

Estimated Development Yields Report

For Development at Cartron (townland), Oranmore,
Co. Galway

on behalf of Marshall Yards Development Company Ltd.

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CHARTERED PLANNING CONSULTANTS

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1. Methodological Overview

The McCutcheon Halley Development Yield Calculator produces five values. These values are as follows, a development yield value, a child yield value, a childcare yield value, a primary school yield value, and a post-primary school yield value. Three versions of each yield value are calculated, version one is based on the figures for the bespoke catchment of the proposed development, version two is based on the figures for the county wherein the proposed development is located, and version three is based on the figures for Ireland. How each of the yield values are calculated is set out below between sub-section 1.1 and 1.5.

1.1 Estimated Development Yield Value

Table 9 of the Housing theme of Census 2022 provides information on the number households and persons by the number of bedrooms in a dwelling. The rate of persons per bedroom unit is calculated by separately dividing the number of persons living in one-, two-, three-, four-, and five-or-more-bedroom dwellings for the catchment/county/Ireland. Based on these rates the number of persons per one-, two-, three-, four-, and five-or-more-bedrooms in a proposed development is calculated. The estimated number of persons per bedroom category is summed to calculate a total development yield as based on the number of one-, two-, three-, four-, and five-or-more-bedrooms of the proposed development.

1.2 Estimated Child Yield Value

The total child yield of a proposed development is based on the following set of assumptions:

- A two-person family will tend to live in a two-bedroom unit.
- A three-person family will tend to live in a three-bedroom unit.
- A four-person family will tend to live in a four-bedroom unit.
- A five-and-more-person family will tend to live in a five-bedroom-and-more unit.

Table 1 of the Families theme of Census 2022 provides information on the composition of families by providing the number of persons and children per family type. The composition (percentage) of children per family type is calculated by dividing the total number of children by the total number of persons per family type. The total development yield for two-bedroom units is multiplied by the percentage of children per two-person families. The total development yield for three-bedroom units is multiplied by the percentage of children per three-person families. The total development yield for four-bedroom units is multiplied by the percentage of children per four-person families. The total development yield for five-and-more-bedroom units is multiplied by the percentage of children per five-and-more-person families. These calculations produce an estimate of the total number of children per two-, three-, four-, and five-and-more-bedroom units. The estimated values are then summed to calculate the total estimated child yield for the proposed development.

1.3 Estimated Childcare Yield

The Childcare Yield value is calculated using the Child Yield value per bedroom type along with the proportion of 0-4-year-olds of the population aged 0-18 and the proportion of 0-4-year-olds in childcare for the catchment/county/Ireland. The Child Yield value per bedroom type is multiplied by the percentage that 0-4-year-olds comprise of the population aged 0-18 for the catchment/county/Ireland. This calculates the estimated number of the 0-4-year-olds for the proposed development based on the total Child Yield value per bedroom type. Table 5 of the Commuting theme of Census 2022 provides information on the number of 0-4-year-olds, 5-14-year-olds, and under-15-year-olds in childcare. The proportion of 0-4-year-olds in childcare is calculated by dividing the number of 0-4-year-olds in childcare by the total number of 0-4-year-olds for the catchment/county/Ireland. To calculate the Estimated Childcare Yield per type of bedroom the estimated number of 0-4-year-olds is multiplied by the percentage of 0-4-year-olds in childcare.

1.4 Estimated Primary School Yield Value

The Primary School Yield value is calculated using the Child Yield per bedroom type value along with the proportion of 5-12-year-olds. The Child Yield value is multiplied by the percentage that 5-12-year-olds comprise of the population aged 0-18 for the catchment/county/Ireland. This calculates the estimated number of the 5-12-year-olds based on the total Child Yield value. The estimated 5-12-year-olds represents the Primary School Yield value for the proposed development.

1.5 Estimated Post-Primary Yield Value

The Post-Primary School Yield value is calculated using the Child Yield value along with the proportion of 13-18-year-olds for the catchment/county. The Child Yield value is multiplied by the percentage that 13-18-year-olds comprise of the population aged 0-18 for the catchment/county/Ireland. This calculates the estimated number of the 13-18-year-olds based on the total Child Yield value per bedroom type. The estimated 13-18-year-olds represents the Post-Primary School Yield Value for the proposed development.

1.6 Limitations and Caveats

In short there are three limitations to the values calculated in the five preceding sub-sections. They relate to temporality of the data used, the lack of differentiation between new and existing dwellings, and that the characteristics of persons/households/families moving to the proposed development can differ from the characteristics of persons/households/families in the catchment or county.

