



# Gormanston

## An Assessment of Housing Need and Strategic Importance of the Area

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PREPARED BY  
  
Future Analytics FOR

Swanhall Ltd

# { GORMANSTON }

## INTRODUCTION

Future Analytics Consulting Ltd. (FAC) of 23 Fitzwilliam Square (South), Dublin 2 has prepared this assessment in respect of residentially zoned lands to the north of Gormanston Town, Co. Meath. FAC is an established urban planning consultancy that advocates an evidence-based approach to proper planning and sustainable development.

County Meath is a significant strategic component of the Greater Dublin Area (GDA) and its locational advantage has a major part to play in the future development of Ireland's economy. Meath benefits from being both part of Ireland's primary economic hub and the largest market in the State. That position is jeopardised, however, by an undersupply of housing which limits the attractiveness of the county as a place in which to live, as a base for industry and employment and in terms of its role supporting Ireland's economic engine. The location of Gormanston town along the M1 economic corridor, with adequate residentially zoned lands and connectivity along a high frequency train line, make it a key asset in delivering this expected future growth.

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## CONTEXT

### LOCATION

35 km from Dublin City Centre, Gormanston is one of the most accessible locations in Meath. Located 800m from Exit 7 on the M1 interchange, the town is optimally positioned to connect with Dublin in the south and Drogheda, Dundalk and Belfast in the north. Gormanston also benefits from the presence of the Dublin-Belfast railway line, providing regular commuter services from the town. The DART Expansion Programme will also deliver an augmented high-frequency electrified service to Drogheda (and Gormanston) by 2027.

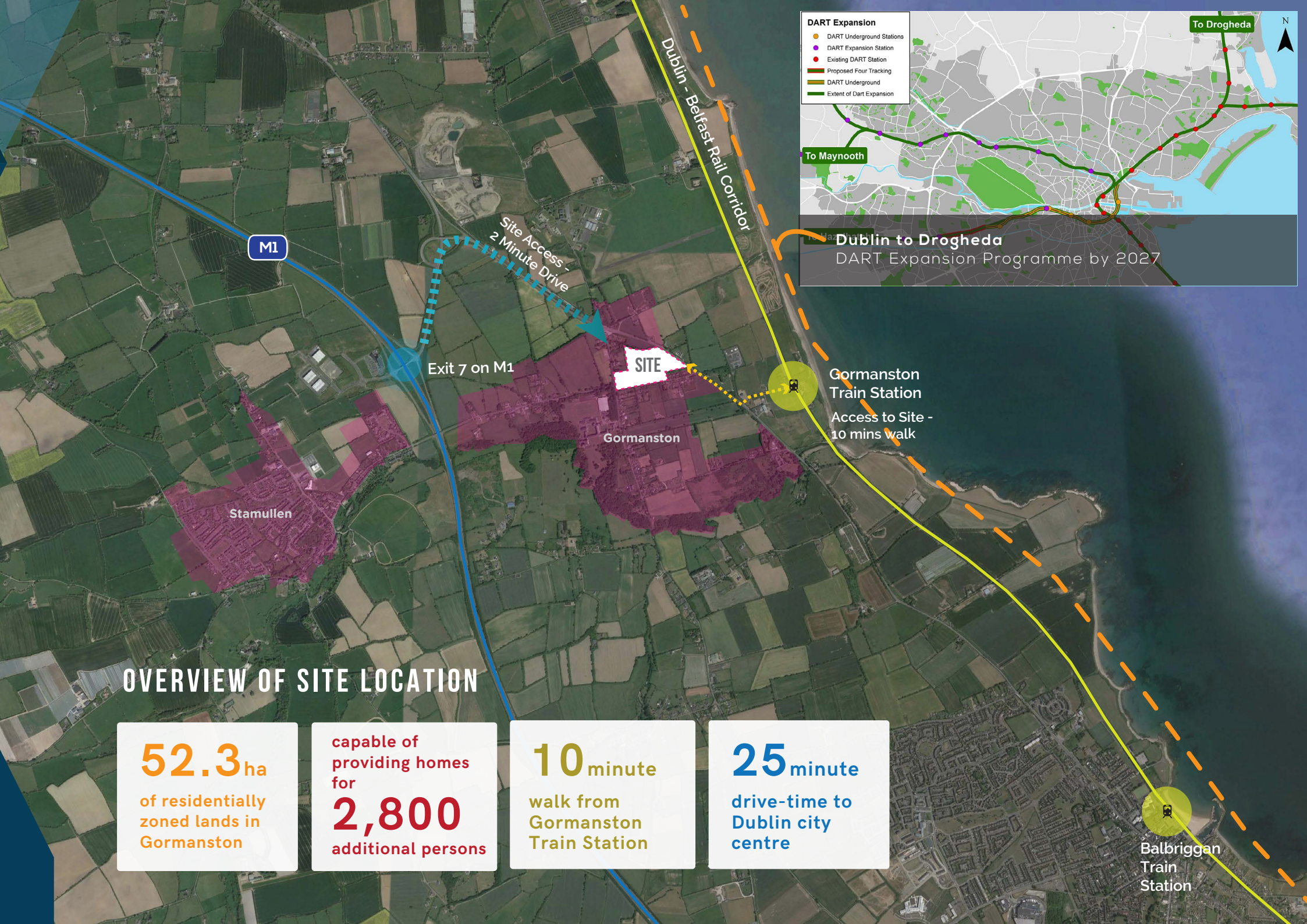
Over 1.7 million people live within a one-hour drive of the town (36.3% of the country's population), and 915,709 within just the a 10km radius of the M1 motorway (19.2% of the country's population). The corridor area also provides 1-in-4 of the total jobs in the country (24.5%)(CSO, 2016).

