



STATEMENT OF HOUSING MIX

In respect of
LANDS AT LISDARAN
CAVAN TOWN

Prepared by
GENESIS PLANNING CONSULTANTS

On behalf of
LISDARAN DEVELOPMENTS LTD

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1 INTRODUCTION

- 1.1 This statement of housing mix accompanies the application by Lisdaran Developments for a residential development of 109no. units on a site located at Lisdaran, Cavan Town.
- 1.2 In terms of settlement hierarchy under the CDP Cavan Town Plan is identified as a Tier 1 Settlement – Principal Town.
- 1.3 In terms of context and the quantum of residential units envisaged for Cavan Town Environs going forward it is noted Cavan is identified as one of the key settlements that is critical to the success of both the RSES and NPF. Specifically it is recognised by the RSES that regional drivers:

‘Cavan is centrally located in the Border Region and is adjacent to Northern Ireland. This strategic location has led to the county having excellent linkages nationally, regional and to Northern Ireland. Cavan is located in a part of the Border Region which is identified in the NSS as a ‘Rural Area with Strong Potential for Diversification’ and ‘Village Strengthening and Rural Area Opportunities.’

- 1.4 Specifically the RSES outlines objectives including:
- *RPO 3.13 To support the role of smaller and medium sized towns, which demonstrate an important role in terms of service provision and employment for their catchments within the economic function of the county. Such settlements will be identified through the Development Plan process as part of the Settlement Hierarchy and the Core Strategy.*
 - *RPO 7.20 Increase population living within settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development schemes, area or site-based regeneration, serviced site provision and increased building heights appropriate to the settlement, together with infrastructure provision.*
- 1.5 In response in order to demonstrate how the proposed housing mix is appropriate for existing and future demand(s) in Cavan Town the methodology used is via a desktop-based search of online statistical resources including the Central Statistics Ireland (CSO) website has been undertaken to understand the demographic profile of the area. The latest population statistics report was published in 2022 and the results of this report were also used to inform this statement of housing mix.
- 1.6 Also this statement examines the stages in family cycle, household sizes and housing vacancy rates in County Cavan and draws a comparative analysis against the state figures to demonstrate that there is a need to provide for units as proposed.
- 1.7 As will be set out the range of unit types proposed has been determined having regard to the location, current market demands and the emerging demographic profile of the area.
- 1.8 Also the proposed unit mix and the variety of types complies with the development plan requirement to provide a wide choice of dwelling types of varying tenure and sizes to meet the housing needs of the area.
- 1.9 The proposed development will also contribute to achieving the housing unit allocation for Cavan Town.
- 1.10 We submit the location of the proposed development capitalises on proximity to a range of employment, retail, community and social services in Cavan Town, connectivity with the wider area, and supports the development of critical mass to support services, employers and infrastructure investments.

2 DEMOGRAPHIC PROFILE

2.1 Overview and population change 2011-2022

- 2.1.1 This section provides a brief outline of the population growth, housing stock, demographic profile and household composition of the State, the Greater Dublin Area¹ (GDA), Co Cavan, Cavan Town & Environs and also Cavan Rural ED according to the CSO census data.

Population Change 2011-2022

	State	GDA	Co Cavan	Cavan Rural ED
2011	4,588,252	1,804,156	73,183	7203
2016	4,761,86	1,907,332	76,176	8273
2022	5,149,139	2,082,605	81,704	8,747
% change	12.22%	15.4%	11.6%	21.4%

Table 1 Population change of the State, the GDA, Cavan and Cavan Rural ED between 2011 and 2022 as derived from the CSO statistics.

- 2.1.2 As can be noted from table 1 the population of County Cavan grew by 11.6% between 2011 and 2022.
- 2.1.4 In terms of Cavan Rural ED this has grown by 21.4% from 2011 to 2022.
- 2.1.5 On this basis the population growth experienced at County Level, in the Cavan Town and Environs Area and at a local level in Cavan Rural ED (21.%) are below the growth rate in the state (12.22%) and the GDA (15.4%) during the same period.