The values calculated above are based on the proportions as per the year 2022. Therefore, they represent the most recent set of values available which is retrospective and not a projection. The rate of persons to one-, two-, three-, four-, and five-bedroom units is based on all the units regardless of whether

a unit was built after or before 2016. Therefore, the figures above do not reflect the yields of new units in the catchment/county/Ireland but rather reflect the status quo for the catchment/county/Ireland. Characteristics of persons/households/families moving in from outside the catchment or county could differ from the characteristics of persons/households/families within the catchment. To address this limitation more than one version of the five values are calculated. This allows for multiple scenarios to be considered based on the data from the catchment, county, and state.

2. Estimated Development Yields

This section presents the results of the three versions of estimated development yield. Version one is based on the 2022 Census figures for a catchment area surrounding the site. The county-based version is calculated using the 2022 Census figures for Galway Council. The state-based version is calculated using the 2022 Census figures for Ireland.

The catchment for the development at Oranmore was defined by selecting all the 2022 small area boundaries that were almost completely within the catchment area defined as the childcare area. (Figure 1). These small area boundaries were selected as they best represent the immediate urban environment within which the proposed development will be located. Based on this selection, the latest census figures were aggregated for each Census 2022 theme and table. Likewise, the figures for areas covered by Galway County Council and Ireland were aggregated for each Census 2022 theme and table, respectively.

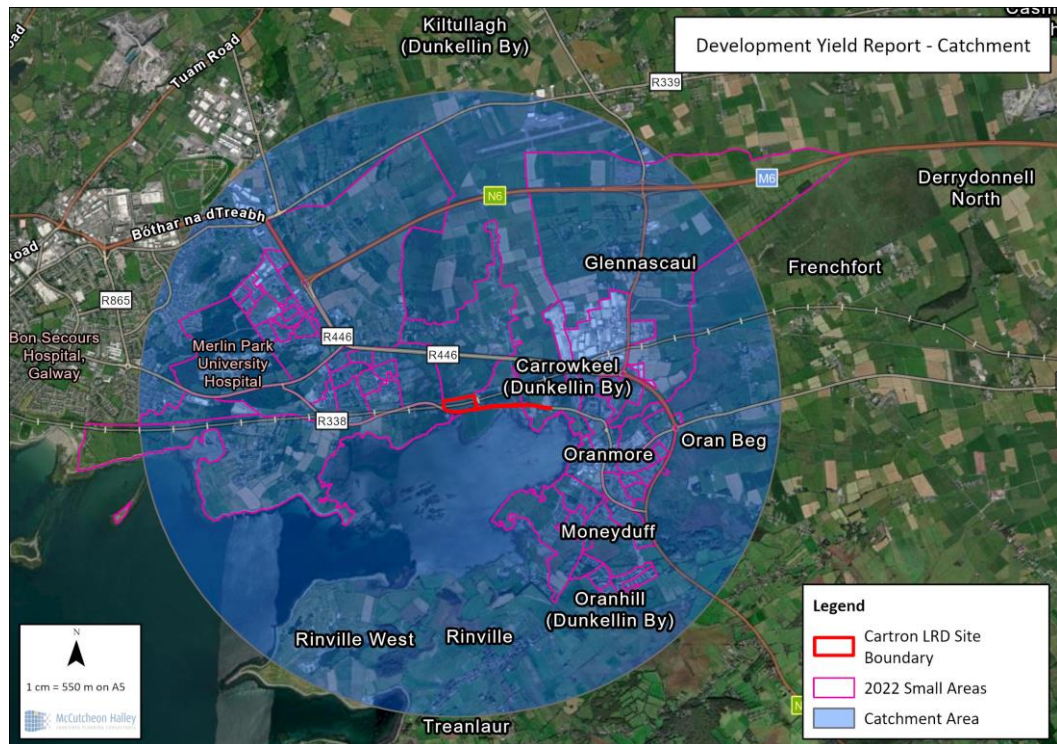


Figure 1: Development Catchment (Source: Tailte Eireann, 2024)

2.1 Estimated Total Development Yield

The total estimate development yield for the proposed development containing 171 units of which 16 are 1-bedroom units, 75 are 2-bedroom units, 70 are 3-bedroom units, and 10 are 4-bedroom units is 415 no. persons, 371 no. persons and 404 no persons, based on the figures from the catchment, county, and state, respectively (Table 1). The development yield figure for the catchment was the largest of the three estimated total development yield figures. Which indicates that the area surrounding the

proposed development is characterised by higher population densities than Galway County Council and Ireland.

Table 1: Estimated Person Yield

Unit Types	Number of Units	Catchment Based	Local Authority Based	State Based
1 Bedroom units	16	27	24	25
2 Bedroom units	75	158	141	156
3 Bedroom units	70	197	174	190
4 Bedroom units	10	33	32	33
Total	171 Units	415 Persons	371 Persons	404 Persons

2.2 Estimated Child Yield

The total estimate child yield for the proposed development based on the figures from the catchment, county and state are 115 no. children, 101no. children and 115 no. children, respectively (Table 2). The development yield figure for the catchment was larger than the local authority figure but the same as the state-based figure. Which indicates that the proportion of children in the catchment area is larger than that of the proportion of children for Galway County Council but the on par with Ireland.

