning	50	2022	SHIP – Social Housing
Merlin Park, Galway	2.95 ha	These lands have been the subject of a successful application for funding under the second SSF call. Given the location and proximity to a significant concentration of existing social housing owner occupier tenure is considered a highly desirable outcome for any development on the site. Notification of success with regard to the funding application has just been received and it is intended that work will commence on the design of a suitable scheme in Q4 2019.	Pre Planning	120	2022	SSF – Affordable Sale

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Site Name & Address	Size (ha)	Commentary	Current Status	Total No. Of Units Projected	Projected Delivery	Delivery Method & Tenure
Ballyburke, Ballymoneen Road, Galway	4.0 ha	These are lands adjacent to the PPP site and include "McHale Lands" which have previously been submitted as a separate site to the DHPLG. Given location and existing and planned social housing in the immediate vicinity, a mixed tenure solution is considered desirable here. Market analysis has been done with a view to progressing using a Development Licence model which could deliver a mix of social, affordable and market priced units. The next step is to develop a scheme which will be brought through the Part 8 process. Outstanding HFA loan €12,198,927	Pre Planning	150	2022/2023	Development Licence – Mixed tenure
Merlin Lane Lands Doughiska, Galway	2.1 ha	These lands were acquired in 2018. Zoning on the lands is low density residential while there are also challenges to be overcome in relation to access to the site. Acquisition of an adjacent piece of land which would ameliorate the access issue is being pursued. A mixed tenure development which would also include culturally appropriate traveller specific accommodation is planned for the lands. It is intended that proposals in this regard will be brought forward in early 2020. In the interim the process of dealing with the access issue will commence, this may involve the requirement to CPO a narrow strip of adjacent land.	Pre Planning	50+	2022/2023	Mixed Tenure
Ballinfolle Lands	0.79 ha	This site has very significant access and ground condition challenges which render it unsuitable for progression in the short term.	Not Under Consideration	-	-	-



A = Art Cré B = Ballyburke PPP C = Ballybane lands D = Montvea Rd E = Doughiska Rd		L = Merfin Lane Lands M = Ballinfolle Lands		F = Headford Road G = Keeraun H = Bother an Choiste J = Merfin Park Lands K = Remaining Ballyburke Lands	
JOB: SOCIAL HOUSING TASKFORCE LAND USE MAP		DRAWING: LOCATION MAP		JOB NO. A1718	
SITE:		SCALE: NTS		DRG NO. I(-)01	
CLIENT: HOUSING DEPARTMENT		DATE: AUGUST 2019		REVISION: B STAGE: S	
G A L W A Y C I T Y A R C H I T E C T S					

MAPS ON COAST. CITY HALL, COASTAL ROAD, GALWAY. TEL: (091) 495 400 FAX: (091) 495 401