¹ Comprised of counties Dublin, Kildare, Meath and Wicklow

2.2 Cavan County and Cavan Town Rural ED

2.2.1 Leading on from section 2.1 which details how population increase has occurred an analysis of housing type and the existing demographic profile both for County Cavan and Cavan Rural ED are examined below².

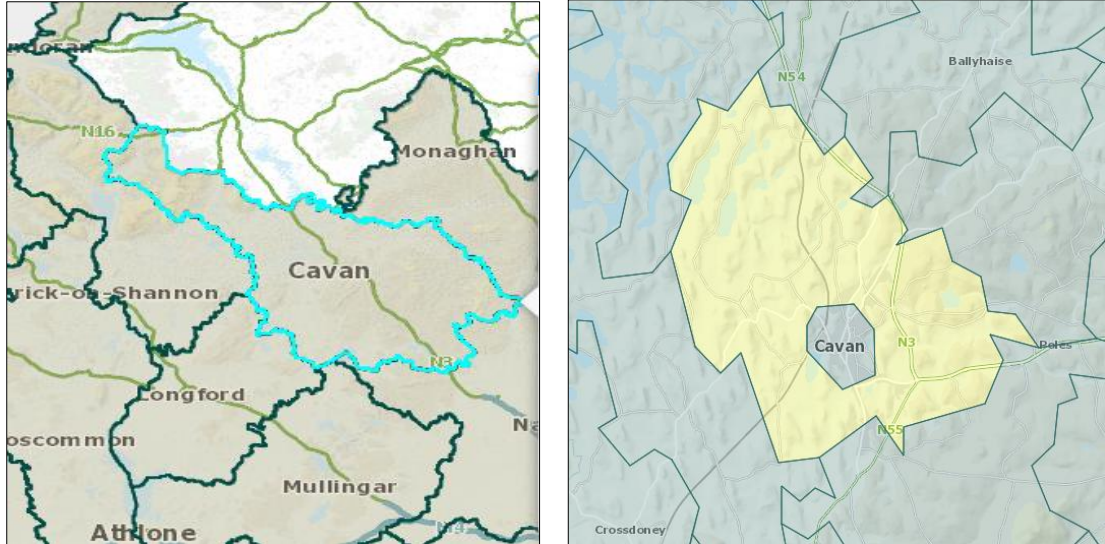


Figure 1 Electoral areas of both County Cavan & Cavan Town Rural ED from CSO SAPS database

Household profile

Size of Household	1 (person)	2 (person)	3 (person)	4 (person)	5 (person)	6+ (person)	Total
Total No. of Households Cavan	6995	7885	4708	4676	2988	1,593	28845
% of total households Cavan	24.25%	27.34%	16.32%	16.21%	10.36%	5.52%	100%
Total No. of Households Cavan Rural ED	675	757	499	555	293	152	2931
% of Total Households Cavan Rural ED	23.03%	25.83%	17.02%	18.94%	10.00%	5.19%	100%

Table 2 Household size and profile of both County Cavan and Cavan Rural ED (source: census 2022)

2.2.2 As can be noted from table 2 the residential profile of the County is broadly mixed in terms of house-hold sizes, with Cavan Rural ED having a higher percentage of 1 person and 2 person house-hold sizes.

2.2.3 On review we consider this variation in residential sizes between Cavan Rural ED and the County is attributable to the Rural location of Cavan Rural.

² Note as the site lies outside of Cavan Urban ED the Cavan Rural ED has been incorporated into this analysis

Demographic profile

Age bracket	Cavan County	Cavan County % of population	Cavan Rural ED	Cavan Rural ED % of population	National Average 2022%
0-14	17,754	21.73%	2233	25.53%	21%
15-24	9872	12.08%	907	10.37%	12%
25-44	20908	25.59%	2609	29.83%	30%
45-64	20671	25.3%	1904	21.77%	24%
65+	12501	15.3%	1094	12.51%	13%
Total	81704	100%	8747	100%	100%

Table 3 Age profile of County Cavan and Cavan Rural (source: census 2022)

