

Student Accommodation Concentration Report

FOR A PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT
(LRD) COMPRISING STUDENT ACCOMMODATION AT 21-23
BLACKPITTS, DUBLIN 8.

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Executive Summary

- The purpose of this report is to provide an assessment of concentration of student development in the local surrounding area in the context of a proposed development for 217 student bed spaces (209 single rooms and 4 twin rooms, 213 no. rooms in total), purpose-built student accommodation scheme located, at 21-23 Blackpitts, Dublin 8. The report is based on a requirement in the Development Plan 2022-2028 which seeks an assessment of the concentration of Purpose-Built Student Accommodation (PBSA) as part of a planning application.
- The report submits that the proposed development is designed to address an ongoing shortage of student accommodation, in accordance with national housing and planning policy including the National Student Accommodation Strategy. It provides details of the ongoing growth in third level enrolments in Irish third level institutions, which continues to generate excess demand for additional PBSA. The National Student Accommodation Strategy estimates a demand for 42,375 no. bedspaces in Dublin by 2024. The current supply of public and private student bedspaces in Dublin is estimated as 19,004, within 52 No. developments (April 2024). There was a total of 11 No. granted schemes in the planning and development pipelines accounting for an estimated net total of 5,507 No. student bedspaces (April 2024). The majority of these consents are occurring within the existing campus areas of UCD and DCU, or in close proximity to the TU Dublin Grangegorman Campus. The report concludes on this basis that student accommodation will continue to fall short of demand for the foreseeable future.
- The proposed development is located in close proximity to 8 No. of the largest universities and private institutions in the Country and considered to be highly suitable for student accommodation use. The site is located within a 15-minute cycle of Trinity College Dublin, National College of Art and Design, Royal College of Surgeons, Griffith College, Dublin Business School, University College Dublin, TUD Grangegorman and NCI Ireland which had a total combined enrolment of 82,671 No. third-level students in 2023 (Appendix 2).
- The report demonstrates that there is not an overconcentration of student accommodation or student population in the local area, including a map indicating all such facilities within 1km of the development (Map 2). There is a total of 3,699 No. student accommodation bedspaces currently in operation (April 2024). No further student bedspaces are currently permitted or under construction within the 1 km radius. Some 1,918 No. of these bedspaces (51.9%) have come onstream since 2022.
- The CSO defined *Small Areas* were used to develop the demographic profile of the relevant catchment by overlaying the 1 km radius buffer zone over the subject site. The catchment contains 169 No. small areas with a total population of 41,168 persons in 2022. This population has increased by 12.9% from 36,477 persons in 2011. In 2022, there were 5,203 persons aged 15+ years old and classified as a 'Student' in the catchment, accounting for 12.6% of the total population. Notably, the population aged 15+ years old and classified as a 'Student' was larger in 2011 (6,037 persons), and a much higher proportion of total population than it is currently (at 16.6%). This is despite the fact that nearly half (48.1%) of the existing PBSA in the catchment was built after 2011 and completed and occupied prior to the Census 2022. This could potentially indicate a re-distribution from more informal student living

arrangements in rented accommodation to the managed PBSA development, rather than a large influx of students.

- Considering the existing and proposed PBSA developments within the 1 km catchment, alongside the granted large scale residential developments within the 1 km catchment, and the proposed PBSA development (217 no. bed spaces), the total student population would represent c. 16.5% of the total population when fully occupied (an increase from 12.6% of in 2022). This calculation was derived using the 'PBSA concentration calculation table' (Table 1), as informed by international best practice in Edinburgh, ref. Edinburgh City Council (2015) 'Edinburgh Planning Guidance: Student Housing', to quantify student concentration/overconcentration, and ensure sustainable PBSA provision around the city. It is submitted in this report that these figures fall well below a threshold of 30% of the total population to describe overconcentration. On this basis, there is unlikely to be any significant relative increase in the number of students living in the area.

Description	Ref.	Value	Method
2022 total Census population for the 1km catchment	a	41,168	Census 2022
2022 student Census population for the 1km catchment (Aged 15+ classified Student)	b	5,203	Census 2022
2022 Student Census population as a percentage of total population (%)	c	12.6%	b / a * 100 = c
Number of additional student bed spaces completed/occupied since 2022	d	1,918	Author
Proposed number of student bed spaces in pipeline 2024 (undeveloped)	e	0	Author
Number of units in Blackpitts PBSA proposal	f	217	Author
Total projected new student population	g	2,135	d + e + f = g
Number of additional general housing units completed or in pipeline after 2022	h	2,415	Author
Local household size for the 1km catchment, 2022	i	2.16	Census 2022
Total number of additional projected general housing occupants	j	5,216	g * i = j
Total number of additional projected general housing occupants (Aged 15+ classified Student)	k	658	j * c = k
Future Population (Census 2022 + All Completed/Consented)	l	48,519	a + g + j = l
Future student Census population for the 1km catchment (Aged 15+ classified Student)	m	7,997	b + g + k = m
Total proposed student population as a percentage of the overall total population (%)	n	16.5%	

Table 1: Concentration calculation table for 1 km catchment area adapted from Edinburgh Model (Source: MCG Planning).

- This area contains a strong mix of land-uses with a balance of residential, office, and retail buildings, as well as community and amenity areas within a 1km radius of the site. It should be noted that nearly one third (c. 28.0%) of all land area within the 1 km catchment is occupied by low density single family dwellings. Given the strategic location of the subject site near the core city centre area, with resident populations within walkable distance of safe cycle routes, local public transport, health facilities, parks, shops, and other infrastructure, these areas, where possible, should be prioritised to contribute towards core CDP objectives aligning with the 15-minute city and compact growth. In this case, an underutilised site currently comprising light industrial units offers a huge opportunity to increase population density and provide much needed housing to the area, while not displacing any existing resident populations.
- It is stated in the current Dublin City Development that the Council supports the provision of high-quality, professionally managed, purpose-built third-level student accommodation, either on campus or in accessible locations adjacent to quality public transport corridors and cycle routes, in a manner which respects the residential amenities of the locality. The subject proposal satisfies the above requirements of the Council in their encouragement of purpose-built student accommodation in Dublin.

It is therefore respectfully submitted that the proposed student accommodation development will not result in an overconcentration of student accommodation developments in the immediate area.

1. Introduction

This Student Accommodation Concentration Report is submitted in support of an application for planning permission for a proposed Purpose Built Student Accommodation (hereafter referred to as PBSA) scheme on lands located, at 21-23 Blackpitts, Dublin 8. The reporting has been prepared on behalf Blackpitts Residence Unlimited Company by McGill Planning Limited, 9 Pembroke Street Upper, Dublin 2.

The aim of the report is to assess the Dublin PBSA accommodation sector in 2024, the nature of existing and future student demand, the value added resulting from proposed development, and critically assess any potential for overconcentration based on existing and permitted PBSA accommodation. The evaluation has been prepared with regard to the development context of the area, the provisions of the Dublin City Development Plan 2022-2028, in particular, the key objectives set out in Chapter 15 of the Dublin City Development Plan 2022-2028 (hereafter referred to as CDP).