The north-east of Ireland contains the largest and fastest growing towns. Drogheda, with a population of 40,956 (up 6.2% since April 2011) remained the largest town in Ireland. Swords (39,248) and Dundalk (39,004) complete the top three.

### RESIDENTIAL OPPORTUNITY

As a smaller, more accessible town, Gormanston provides the prospect of a high-quality standard of living and a superior work-life balance.

There are a total of 52.3 hectares of undeveloped residentially zoned land in Gormanston, which have an assigned average density of 20 units per hectare. These lands have the capacity to support **1,046 new homes** (RLA, 2014) with a potential potential population equivalent of 2,793 additional persons (based on existing average household size for the town). This report seeks to address approx. 8 hectares of lands immediately to the north of the town (map overleaf).



- DART Expansion**
- DART Underground Stations
  - DART Expansion Station
  - Existing DART Station
  - Proposed Four Tracking
  - DART Underground
  - Extent of DART Expansion

**Dublin to Drogheda**  
DART Expansion Programme by 2027

M1

Site Access -  
2 Minute Drive

Exit 7 on M1

SITE

Gormanston

Gormanston  
Train Station

Access to Site -  
10 mins walk

Stamullen

**OVERVIEW OF SITE LOCATION**

**52.3** ha  
of residentially  
zoned lands in  
Gormanston

capable of  
providing homes  
for  
**2,800**  
additional persons

**10** minute  
walk from  
Gormanston  
Train Station

**25** minute  
drive-time to  
Dublin city  
centre

Balbriggan  
Train Station

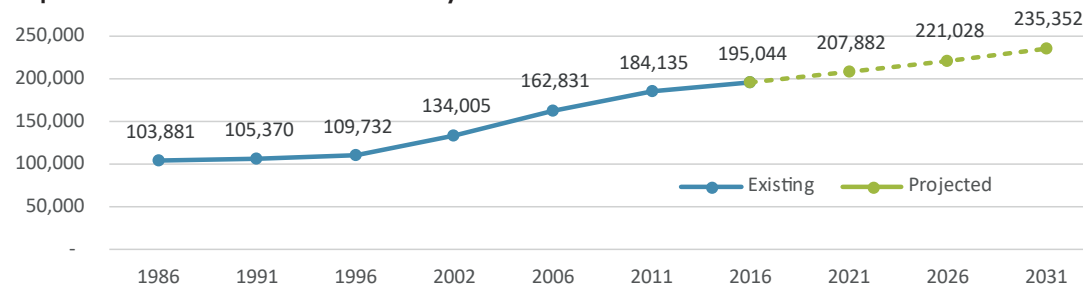
## STRATEGIC CONTEXT

The opportunity offered by Gormanstown is best framed by its location within the county of Meath and by its context on the M1 corridor, defined as 10km from the M1 in all directions. The town itself is located at approximately the mid-point of the 'Dublin-Belfast corridor' between Dublin and the border with Northern Ireland. It is an international route, ultimately extending to Belfast in Northern Ireland (UK). The corridor is defined by its population, infrastructure, accessibility, economy and third-level educational institutions.

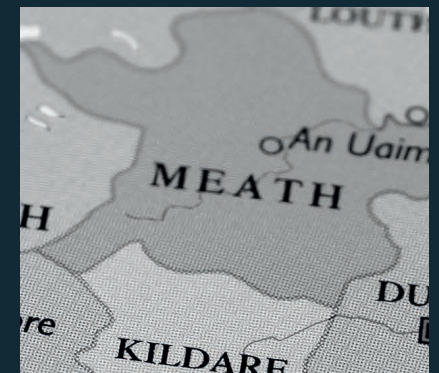
### MEATH

The proximity of Meath to Dublin has been a central factor in the growth experienced in the county over the last 20 years, which saw the population increase by 78% between 1996-2016 and the housing stock increase by 134% during the same period. The population of Meath experienced considerable growth in the last decade, increasing by +19.8% between 2006 and 2016, to reach 195,044 persons. This was significantly greater than the state average of 12.3% during the same period.