Family Cycle	Cavan County No. of families	Cavan County %	Cavan Rural ED No. of families	Cavan Rural ED %	State %
Young couple	1458	7.06%	394	5.65%	9.15%
Older couple	2137	10.34%	370	5.3%	9.99%
Retired	2505	12.13%	364	5.22%	10.05%
Pre-school	1668	8.07%	671	9.62%	10.04%
Early school	2106	10.19%	1052	15.08%	11.89%
Pre-adolescent	2501	12.11%	1407	20.17%	11.41%
Adolescent	2703	13.08%	1284	18.41%	12.34%
Adult	5581	27.01%	1434	20.56%	25.13%
Total	20659	100%	6976	100%	100%

Table 4 Families by family cycle (source: census 2022)

- 2.5 As can be noted from the demographic profiles above both County Cavan and Cavan Rural ED have a broad and balanced demographic profile. It is also evident there is broad consistency between both areas in terms of demographic mix.
- 2.6 On review it is considered that the broad demographic mix is reflective in the traditional mix of housing units across the county and state.
- 2.8 Having regard to the emerging trend of smaller household sizes we therefore consider the housing mix should be a balance between house-hold sizes of Cavan County and the household profile of the area.

Housing Type and Vacancy Rate

House Type	Cavan County total	Cavan County %	Cavan Rural ED total	Cavan Rural %
House/Bungalow	27406	95.01%	2707	92.36%
Flat/Apartment	1365	4.73%	223	7.61%
Bed-sit	5	0.02%	0	0%
Caravan/mobile	69	0.24%	1	0.03%
Total	27406	100%	2931	100%

Table 5 Private households by type of accommodation (source: census 2022)

	Cavan County permanent dwellings	Cavan County %	Cavan Rural ED permanent dwellings	Cavan Rural ED %
Occupied	28890	83.92%	2943	89.02%
Temporarily absent	440	1.28%	35	1.06%
Unoccupied holiday homes	1074	3.12%	56	1.69%
Other vacant dwellings	4023	11.69%	272	8.23%
Total	34427	100%	3306	100%

Table 6 Occupancy rates of existing units (source: census 2022)

- 2.9 Tables 5 and 6 above show the housing type and vacancy rate in County Cavan, Cavan Rural ED and the state respectively as per CSO data in 2022.
- 2.10 On review it is noted the percentage of vacant dwellings at County Level is extremely constrained with 83.92% of units occupied and within Cavan Rural ED it is 89.02%.
- 2.11 Also, with ongoing population growth trends evident from census figures this occupancy rate has increased in recent years as County Cavan is experiencing a low volume of house construction, as per the GeoDirectory database shown below.