Table 2: Estimated Child Yield

Unit Types	Number of Units	Catchment Based	Local Authority Based	State Based
2 Bedroom units	75	18	15	19
3 Bedroom units	70	79	69	78
4 Bedroom units	10	18	17	18
Total	155 Units	115 Children	101 Children	115 Children

2.3 Estimated Childcare Space Yield

The total estimate childcare yield for the proposed development based on the figures from the catchment, county and state are 17 no. children, 14 no. children and 16 no. children, respectively (Table 3). The development yield figure for the catchment was larger than both the local authority based and the state-based figures. Which indicates that the proportion of children in childcare in the area surrounding the proposed development is higher than that of the proportion for Galway County Council and Ireland.

Table 3: Estimated Childcare Spaces

Unit Types	Number of Units	Catchment Based	Local Authority Based	State Based
2 Bedroom units	75	3	2	3
3 Bedroom units	70	11	9	10
4 Bedroom units	10	3	3	3
Total	155 Units	17 Childcare Spaces	14 Childcare Spaces	16 Childcare Spaces

2.4 Estimated Primary School Enrolment Yield

The total estimate primary school enrolment yield for the proposed development based on the figures from the catchment, county and state are 55 no. children, 44 no. children and 55 no. children, respectively (Table 4). The development yield figure for the catchment was larger than both the local authority based and the state-based figures. Which indicates that the proportion of children aged between 5 and 12 in the area surrounding the proposed development is higher than that of the proportion for Galway County Council and Ireland.

Table 4: Estimated Primary School Children Yield – Catchment Based

Unit Types	Number of Units	Catchment Based	Local Authority Based	State Based
2 Bedroom units	75	9	7	8
3 Bedroom units	70	37	30	34
4 Bedroom units	10	9	7	8
Total	155 Units	55 Enrolments	44 Enrolments	50 Enrolments

2.5 Estimated Post-Primary School Children Yield

The total estimate post-primary school enrolment yield for the proposed development based on the figures from the catchment, county and state are 26 no. children, 34 no. children and 39 no. children, respectively (Table 5). The development yield figure for the catchment was smaller than both the local authority based and state-based figures. However, the state-based figure was the largest of the three. This indicates that the proportion of children aged between 13 and 18 in the area surrounding the proposed development and Galway County Council is lower than that of the proportion for Ireland.

Table 5: Estimated Total Post-Primary School Yield – Catchment Based

Unit Types	Number of Units	Catchment Based	Local Authority Based	State Based
2 Bedroom units	75	6	5	7
3 Bedroom units	70	23	23	26
4 Bedroom units	10	6	6	6
Total	155 Units	26 Enrolments	34 Enrolments	39 Enrolments

2.6 Implications of Development Yield Figures

Based on the figures presented above it is evident that the catchment-based figures represent the highest yield scenario for four out of the five estimated yields. Therefore, if the estimated yields are based on the catchment and state figures it will sufficiently meet the eventual demand for childcare, primary, and post-primary school services.

Regarding the demand for childcare, the development will provide for a 48 no. space crèche which will add a minimum of 31 no. spaces to the existing childcare capacity of Galway County Council. When assessing the current and future demand for primary and post-primary school services bespoke catchments were generated for the demographic analysis.

The proposed development is set to increase the primary school enrolments per year by 7 enrolments (i.e. 55 no. enrolments divide by 8). This is 1 enrolment less than the estimated available capacity per year of 8 no. (based on the 26: pupil to teacher ratio) for the 5 no. primary schools within 2.74 km from the site. Demand for primary school services is likely to decrease in the future within the catchment area as the population per year for 0-4-year-olds (218 no.) is 24 no. persons less than the current population per year for 5-12-year-olds (242).

The proposed development is set to increase the post-primary school enrolments per year to 7 no. (i.e. 39 no. enrolments divide by 6). This is 7 enrolments more than estimated available capacity per year of (based on maximum historic enrolment figures) for the 2 no. post-primary schools within 5 km from the site. Demand for post-primary school services is likely to increase in the future within the catchment area as the population per year for 5-12-year-olds (426 no.) is 12 no. persons more than the current population of per year for 13-18-year-olds (414).

Based on the estimated figures discussed, this report finds that the proposed development will add to the existing capacity of childcare services. The report also finds that the proposed development will serve to sustain the demand needed for primary and post-primary schools within the primary and post primary school catchments.