Population Growth in Meath County



Moreover, the population is projected\* to growth by an additional +13.3% over the next decade to 2026 (+25,984 persons). Using the current average household size for the county as a simple multiplier (3.03 persons per household) it would indicate a need to accommodate a minimum of **8,575** new units in the period to 2026, and 13,303 new units by 2031.



\*To project population forward, FAC uses the demographic cohort component methodology (CCM); the same methodology used by the Central Statistics Offices (CSO). It provides a flexible and powerful approach to population projection by developing an array of comparative scenarios, each tailored around the application of qualified assumptions in mortality, fertility and migration (as aligned with the CSO). Specifically, the 'MIF1-aR' scenario has been utilised herein.

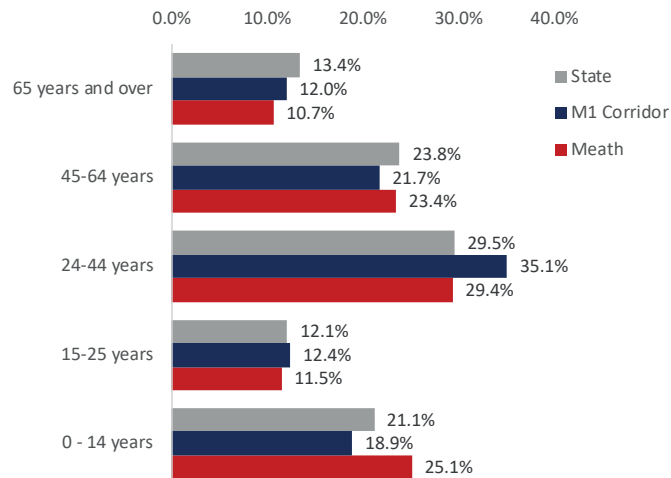
County Meath has very young population with 65.9% under the age of 44. Equally, 51.1% of households are made up of families with children. The demands for larger unit sizes are apparent in Meath with 38.5% of all current households consisting of 4 persons or greater (compared to just 30.5% in the state). This would indicate an increasing young demographic profile that are seeking houses within which to raise a family.

Gormanstown is within 30 minutes' drive time of the majority of the M1 economic corridor between Drogheda and Dublin making it an easily accessible location within the region. The wider 60 minute drive-time area has a population of over 1.7 million persons (representing 36.3% of the state population).

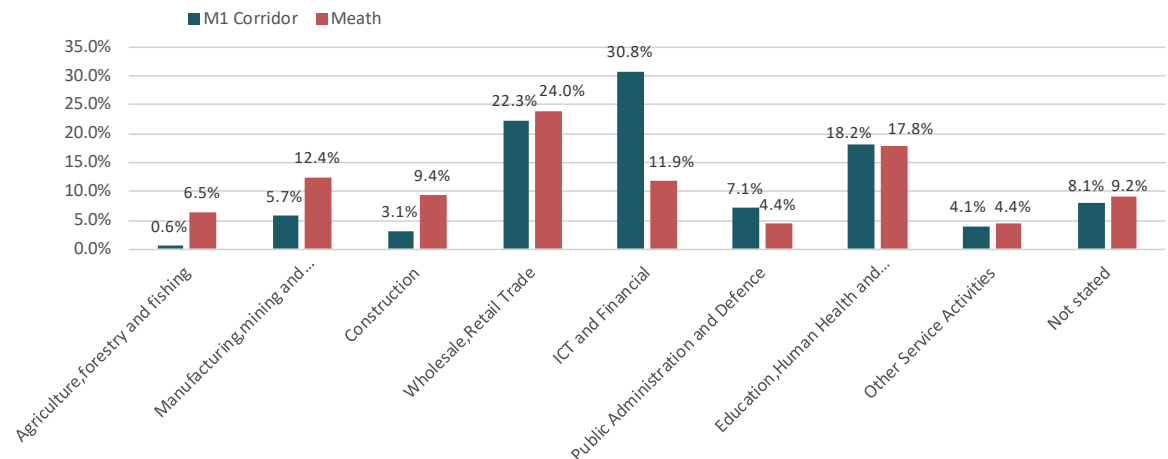
The Irish workforce is recognised as being one of the best educated workforces in the world. This is particularly true for the population in Meath and living along the Dublin-Belfast corridor. The proportion of the population who are working in Meath which have attained a Bachelor's or Postgraduate Degree is in excess of 42.8% (NFQ 7+). This figure increases to 59.0% within the M1 Corridor area. The chart below also indicating that 30.8% of all jobs in the Corridor are in ICT or Finance positions (11.9% of all jobs for Meath) demonstrating the high quality of existing jobs employment.