1.1 Report Methodology

Section 15.13.1 of the CDP provides guidance on the development of PBSA in assessing proposals to ‘*resist the overconcentration of such schemes in any one area, in the interests of achieving a sustainable mix of development*’ pending the outcome of a Student Accommodation Concentration Study. The Development Plan notes that in an area where it is considered that there is an overconcentration of PBSA developments, a report detailing all existing and proposed PBSA developments within a 1 km catchment area of the site and justification that the development will not undermine the balanced pattern of development of an area will be required to be submitted.

The Development Management chapter of the CDP outlines the elements of the methodology to be used in the preparation of student concentration and demand reports stating:

“In assessing the degree of concentration of student accommodation, the Council will take into account the nature of the locality in terms of mix of land use and housing types, the existing and proposed number of students in the locality. To assist in this assessment the applicant will be requested to submit evidence of existing, proposed and under construction student accommodation developments within an area, including a map showing all such facilities within 1 km of a proposal.”

In alignment with the CDP policy, and Objective QHSN45 on student accommodation, this report is primarily concerned with evaluating:

- the existing character of the area in which the development is proposed including local amenities and facilities;
- the existing and proposed mix of uses in the vicinity of any proposed development;
- the impact of additional student accommodation on the wider objective to provide a rich and vibrant range of uses in the city centre including residential, social, cultural and economic functions;
- the need to prevent an unacceptable intensification of activity, particularly in predominantly residential areas;

The study uses the latest available supply and demand data and modelling to critically assess the need for student accommodation at the proposed location, while generating a methodology to measure overconcentration.

1.2 Subject Site, Study Area and Accessibility

Located at 21, 22 and 23 Blackpitts, just off Clanbrassil Street in Dublin 8, the site comprises three industrial and office units in one block on a 0.19 ha site. The area is currently under significant regeneration with new developments rising to 8 stories nearby. The area is considered to have a strong sense of community, and is within easy reach of the city centre, just 7 minutes to Camden Street and a nearby diverse range of shops, bars and cafes. The property is zoned Objective Zone Z1: Sustainable Residential Neighbourhoods "To protect, provide and improve residential amenities" in the Dublin City Development Plan 2022-2028.

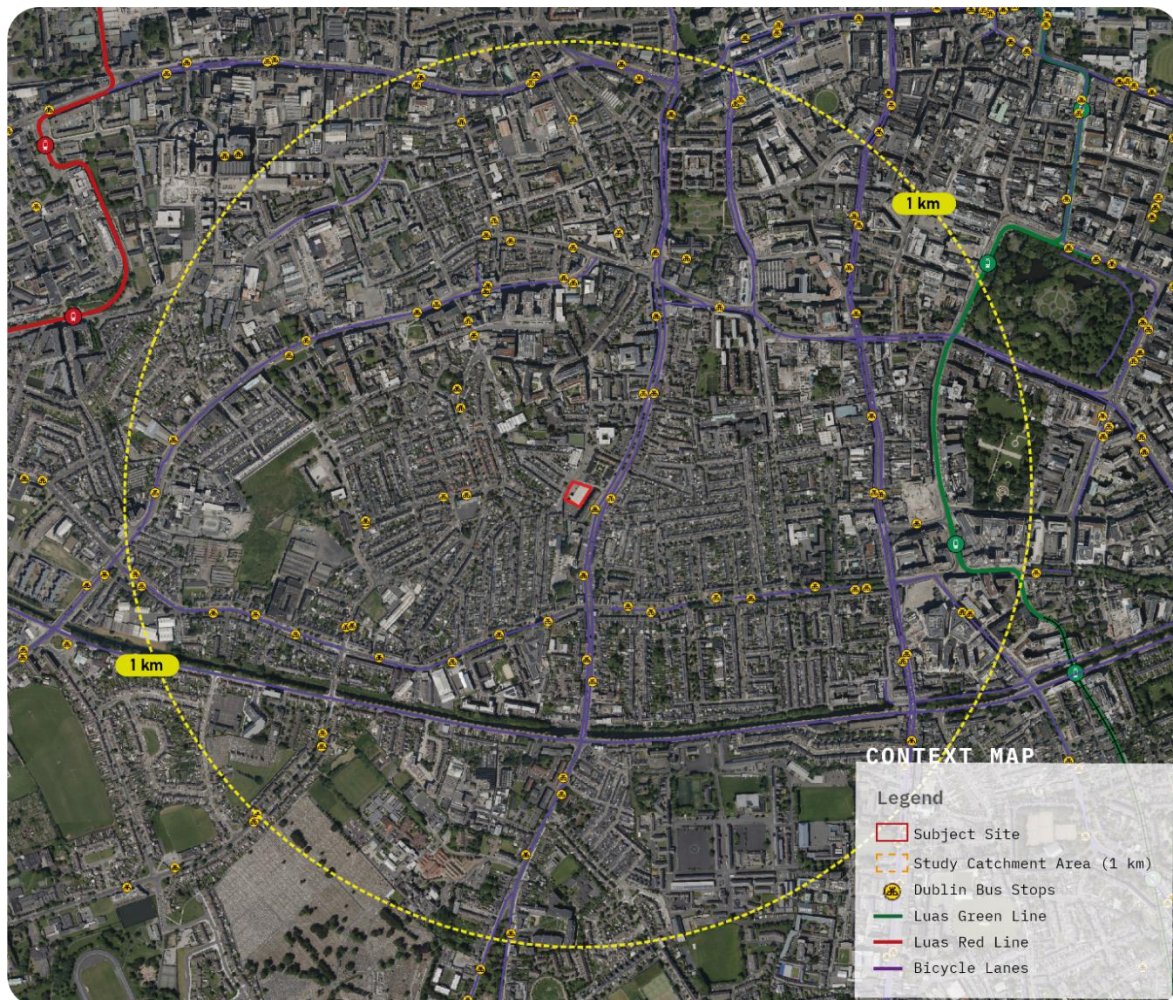


Figure 1: Study Area, with Dublin bus, rail and Luas stops, and cycle lanes identified (Source: Bing Maps, annotated by MCG Planning, 2025)

The catchment area for the student accommodation concentration assessment is defined by a c. 1km radius of the subject site, equivalent to a c. 12-minute walking distance, which is considered suitable in determining overconcentration with respect to the proposed development (Figure 1). A distance of c. 1km has been defined by Dublin City Council within the Development Plan (Section 15.13.1) as the suitable standard range to make informed observations on a proposed development, and the likelihood that a proposed development could undermine the principles of achieving a balanced pattern of development in the area. Given that the subject site is located within an urban inner-city

context, in some cases Dublin City-wide or Dublin County-wide analysis has been evaluated to make observations on the wider Dublin PBSA and third-level education sectors.

The site is located within a 10-minute cycle of Trinity College Dublin, National College of Art and Design, Royal College of Surgeons, Griffith College, and Dublin Business School which together had a total combined enrolment of 37,635 No. third-level students in 2023. Moreover, it is within a 15-minute cycle of University College Dublin, TUD Grangegorman and NCI Ireland which increase the total combined enrolment to 82,671 No. third-level students. The subject site presents an opportunity to contribute to alleviating the prevailing shortage of suitable student accommodation in Dublin on appropriately zoned lands (as recognised within the National Student Accommodation Strategy, and by Dublin City Council within the CDP). This area contains a strong mix of land-uses with a balance of residential, office, and retail buildings, as well as community and amenity areas within a 1km radius of the site.