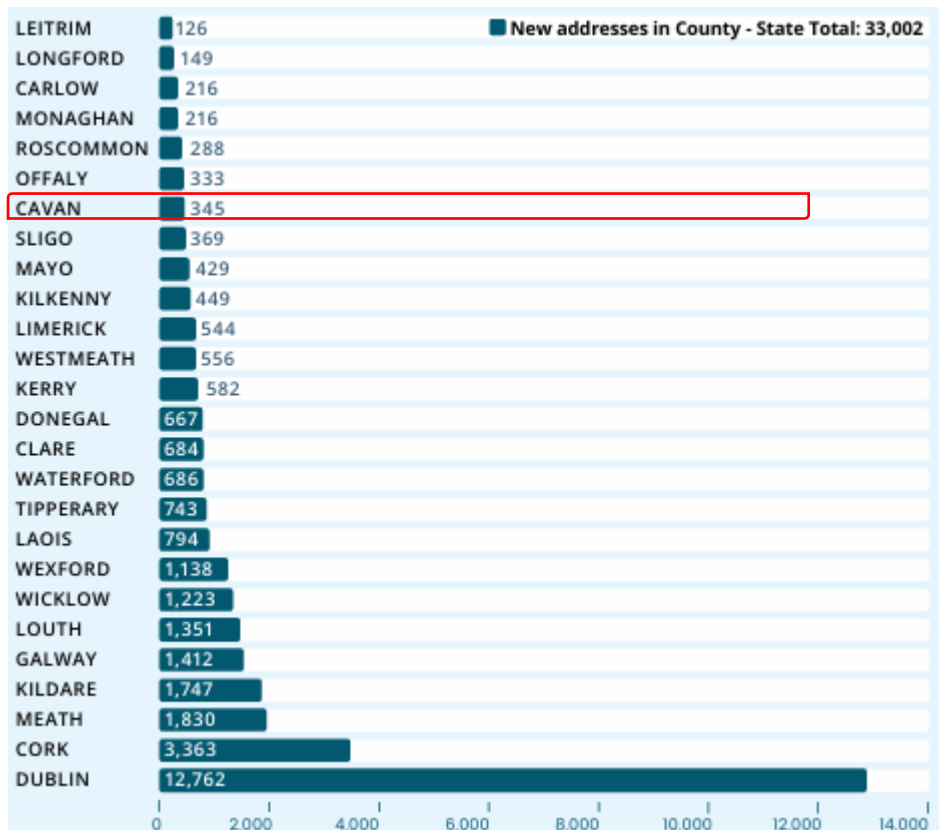


Figure 2 Extract from www.geodirectory.ie; new residential addresses per county Q2 2025

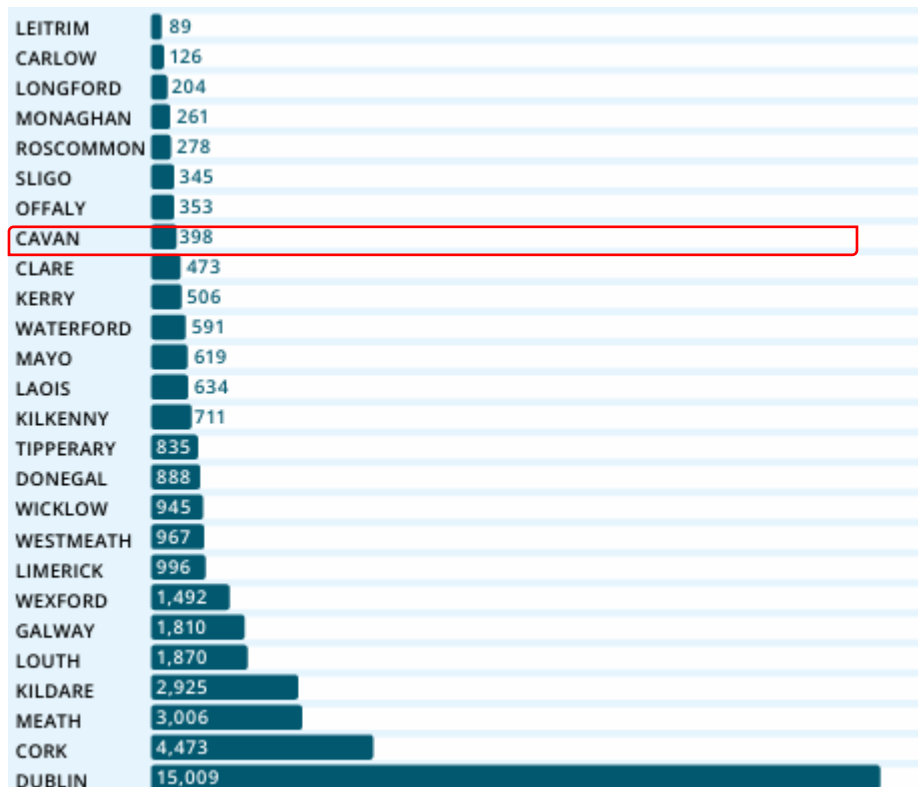


Figure 3 Residential commencements by County, 12 months to Q2 2025

- 2.12 Also in terms of existing apartment numbers it is noted that apartments form a low overall percentage of the housing mix within the county at only 3.2% of the total residential stock.