**Comparison Age Profiles, 2016**



**Proportion of Jobs by Industry, 2016**







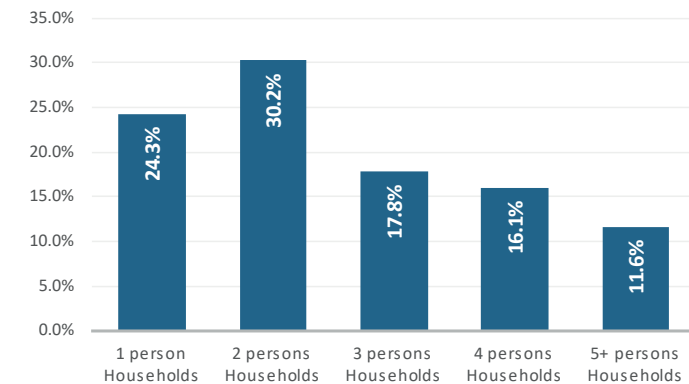
The corridor has a younger population than the state average, with 66.3% under 45 years of age, compared to 62.8% for the state. Within the M1 economic corridor 77.5% of households are made up of families, compared to 79% for the state. This would indicate an increasing young demographic profile that are seeking houses within which to raise a family. This would appear to be reinforced by the relatively low proportion of family houses within the M1 corridor with 71.2% compared to 86.5% across the state.

Gormanstown is ideally located to access employment hubs locally, for example the developing CityNorth campus, nearby Balbriggan, as well as the hub of Drogheda to the north and the major employment centres of Swords, Dublin Airport and Dublin City to the south.

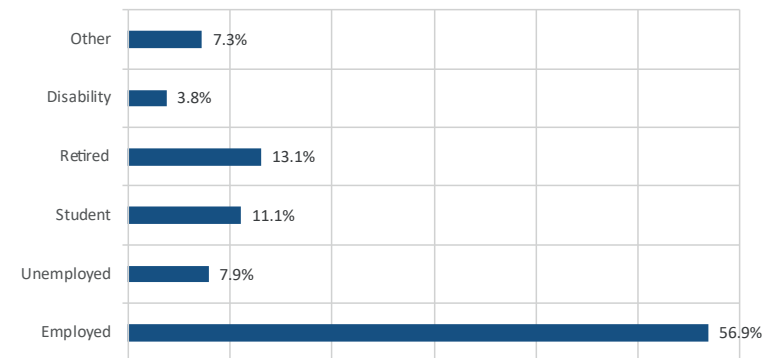
**This importance of the M1 Corridor area cannot be underestimated. It is clear that in order for the counties within the M1 corridor area to continue to support future employment and economic activity, it will be contingent on the ability to provide a significant quantum of affordable residential options close to the corridor area.**

Gormanstown should be prioritised as a suitable location for the development of a residential cluster given its location near employment, the availability of sufficient infrastructure and the capacity of the lands.

**Housing Composition within M1 Corridor, 2016**



**Household Status within M1 Corridor, 2016**



# THE CASE FOR GORMANSTON

The population in Meath and indeed Dublin and Louth are expected to increase significantly over the next 10 years. This population growth is driven by its current demographic composition, proximity to infrastructure, accessibility, economy and third-level educational institutions. Sustaining this economic activity into the future will require sufficient housing to support a growing population along the Dublin-Belfast economic corridor.

The town of Gormanstown is strategically located 35km north of Dublin City Centre and at the heart of the M1 economic corridor which provides almost a quarter of all jobs in the state. The town has the potential to provide homes for up 2,800 people at a location which can easily access the M1 corridor as well as Drogheda and Dublin via the Dublin-Belfast rail line.

Population & Housing Demand Assessment  
10 Year Growth (2016-2026)



At a time of established national demand and need for more housing provision of housing at this location is not only practical but is highly desirable in the context of providing homes for those wishing to access economic opportunities. **The proposed lands offer significant potential to deliver housing in sustainable locations.** Gormanstown should be prioritised as a suitable location for the development of a residential cluster given its location near employment, the availability of sufficient infrastructure and the capacity of the lands.

## WHY GORMANSTON?

- 
**Location:** 35 km North of Dublin City Centre
- 
**Deliverability:** Single Ownership and Local Government Support
- 
**Accessibility:** M1 Motorway and the Dublin-Belfast Railway Line The DART Expansion Programme to Drogheda by 2027.
- 
**Opportunity:** 8 Hectares of Development Land
- 
**Performance:** Educated and Motivated Workforce, Located in area of high density employment opportunity
- 
**Connectivity:** High Speed Broadband

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