The subject site is a well-located and enjoys a high level of access within its locational context to all the sustainable transport modes. For pedestrians, there are footpaths/public lighting on the surrounding street network with signalised pedestrian crossing throughout. The area has extensive designated cycle lanes leading to each of the main academic institutions. The site is within walking distance of both the Red Line Luas (Fatima Station, 20 minute walk) and the Green Line Luas (Harcourt Street Station, 15 minute walk). It is also within walking distance of a variety of bus routes operated by Dublin Bus. Dublin Bus Stop 2388 at St Kevin's Parade located 50 metres from the site provides links from the city centre to the site, and onwards through local suburban neighbourhoods towards Tallaght (No. 49 and 54a).

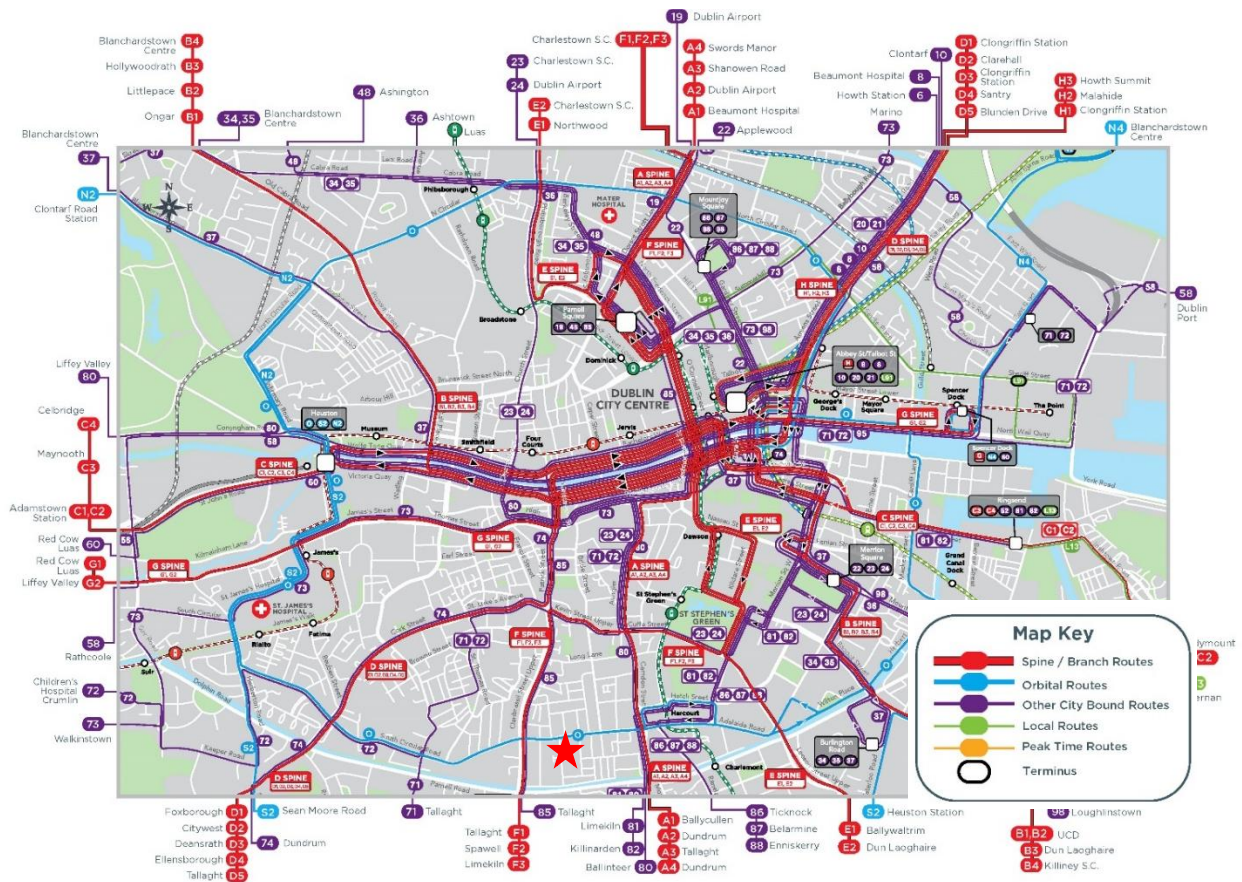


Figure 2: BusConnects Network (Indicative Location of the Subject Site Denoted By Red Star) (Source: BusConnects.ie, Annotated By MCG Planning, 2025)

The BusConnects project will further enhance accessibility when fully introduced connecting the subject site to a range of Spine, Orbital and Local Routes satisfying local and commuting needs (Figure 2). For the subject site, the most relevant future routes will be the proposed F (F1, F2, F3) spine routes connecting Charlestown on the north side of the city, through the City Centre and near each of the major Third Level institutions, towards Tallaght on the south side of the city. This service aims to improve frequency and quality of service for the neighbourhoods of Tallaght, Terenure, Templeogue, Harold's Cross, Knocklyon and Firehouse, Broadstone, Drumcondra and Whitehall to the City Centre. Equally it aims to connect the F-Spine at various locations to Orbital Routes that facilitate direct connections to Third Level institutions outside of walkable or cyclable distances (such as DCU and IADT). This will provide significantly improved bus transport access to the subject site in the coming years.

1.3 Proposed Development

Planning permission is sought for a Large-Scale Residential Development delivering 217 student bed spaces (209no. single rooms and 4no. twin rooms, 213no. rooms in total), within one block. The block ranges in height up to 6 storeys with a basement below. All associated internal and external amenity space, including the provision of restaurant/café, on street carparking, cycle parking, landscaping, bin stores, service provision and all other associated site development works.



Figure 3: Proposed Site Plan (Source: Google Maps, 2025)

2. Relevant Policy

The Rebuilding Ireland Action Plan underlines the importance of providing well designed and located student accommodation to meet growing demand and avoid additional pressures in the private rental sector. The most recent enrolment data from the HEA for the 2022/23 academic year shows that 84,055 full time students were enrolled in HEA-aided third level institutions in the Dublin area in 2023, with approximately 35,323 (42.0%) of those students enrolled HEA-aided third level institutions within the canals of Dublin City. This figure increases to 56,856 students when the enrolment of the 3 No. largest private institutions are added (NCI, Griffith College, and DBS).

For the purposes of this Student Accommodation Concentration Report, the relevant National and Local policy is outlined in this section. The remaining sections of the report will evaluate how consistent the proposed development remains with the new Development Plan and its policies.

2.1 National Student Accommodation Strategy (2017)

The Government launched the first National Student Accommodation Strategy in July 2017. The Strategy is designed to ensure that there is an increased level of supply of purpose-built student accommodation to reduce the demand for accommodation in the private rental sector by both domestic and international students attending Higher Education Institutions (HEIs). The report states the following in relation to the urgent requirement for purpose built student accommodation:

"When combined with the projects that are currently at pre-planning phases in the HEIs, the DES has identified the potential for at least an additional 21,000 PBSA bed spaces places by 2024 over the baseline figure of 33,441 PBSA bed spaces which are currently available.