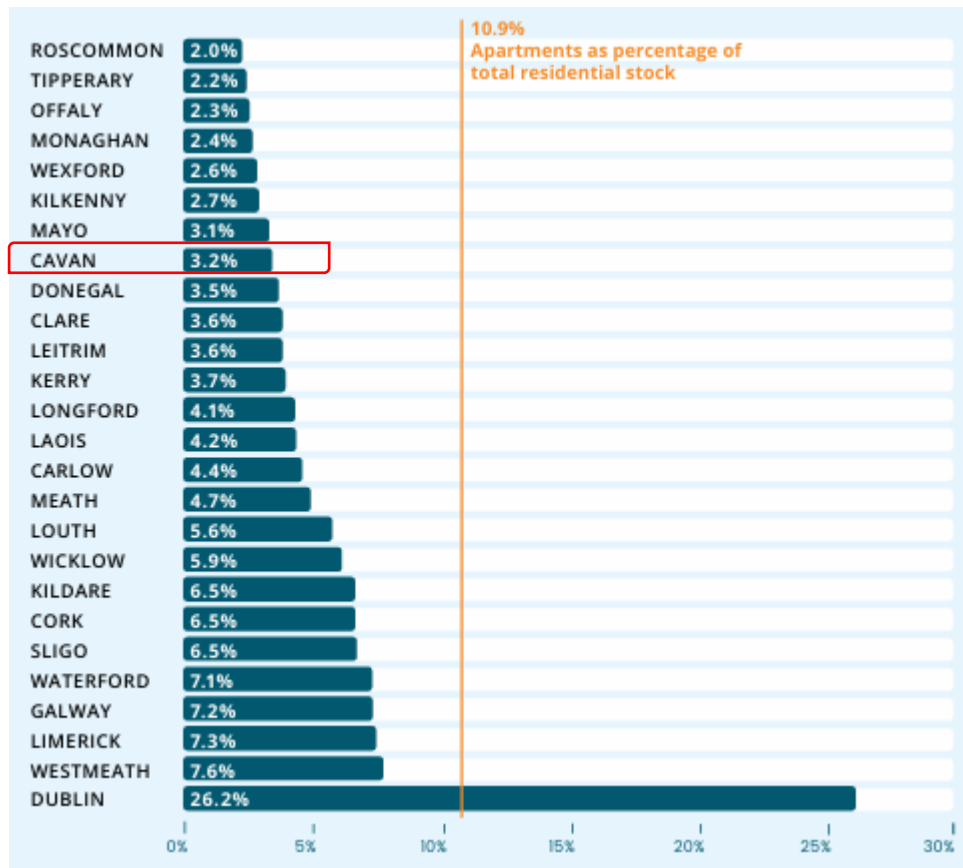


Figure 4 Extract from www.geodirectory.ie; apartment units as a % of housing stock by county

- 2.13 On the basis of the above it is clear there is a need for more residential units to be provided to accommodate the growing population within County Cavan and Cavan Rural ED.

3 HOUSING MARKET

- 3.1 The housing market in Cavan Town has shown significant growth in recent years, influenced by it's own population, economic growth and also by the overall demands being exerted for housing units given the population growth.
- 3.2 Also, as is evident in relevant publications and statistics there remains significant pressure on the housing market in the Cavan Town and Environs area, with Cavan Town being a more affordable and accessible alternative to living in Dublin City. Also at the same time the levels of construction are constraining supply of new units to accommodate the rising population.
- 3.4 In this context and on review of CSO data for new dwelling completions it is noted that units constructed in recent years within County Cavan still remains low, particularly for apartment unit provision.

Cavan	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3	2024 Q4	2025 Q1
Single house	37	25	24	41	34	35	35	37	34	30	13
Scheme house	15	36	24	18	57	30	17	29	20	26	28
Apartment	5	20	7	4	1	5	0	0	9	10	18
Total	57	81	55	63	92	70	52	66	63	66	59

Table 7 New dwelling completions in Cavan, Type of Unit and Quarter (source: CSO)