The impact of an additional 21,000 student accommodation bed spaces, in addition to an additional 1,500 Digs spaces, will free up at least an additional 5,000 rental units for the wider residential rental sector."

International comparisons indicate that Dublin has a relatively low proportion of students accommodated in PBSA, with approximately 16% of the student population accommodated in PBSA in 2018, compared to approximately 38% in Edinburgh. The report sets out concerns regarding facilitating rental levels of residential property generally and states:

"The most effective way to reduce and stabilise rents in the long term is to increase supply and accelerate delivery of all types of housing. The aim of this strategy is to support the accelerated availability and delivery of student accommodation including both digs and PBSA, which should in turn lead to a stabilisation of the cost of accommodation".

The strategy recognises the concerns which arise in some cases in respect of 'studentification' or overconcentration in communities. It is highlighted that a student management plan is submitted with this planning application. The National Student Accommodation Strategy states the following:

"A report commissioned by the Grangegorman Development Agency, published in 2016, highlighted that " ... the ability of a city the size of Dublin to absorb students is greater than that of smaller cities and university towns in the UK where studentification has become an issue. It is important to note that the DIT is an existing institution whereby the existing students have been able to be absorbed into the city. It is anticipated that this will continue to be the case."

With regards to current capacity, the strategy states that:

"As highlighted already, in Dublin in particular, all HEI's are reporting that their current provision is heavily over-subscribed, and students are finding it difficult to secure accommodation on or near to their campuses. The DES will continue to work with stakeholders to ensure support for the further development of PBSA both by HEI's and private developers."

The Strategy points to the level of historic enrolment growth and indicate there will be a significant increase in full time students attending publicly funded Higher Education Institutes (HEI) over the next decade:

"The HEA Key Facts and Figures for 2015/ 2016, published in November 2016, highlighted that there were 179,354 full-time enrolments in Department of Education and Skills (DES) aided HEIs in the academic year 2015/2016 (169,363 of those students attend either a university or an institute of technology). Enrolments have increased from 173,649 in 2014/2015 and from 169,254 in 2013/2014."

"The International Education Strategy has set a growth target of 33% for the higher education sector, which will result in an increase in international students in both public and private HEIs from 33,118 in 2014/ 2015 to approximately 44,000 by the end of the 2019/ 2020 academic year."

The report estimated that there was an unmet demand for 17,886 No. bedspaces in Dublin in 2017 based on existing supply and the quantum demanded. Drawing together the estimates of supply of, and demand for PBSA, showed that the demand outstrips supply, and this trend was expected to continue, and increase by 2024. By 2024, demand was expected to reach 42,375 No. bedspaces in Dublin, with an expected unmet excess demand of 13,569 No. bedspaces. Notably these supply and demand conclusions were based on assumptions around completions. As of 2024, the PBSA market in Dublin was unable to deliver to the scale of projections within the National Student Accommodation Strategy (c. 30% below target completions). Thus, its likely that the shortfall (or excess demand) in 2024 is higher.

In summary, the National Strategy identifies that there will be significant continued demand for accommodation and that the delivery of additional PBSA has significant potential to free up housing for other demographics.

2.2 Dublin City Development Plan 2022-2028

The CDP recognises the need for more student bedspaces to deal with current and future levels of demand. The National Student Accommodation Strategy (NSAS) 2017 is acknowledged within Chapter 5 of the CDP as it sets out the target for an additional 16,374 PBSA bed spaces to be provided throughout the Dublin area by 2024 to provide an overall supply of 28,806 No. PBSA bed spaces. The CDP further emphasizes this need through the following policy objective QHSN45:

QHSN45: Third-Level Student Accommodation - *"To support the provision of high-quality, professionally managed and purpose-built third-level student accommodation in line with the provisions of the National Student Accommodation Strategy (2017), on campuses or in appropriate locations close to the main campus or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy. "*

The need for additional PBSA units is clear from the National Student Accommodation Strategy, the CDP reflects this need while considering the importance of mitigating potential adverse impacts on the surrounding area of such developments. Within the housing strategy for the CDP, Dublin City Council highlight that PBSA developments are to be considered only when proposals for such developments are respectful of the existing local residential amenity and character of the surrounding area. An important facet in maintaining this amenity for all residents would expectedly be the avoidance of an over-proliferation of students in the area. Chapter 15 of the CDP further outlines requirements for proposals regarding PBSA, as follows:

“In assessing applications for purpose built student accommodation the planning authority will have regard to the following key factors:

- *The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport.*
- *The proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to an extent that would be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.”*

In accordance with the Plan, the applicant has undertaken a survey of existing, permitted and proposed PBSA developments within a 1 km radius of the subject site. These assets are identified in the maps in Section 3 of this report, with a full version of the survey provided at Appendix 1. The assessment outlines that the proposed development does not lead to an over-concentration and/or over-proliferation of student accommodation at this location.

The proposed development has been designed to a high-quality finish at an appropriate location in close proximity to a major university, high-frequency public transport options and walking and cycling infrastructure. The development is therefore in full compliance with the 'Guidelines for Student Accommodation' and shall support the objectives of the National Student Accommodation Strategy.

3. Catchment Supply and Demand Assessment

For the purposes of this Student Accommodation Concentration Report, the following section provides details of how the proposed development remains consistent with the new Development Plan. In respect to this PBSA study, it is submitted that based on the supply and demand analysis provided, that the site is not located in an area that could be classified as having an overconcentration of existing PBSA and bedspaces. Likewise, it is considered that the subject site is not located in an area where there is an overconcentration of granted permissions for additional bedspaces.

3.1 Approach

In alignment with the CDP policy, and Objective QHSN45 on student accommodation, which requires *"in assessing the degree of concentration of student accommodation, the Council will take into account the nature of the locality in terms of mix of land use and housing types, the existing and proposed number of students in the locality. To assist in this assessment the applicant will be requested to submit evidence of existing, proposed and under construction student accommodation developments within an area, including a map showing all such facilities within 1 km of a proposal."*

While there is no specific guidance provided in the Development Plan as to how potential overconcentration is assessed. Edinburgh City Council's Student Housing Guidance is considered to be best practice in terms of providing the appropriate concentration levels of student accommodation in terms of maintaining the social and physical fabric of a given area. This guidance document indicates that:

*"...where there is good access to university and college facilities by public transport, walking and cycling, student housing will be generally acceptable provided it will not result in a student population over 30% in the locality."*¹

As there is no equivalent document for Dublin, this has been widely referenced and accepted as an appropriate threshold in the assessment of many proposed student accommodation schemes including a student accommodation SHD scheme at Sweeney's Terrace, Mill Street and Clarence Mangan Road, Dublin 8 in 2019. It is therefore proposed to assess the potential for overconcentration on the following basis:

- Existing demographic profile of population 2022 within the catchment area using Small Area Census data;
- Existing and proposed permitted/under construction PBSA accommodation schemes within the catchment area;
- Existing and permitted/under construction standard accommodation schemes within the catchment area;
- Existing and future (including proposed development) student population within the catchment.

¹ The guidance notes that the concentration of student population can potentially be 50%, but this only relates to locations within 400 metres of a University or College campus. While the proposed site is within 400 metres of Griffith College, as this is a private institutions, the study deferred to the 30% threshold. The methodology employed can be found at: https://consultationhub.edinburgh.gov.uk/sfc/edinburgh-planning-guidance-student-housing/user_uploads/student-housing-guidance-aug-2015.pdf

In order to provide a comprehensive and robust assessment, an examination of student accommodation developments within a 1 km radius, in accordance with the policy set out above is carried out.

3.2 Demand Side Analysis (Existing)

The demographic profile of the area was examined using the results from the Census 2011 and 2022 (the latest available on the CSO website). The scope of the assessment is determined by overlaying the 1 km radius buffer zone over the subject site and assessing the relevant spatial unit in demographic analysis. For the subject site, the CSO defined Small Areas were used to develop the relevant catchment area boundary (as outlined in white in Figure 2).

This Study Area provides insight into the composition of the local population and relevant demographic trends. Specifically, the study reviews the population's age profile to best understand the lifecycle of the population in the area, the change in student population, and is used as a baseline in forecasting student concentrations resulting from proposed PBSA. This Study Area (based on the CSO Small Areas) is also benchmarked against the age profile of Dublin City.

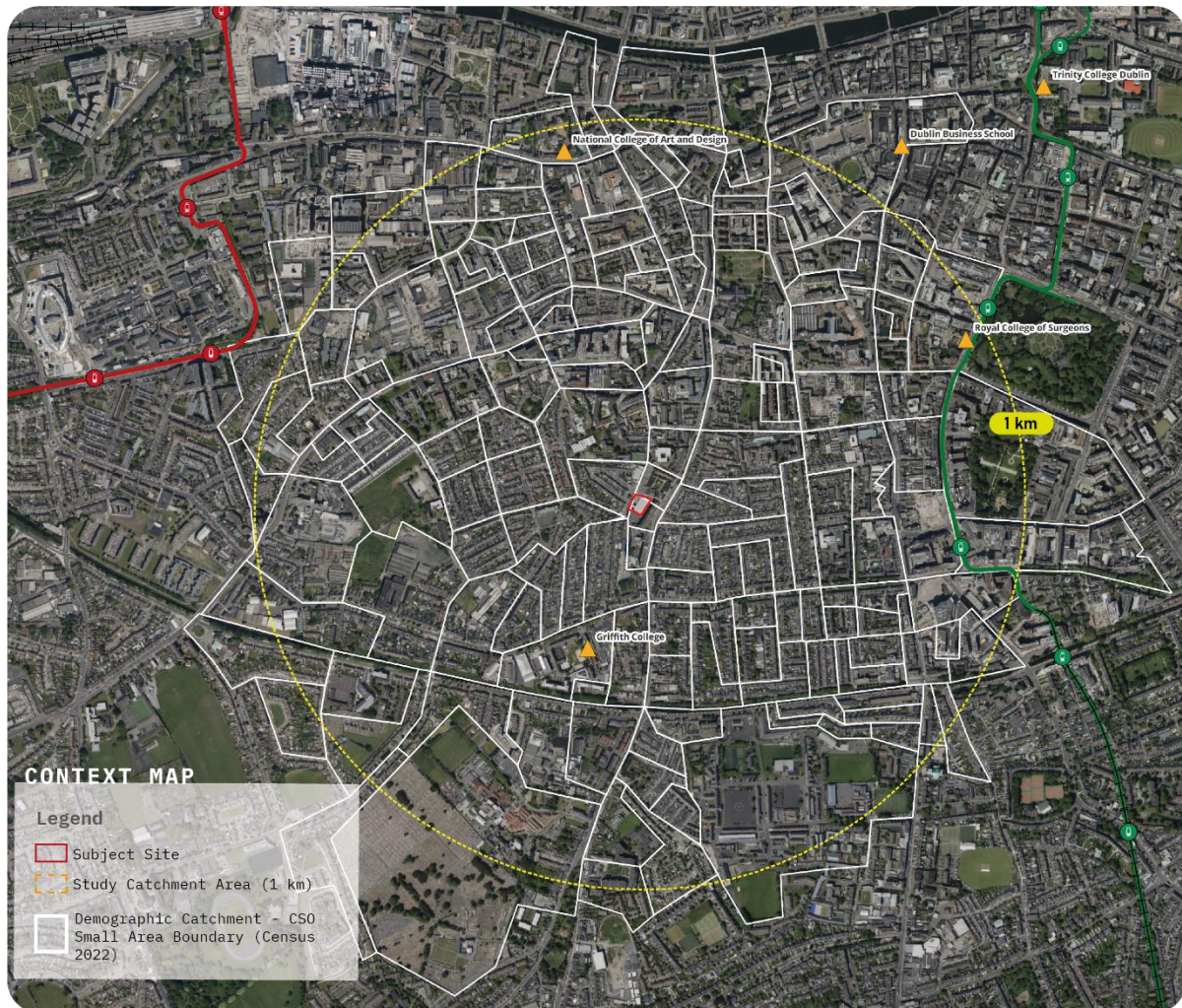


Figure 4: Extent of Demographic Study Area Comprising 169 No. of the CSO Defined Small Area Boundaries relevant to the Subject Site (Source: CSO, 2022, Bing Maps, annotated by MCG Planning, 2025)

The 1 km catchment area contains 169 No. small areas which had a combined population of 41,168 in 2022. The population in this area has increased from 36,477 persons by 12.9% or 4,691 persons since 2011. In 2022, there were 5,203 persons aged 15+ years old and classified as a Student in the catchment, accounting for 12.6% of the total population. For the purposes of this study, these persons are classified as the student population². In 2022, the proportion of population aged 15+ years old and classified as a Student in the wider Dublin City administrative area was 9.1% (or 54,195 persons). Notably, the population aged 15+ years old and classified as a Student was larger in 2011 (6,037 persons), and a much higher proportion of total population than it is currently (at 16.6%).

3.3 Supply Side Analysis (Existing and Proposed)

Dublin City faces a shortage of supply on every accommodation front, including houses/apartments, rental accommodation, student accommodation, business community accommodation, hotel and guest accommodation, social housing accommodation. There is a requirement for a range of accommodation.

As part of this Student Accommodation Concentration Assessment, an audit of existing and proposed facilities was carried out in the local area to assess the provision and need for additional PBSA accommodation infrastructure. A desktop study was used to collect the baseline information which were recorded in an Excel table then mapped using the ArcGIS ecosystem. A number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- Q3 2019 Progress Report on the National Student Accommodation Strategy
- 2019 Social, Economic and Land Use Study of the Impact of Purpose Built Student Accommodation in Dublin City
- 2017 National Student Accommodation Strategy
- 2024 Dublin City Council 'Planning Application Search Portal';
- 2024 Google Places Dataset;
- 2024 ESRI and Mapbox Ireland Basemaps;

A radius of 1 km from the subject site was used as the focus for this assessment to align with the development standards for student concentration assessments outlined in Section 15.13.1 of the Dublin City Development Plan 2022-2028. The assessment uses the complete database of PBSA developed by the HEA in Q3 2019 as a baseline audit of assets in Dublin. In addition, a review of all granted and commenced permissions was carried out to determine the level of PBSA development and completions in the period between 2017 and 2024.