- 3.5 As per Table 7 the CSO data shows in the last three years there has only been 79 apartments and 300 scheme housing units have been constructed in Cavan County since the adoption date of the CDP in Q3 2022 (at time of writing July 2025). Per annum, the development plan seeks to construct 667no. units per annum (2001no. in first 3 years). Our review finds in the first 3 years of the development plan since Q3 2022, Cavan County has only constructed a total of 724no. units. Comparing this against what the Core Strategy under the current CDP seeks to deliver this is less than 50% per annum of required housing units.
- 3.6 Also in terms of residential prices, the average price in the Cavan is €224,441 (Q4 2024), which is growth of 356% since the trough in January 2014 of €40,514 (cso.ie).
- 3.6 It is clear these increases in prices are reflective of the existing demand to live in the Cavan Town area, as the increased demand in recent years is for both local buyers and from those buyers whose first preference would be to live in Dublin but due to affordability issues cannot afford same.
- 3.8 Also in terms of additional demand for residential units within the area, it is clear from the vacancy rates as set out in the Geodirectory for Q4 2024 that only 7% of units in Cavan are vacant.
- 3.9 On this basis it is submitted the current lack of availability of units is demonstrative of a shortage of supply and there exists a clear need to provide additional residential units which are appropriate both in terms of unit mix and affordability.

4 PROPOSED HOUSING MIX

- 4.1 Leading on from the demographic and residential analysis this section sets out how the proposed mix of units has been determined to directly respond the demographic profile of the area.
- 4.2 Given the suburban location and the connections with the wider area the approach used is to respond to the demographic/residential profile of County Cavan.
- 4.3 On this basis both the CSO figures for the County and Town have been reviewed to determine how the unit mix in the proposal responds are set out in the table below.

Size of Household	1 (person)	2 (person)	3 (person)	4 (person)	5 (person)	6+ (person)	Total
Total No. of Households Cavan	6995	7885	4708	4676	2988	1,593	28845
% of total households Cavan	24.25%	27.34%	16.32%	16.21%	10.36%	5.52%	100%
Total No. of Households Cavan Rural ED	675	757	499	555	293	152	2931
% of total households Cavan Rural ED	23.03%	25.83%	17.02%	18.94%	10%	5.19%	100%
Unit type as per CSO stats 2022 (%)	24.25%	43.66% (2-3 person) 26.57% (4-5 person) (Combined total of 69.1%)				5.52%	100%
Unit mix proposed	8no. 1bed 7.33%	41no.2bed 37.6% 44no. 3bed 40.3% (Combined total of 78%)				16no. 4 bed 14.6%	111 100%
Total	7.33%	78%				14.67%	100%

Table 8 Household size and profile of County Cavan and how the proposed unit mix responds.

- 4.4 As can be noted from table 8 the unit mix broadly correlates with the demographic/residential profile of both the County and Cavan Town (Cavan Rural ED) and is therefore considered appropriate.
- 4.5 In particular we highlight the provision of mid-range unit sizes (3-5 persons) are adequately provided for, to accommodate mid-size households totalling 78% of unit mix, against what the CSO records as being 69.1% of household size in the Cavan Rural ED area. This provision of mid-range units (3-5 person) is considered appropriate to enable a variety in housing tenure going forward.

- 4.6 Also in terms of duplex units proposed as set out under the Ministers foreword to the apartment guidelines:

'Apartment development continues to have a key role to play in the future sustainable growth of our urban areas, and in particular our cities. Greater availability and choice of well-located apartment development, together with enhanced affordability and related supports, will assist in encouraging a move towards apartment living.'

- 4.7 Paragraph 1.12 the guidelines state:

'Given the gap between Irish and European averages in numbers of households living in apartments and the importance of addressing the challenges of meeting the housing needs of a growing population in our key cities and towns and by building inwards and upwards rather than outwards, apartments need to become more and more the norm for urban housing solutions. This need will continue because of on-going population growth, particularly in Ireland's cities, a long-term move towards smaller average household size, an ageing and more diverse population, with greater labour mobility, and a higher proportion of households in the rented sector'.

- 4.8 In response to the policy context of the apartment guidelines and the low volume of apartments constructed across Cavan in recent years³ it is therefore considered an appropriate location for the apartment mix as proposed.