As of April 2024, Dublin offers a total of 19,004 bedspaces in PBSA accommodation, in 52 PBSA accommodations. Most of these bedspaces are concentrated in Dublin City. The Dublin 4 and Dublin 8 postcodes account for 45.8% of the bedspaces, with the remaining c 10,000 bedspaces located throughout Dublin 1, 9 7, 2, and 6 (Table 2).

² The methodology employed by Edinburgh City Council uses persons 16+ years old still in education. This exact cohort delineation in data could not be provided by the CSO, and so all persons aged 15+ years old still in education are included. For the purposes of this analysis, these are considered to be directly comparable.

Postcode	Bedspace (Ordered High to Low)	Percentage of Total
Dublin 4	4,442	23.8%
Dublin 8	4,102	22.0%
Dublin 1	2,691	14.4%
Dublin 9	2,587	13.9%
Dublin 7	2,518	13.5%
Dublin 2	1,300	7.0%
Dublin 6	1,000	5.4%
Total	19,004	100.0%

Table 2: Postcode location of PBSA bedspaces within Dublin (Source: MCG Planning 2024).

The spatial distribution of PBSA accommodation across the 1 km catchment area has been developed in Map 1 shown overleaf. The geographical spread shows the clustering of the facilities within 1km of the larger third level institutions within the City, allowing most residents to easily walk to their place of education. These maps include associated datapoints around size of individual assets, their generation, and their names to provide a holistic picture of existing accommodation infrastructure.

In addition to existing PBSA in the catchment, a desktop analysis of consented planning permission for additional rooms was carried out in April 2024. This analysis is presented in Map 3 below, and in tabular form in Appendix 1 of this report. As of 2024, the catchment area has permissions consented for 5,507 additional bedspaces across 11 consented planning permissions. The highest concentrations of these are occurring in the Dublin 4 area around UCD, and in the Dublin 9 area in close proximity to the DCU campus. The remaining application are connected largely with the TU Dublin campus in Grangegorman, Stonybattery and Phibsborough Areas in Dublin 7. As of 2024, there are no consented applications for additional PBSA developments in the Dublin 8 area or within the 1 km catchment area.

3.4 Concentration Assessment

Considering the existing and proposed PBSA developments within the 1 km catchment, alongside the granted large scale residential developments within the 1 km catchment, and the proposed PBSA development (222 no. bed spaces), the total student population would represent c. 16.5% of the total population when fully occupied (an increase from 12.6% of in 2022). This calculation was derived using the 'PBSA concentration calculation table' (Table 3), as informed by international best practice in Edinburgh, ref. Edinburgh City Council (2015) 'Edinburgh Planning Guidance: Student Housing', to quantify student concentration/overconcentration, and ensure sustainable PBSA provision around the city. It is submitted in this report that these figures fall well below a threshold of 30% of the total population to describe overconcentration.

While it is acknowledged that there has been a comparatively significant increase in activity and completion of new bedspaces in the catchment area within the last number of years, this increase in bedspaces has not created an overconcentration. On this basis, there is unlikely to be any significant relative increase in the number of students living in the area, and rather there will likely be a re-distribution from more informal student living arrangements in rented accommodation to the managed PBSA development.

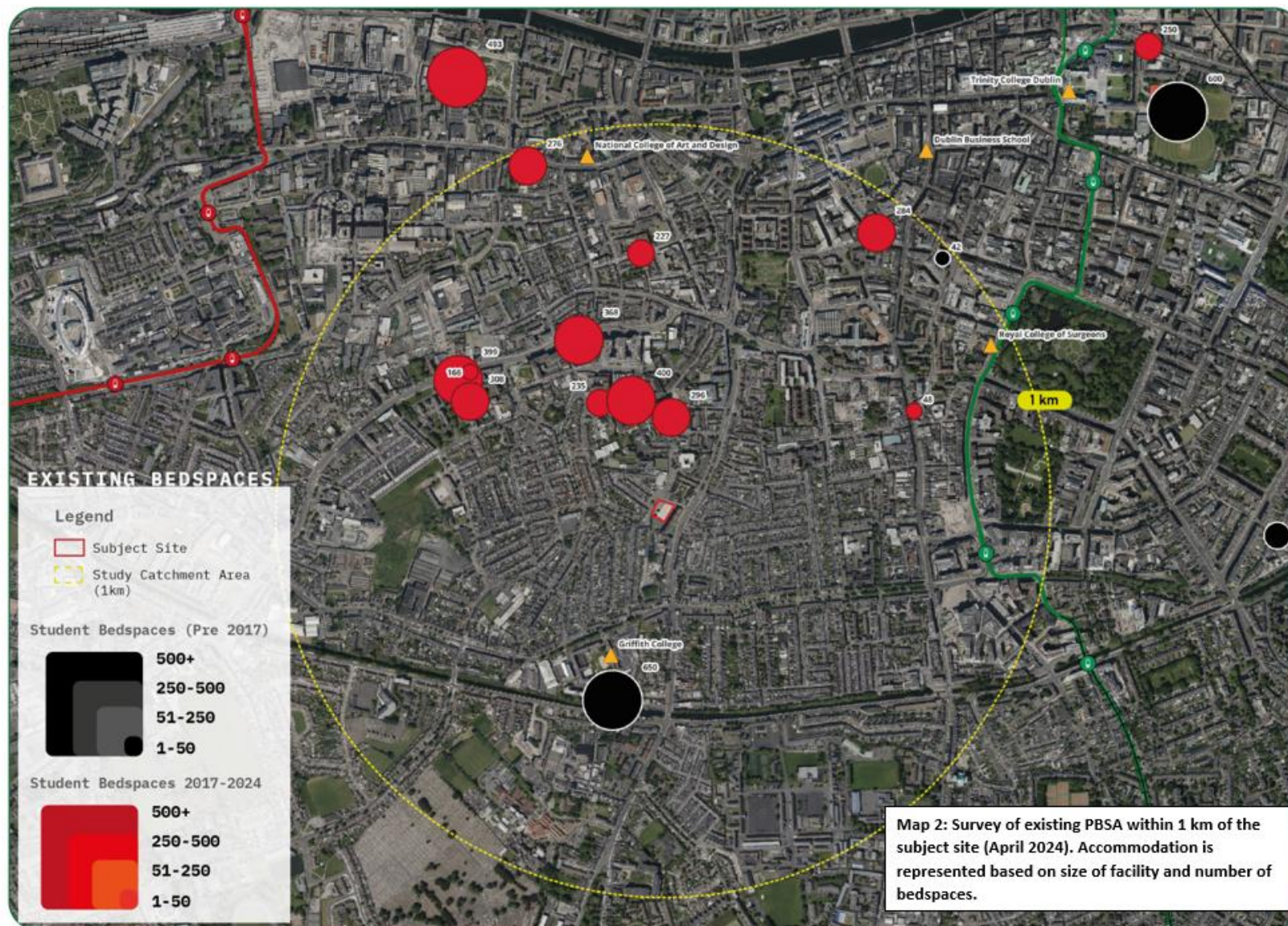
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2022 student Census population for the 1km catchment (Aged 15+ classified Student)	b	5,203	Census 2022
2022 Student Census population as a percentage of total population (%)	c	12.6%	$b / a * 100 = c$
Number of additional student bed spaces completed/occupied since 2022	d	1,918	Author
Proposed number of student bed spaces in pipeline 2024 (undeveloped)	e	0	Author
Number of units (bedspaces) in Blackpitts PBSA proposal	f	217	Author
Total projected new student population	g	2,135	$d + e + f = g$
Number of additional general housing units completed or in pipeline after 2022	h	2,415	Author
Local household size for the 1km catchment, 2022	i	2.16	Census 2022
Total number of additional projected general housing occupants	j	5,216	$g * i = j$
Total number of additional projected general housing occupants (Aged 15+ classified Student)	k	658	$j * c = k$
Future Population (Census 2022 + All Completed/Consented)	l	48,519	$a + g + j = l$
Future student Census population for the 1km catchment (Aged 15+ classified Student)	m	7,997	$b + g + k = m$
Total proposed student population as a percentage of the overall total population (%)	n	16.5%	

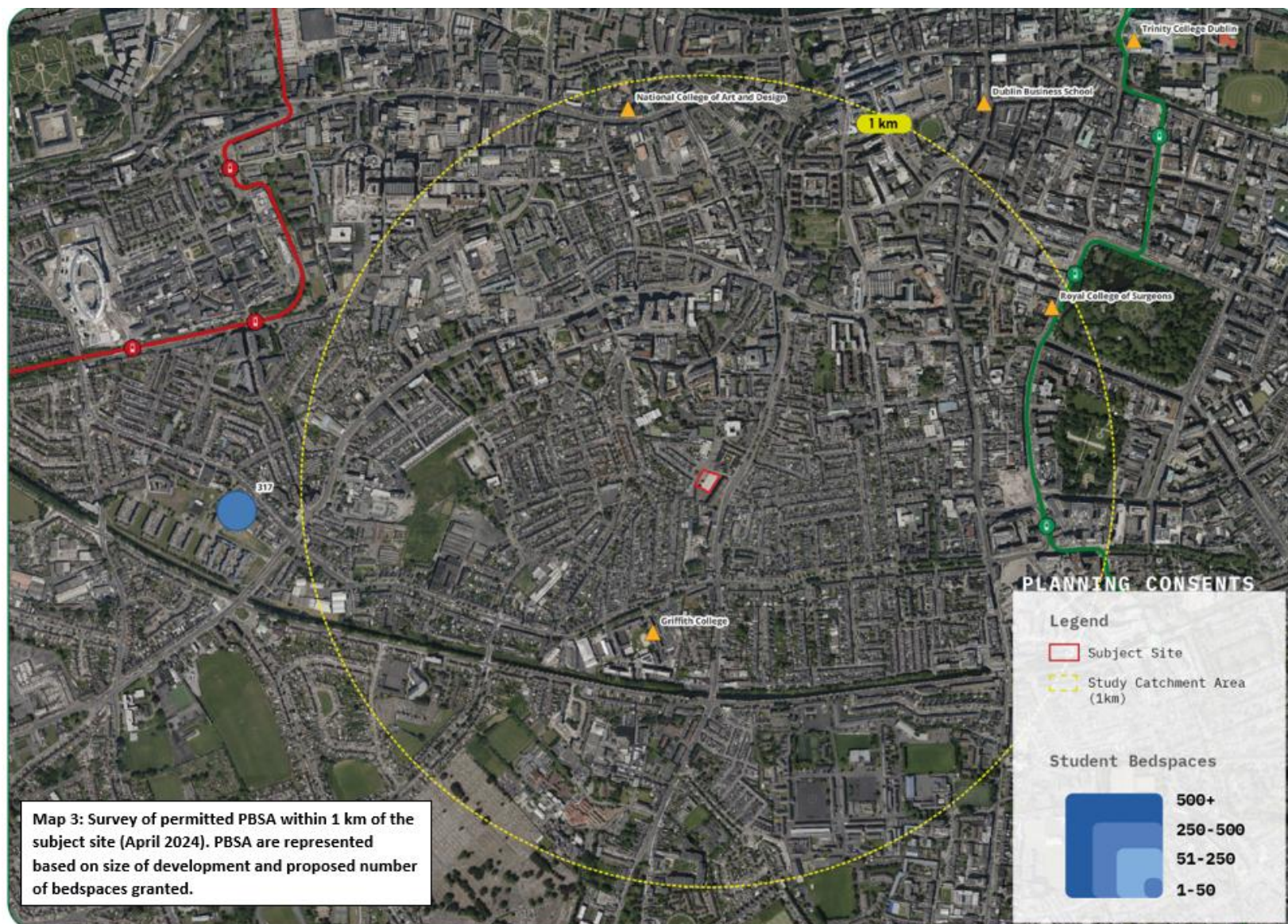
Table 3: Concentration calculation table for 1 km catchment area adapted from Edinburgh Model (Source: MCG Planning).

This area contains a strong mix of land-uses with a balance of residential, office, and retail buildings, as well as community and amenity areas within a 1km radius of the site. It should be noted that nearly one third (c. 28.0%) of all land area within the 1 km catchment is occupied by low density single family dwellings. Given the strategic location of the subject site near the core city centre area, with resident populations within walkable distance of safe cycle routes, local public transport, health facilities, parks, shops, and other infrastructure, these areas, where possible, should be prioritised to contribute towards core CDP objectives aligning with the 15-minute city and compact growth. In this case, an underutilised site currently comprising light industrial units offers a huge opportunity to increase population density and provide much needed housing to the area, while not displacing any existing resident populations.

It is stated in the current Dublin City Development that the Council supports the provision of high-quality, professionally managed, purpose-built third-level student accommodation, either on campus or in accessible locations adjacent to quality public transport corridors and cycle routes, in a manner which respects the residential amenities of the locality. The subject proposal satisfies the above requirements of the Council in their encouragement of purpose-built student accommodation in Dublin. **It is therefore respectfully submitted that the proposed student accommodation development will not result in an overconcentration of student accommodation developments in the immediate area.**







Appendix 1: Existing And Proposed PBSA Accommodation

Existing PBSA Accommodation (Schemes highlighted in yellow are within the 1km catchment area)