Description	Type	Number	Percentage mix of apartments
One bed	1 or 2 person	8	18.2%
Two bed	3 or 4 person	18	40.9%
Three bed	4 or 5 person	18	40.9%
Total		44	100%

Table 9 Proposed mix of units

- 4.10 As can be seen from table 9 the proposed mix of apartment sizes/types has been designed to directly respond to the demand for apartments in the Cavan area, as demonstrated by the latest results obtained from the CSO. Also, a degree of headroom has been incorporated into both the 1 bed and 2 bed unit provision.
- 4.11 Also the apartment mix is designed to provide a mix of units that are reflective of the demographic structure of Cavan, and also having regard to the provision of larger typical suburban housing units elsewhere in Cavan.
- 4.9 Finally the unit mix is designed to provide a mix of units that are reflective of the demographic structure of Cavan Town, and also having regard to the provision of larger typical suburban housing units elsewhere in Cavan Town.
- 4.10 Overall it is submitted the development provides a good variety of unit types, reflecting demographic needs for the area and also taking into account market demands/unit provision elsewhere in Cavan Town where typical suburban developments are available.

³ Refer to table 7 which sets out the type/nos. of units constructed in recent years in Cavan

Other matters

- 4.13 Of relevance to the Housing Mix we also highlight provision has been made for the Ageing Population, with single storey units proposed.
- 4.14 This design approach to provide for retirement housing is considered appropriate to comply with policies such as AFH03 of the CCDP.

5 SUMMARY & CONCLUSIONS

- 5.1 This statement of housing mix has been prepared to demonstrate that there is a need for the construction of a mix of 109 residential units ranging in size from 1-4 bedrooms.
- 5.2 A desktop analysis of the latest figures has been undertaken in order to understand both the demographic profile of County Cavan and Cavan Rural ED to inform the mix of housing to be provided.
- 5.3 In terms of demand, it is found the area has a very low housing vacancy rate, with most of existing housing stock permanently occupied.
- 5.4 Also, the most recent available data recorded by the Geo-Directory in Q4 2024 records the occupancy rate of County Cavan to now be reduced further to only 7% of total housing stock.
- 5.5 In terms availability of units in County Cavan it is evident there has been a restricted supply of new apartment residential developments in recent years; with CSO data detailing only 79 apartment units having been constructed between 2022 Q3 - 2025(Q1) in Cavan County (CSO).
- 5.6 We also highlight the recent Geo-Directory data which details that apartments represent only 3.2% of the housing stock in County Cavan. We submit this demonstrates a clear under-supply of apartments.
- 5.7 In terms of the demographic profile within County Cavan the latest CSO figures demonstrate that 95.01% of households fall within 1-5 person household size, with 5.5% being in the 6(+) person household size. However, only 19.29% of such households reside in apartments in the ED.
- 5.8 In response it is submitted the apartment units proposed is therefore appropriate, represents a balance between both Cavan County and Cavan Rural ED demographic/residential profiles. The proposed unit mix of apartments (39.6% of overall unit provision) is therefore considered to be in line with relevant government policies which seek to provide for smaller residential units and more apartment/duplex living.
- 5.9 In terms of the unit mix proposed it is designed to provide a mix of units that are reflective of the demographic structure of the area and also having regard to the provision of larger typical suburban housing units elsewhere in the Cavan Town Environs.
- 5.10 Specifically in terms of the number of units proposed we summarise:
- the provision of units for smaller households (1-2 persons) broadly correlates with household mix as recorded by the CSO in the area; specifically 24.25% of households are recorded as falling into this bracket and in response the proposed unit mix provides for 7.2% of units for this bracket.
 - the provision of mid-range unit sizes (3-5 persons) are adequately provided for, to accommodate mid-size households totalling 78% of unit mix, against what the CSO records as being 69.1% of household size in the area.
- 5.11 This statement of housing mix demonstrates that there is a high demand for the mix of units as proposed based on the existing residential stock and demographic profile of the area. To conclude the proposed development will have a significant positive long-term impact on Cavan Town and provide a sustainable residential development in accordance with the growth objectives for the town.



Ronan Woods
Director