PBSA	Address	Bedspaces	Category	Status
NCI Mayor Street, D1	Mayor Street Lower, International Financial Services Centre, Dublin 1, Ireland	286	Pre-2017	Public
Buckley Hall, Railway Street/Buckingham Street Lower, D1	Buckley Hall, Buckingham Street Lower, Mountjoy, Dublin 1, Ireland	103	Pre-2017	Public
Trinity College Dublin On-Campus, D2	College Green, Dublin 2, Ireland	600	Pre-2017	Public
JBs Student Residence, Cumberland Road, D2	JBs Student Residence, Cumberland Road, D2	140	Pre-2017	Public
JBs Student Residence, Lad Lane, D2	Lad Ln, Dublin, Ireland	220	Pre-2017	Public
Trinity Hall, Dartry, D6	Trinity Hall, Dartry Rd, Dartry, Dublin 6, D06 R838, Ireland	1000	Pre-2017	Public
BlackArch Student Accommodation 9-13 Blackhall Place, D7	Dmg Business Centre, 9-13 Blackhall Pl, Stoneybatter, Dublin 7, D07 P2NX, Ireland	200	Pre-2017	Public
Broadstone Hall 244 Phibsboro Road, Constitution Hill, D7	Broadstone Hall, 244 Phibsborough Rd, Phibsborough, Dublin 7, Ireland	103	Pre-2017	Public
JBs Student Campus at the “Deaf Village”, Navan Road, D7	Ratoath Rd, Cabra West, Dublin 7, D07 V4KP, Ireland	115	Pre-2017	Public
Griffith College, D8	Griffith College, D8	650	Pre-2017	Public
Shanowen Hall, Shanowen Road, D9	Shanowen Hall, 1 Shanowen Rd, Whitehall, Dublin 09, D09 T9EH, Ireland	245	Pre-2017	Public
Shanowen Square, Shanowen Road, D9	Shanowen Square, Shanowen Rd, Whitehall, Dublin 9, Ireland	298	Pre-2017	Public
Schoolhouse Court, Schoolhouse Lane, D9	9 Schoolhouse Ln, Whitehall, Dublin, D09 FK11, Ireland	66	Pre-2017	Public
Marino Institute, Griffith Avenue, D9	Griffith Ave, Dublin, Ireland	322	Pre-2017	Public
Hampstead Apartments, DCU Campus, D9	Whitehall, Dublin, Ireland	299	Pre-2017	Public
College Park Apartments, DCU Campus, D9	Dublin City University, Collins Ave Ext, Whitehall, Dublin 9, Ireland	433	Pre-2017	Public
Larkfield Apartments, DCU Campus, D9	Whitehall, Dublin, Ireland	254	Pre-2017	Public
Purcell House, All Hallows DCU, D9	Dublin City University, Collins Ave Ext, Whitehall, Dublin 9, Ireland	61	Pre-2017	Public

O'Donnell House, All Hallows DCU, D9	O'Donnell House, 9 Grace Park Rd, Drumcondra, Dublin, Ireland	45	Pre-2017	Public
Saint Patrick's DCU, D9	Saint Patrick's DCU, D9	238	Pre-2017	Public
Gateway Student Village, Ballymun, D11	Ballymun, Dublin, Ireland	326	Pre-2017	Public
UCD On-Campus	University College Dublin, Belfield, Dublin 4, Ireland	3164	Pre-2017	Public
Millin House, and Mercer RCSI	Millin House, and Mercer RCSI	42	Pre-2017	Public
Cork Street	35-38 Cork St, The Liberties, Dublin, D08 RX9X	399	2017-2024	Private
Heyday Carman's Hall	Carman's Hall, The Liberties, Dublin, D08 V22H	227	2017-2024	Private
Aungier & Wexford Street	15 Wexford St, Dublin, D02 AP93	48	2017-2024	Private
Scape Dublin	6 Stephen Street Upper, Dublin, D08 CH2H	284	2017-2024	Private
Nido Ardee Point	Nido Ardee Point, Newmarket, The Liberties, Dublin, D08 KPP4	368	2017-2024	Private
aparto Binary Hub	Binary Hub Bonham Street, Dublin	493	2017-2024	Private
aparto The Loom	Cork St, The Liberties, Dublin, D08 P772	166	2017-2024	Private
aparto Beckett House	123 Summerhill, Mountjoy, Dublin, D01 TY46	393	2017-2024	Private
aparto Dorset Point	107 Dorset Street Upper, Dublin, D01 F6F8	447	2017-2024	Private
Highfield House	Highfield House, Marne Villas, Dublin, D07 PC95	402	2017-2024	Private
Stoneybatter Place	Rope Walk, 20 Stoneybatter, Dublin 7, D07 NP2K	142	2017-2024	Private
Brickworks	Brickfield Ln, The Liberties, Dublin, D08 HX7E	308	2017-2024	Private
Brewers Close	Brewers Close, Mill St, Dublin, D08 NN5V	235	2017-2024	Private
Ardcairn House	Ardcairn House, 8 Grangegorman Lower, Dublin, D07 KH34	126	2017-2024	Private
Dominick Place	58, 58-64 Dominick Street Upper, Phibsborough, Dublin 7, D07 FP46	247	2017-2024	Private
Dominick Place [Expansion]	25-29 Dominick Street Upper, Phibsborough, Dublin 7	77	2017-2024	Private
Highfield Park	274 N Circular Rd, Phibsborough, Dublin, D07 ED7R	429	2017-2024	Private
Kavanagh Court	Kavanagh Court, Gardiner Pl, Mountjoy, Dublin, D01 V2P9	491	2017-2024	Private
New Mill	New Mill, Mill St, The Liberties, Dublin 8, D08 V221	400	2017-2024	Private
The Tannery	The Tannery, Mill St, Dublin, D08 K0HD	296	2017-2024	Private
Swuite Dublin	13-18 Grangegorman Lower, Dublin 7, D07 YE81	132	2017-2024	Private
Highlight Thomas Street	32 Thomas St, The Liberties, Dublin 8, D08 R76P	276	2017-2024	Private
Highlight Parkgate	43 Montpelier Hill, Stoneybatter, Dublin 7, D07 XT61	329	2017-2024	Private
The Tramshed & The Woodworks	The Tramshed & The Woodworks, Mayor Street Upper, Dublin	971	2017-2024	Private
Oisín House, TCD	Oisín House, TCD	250	2017-2024	Public

UCD Campus 2019	UCD Campus 2020	354	2017-2024	Public
UCD campus 2024	UCD Campus 2020	924	2017-2024	Public
LIV Student Dublin	27-31, Church St, Dublin 7, D07 RR82	216	2017-2024	Private
LIDL	Balbutcher Lane	364	2017-2024	Private

Granted Planning Applications for PBSA Accommodation (No granted applications for additional PBSA were identified within the catchment area)

Reference No.	Year	Applicant	Site Address	No. Student Bedspaces	Status
4035/16	2016	Balark Investments Ltd	87 Prussia Street, Stoneybatter Dublin 7	203	Grant permission
ABP-305061	2016	Molaga Capital Limited	355 South Circular Road, Dublin 8.	317	Grant permission
ABP-309657	2016	The Park Shopping Centre Ltd	Park Shopping Centre and 42-45 Prussia Street,	584	Grant permission
ABP-312102	2016	Viridis Real Estate Services Limited and Prussia Properties Limited	No's. 29b, 30 and 31 Prussia Street,	236	Grant permission
ABP-300241	2018	Phibsborough Shopping Centre Ltd	Phibsborough Shopping Centre and 345-349 North Circular Road, Dublin 7	334	Grant permission
ABP-300666	2018	Labinies Limited	Former "Matts of Cabra" public house and lands to the rear, Fassagh	208	Grant permission
SHD0004/19	2019	SP Bakery Ltd.	St Peter's Bakery	257	Grant permission
SHD0002/22	2022	TCD	Cunningham House, Trinity Hall, Dartry, Dublin 6 D06 T263 (ABP-312539-22)	358	Grant permission
ABP-300520-17	2017	Cairn Homes	former Blakes and Esmonde Motors sites, Lower Kilmacud Road, the Stillorgan Road (N11)	576	Grant permission
305405-19	2019	DCU	Dublin City University Glasnevin Campus	1240	Grant permission

Phase 3	2016	UCD	UCD campus	1194	Grant permission
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