



The Arboury, Belgard Road, Tallaght, Dublin 24

Market Justification Report

liv consult

Contents

Report Objective	4
Applicant:	4
Development Description	4
Background	7
Executive Summary	8
1. Introduction to Build to Rent	9
1.1 Sustainable Urban Housing: Design Standards for New Apartments (2020).....	9
1.2 Private Rental Demand.....	10
1.4 Household Size	12
2. Target Market and Demographics	13
3. Micro Location	17
3.1 Tallaght Town Centre Local Area Plan (LAP) 2020 – 2026	18
3.3 Transport.....	21
3.4 Local Employers, Retail and Leisure	25
3.5 Education.....	28
4. Amenity Provision	30
5. Rental Market and Comparable Schemes	32
5.1 General Rent Commentary	32



5.2 Tallaght Private Rental Comparisons 33

6. Conclusion 35

Caveats 36



Report Objective

The objective of this report is to explore and provide justification for a mixed tenure Build to Rent / Build to Sell development at the ABB site on Belgard Road, Tallaght, Dublin 24. As this report will demonstrate, a mixed tenure development in this location proposed by the Applicant will meet the increasing demand for purpose built rental accommodation in the Dublin Suburbs.

This report sets out in detail the locational data for Tallaght including demographics and population growth, together with reflections on the merits of the local area and its development prospects over the medium and long term. Moreover, this report also provides an overview of the surrounding rental context, which includes looking at both existing rented accommodation as well as the existing professionally managed residential stock in the wider area.

Applicant:

Landmarque Belgard Development Company Limited

Development Description

The site of c.0.898 ha is located at the former ABB Site, Belgard Road, Tallaght, Dublin 24, D24 KD78. The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North and Belgard Square East to the west and Clarity House to the south.

The proposed development will consist of:

1. Demolition of all existing structures on site (with a combined gross floor area of c. 3625 sqm)
2. The construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising:
 - 334 no. residential units of which 118 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,
 - 4 No. retail/café/restaurant units and 3 no. commercial spaces associated with the 3 no. live-work units (723 sqm combined),
 - Childcare facility (144 sq.m.),
 - 670 No. bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces)

are provided at ground floor and basement level.

The overall development has a Gross Floor Area of 29,784 sq.m.

Two (2) podium residential courtyards and three (3) public accessible pocket parks, two (2) to the North & one (1) to the South.

Linear Park (as a provision of the Tallaght Town Centre LAP) providing safe public pedestrian and cycling access between Belgard Rd and Belgard Square East

3. Of the total 334 residential units proposed, unit types comprise:

Block A (Build-to-Rent)

91 no. 1 bed units

1 no. 2 bed 3 person units

26 no. 2 bed 4 person units

Blocks B & C

2 no. live-work studio units

102 no. 1-bed units

12 no. 2-bed 3 person units

88 no. 2-bed 4 person units including 5 no. duplex units

1 no. 2-bed 4 person live-work unit

11 no. 3-bed units

4. All associated works, plant, services, utilities, PV panels and site hoarding during construction

About LIV

LIV Group is headquartered in Leeds, UK and operates in the United Kingdom and Ireland.

LIV Group was established in 2008 to provide corporate Residential management services for the banking sector, specialising in Block Management, Facilities Management and Lettings. In 2014, LIV transitioned into the UK's Build-to-Rent (BTR) sector and has since been the first to introduce a dedicated operating model that defines every stage of a development from acquisition to operation. Together our people, skills and experience have helped us develop a market-leading advisory and management capability, which is increasingly recognised as delivering the best BTR-specific model for the UK private rented sector. In 2016, LIV Consult was created to provide bespoke and specialist consultancy advice to the BTR market in the UK and internationally and is currently advising on the development of more than 35,000 BTR homes in developments from high-rise apartment communities to suburban masterplans as well as some of the UK & Ireland's foremost BTR developments.

Today, LIV is based in 4 offices across Ireland and the UK, and working internationally within advisory, delivery and capital funding roles. Its market-leading operational model is informed by our wealth of experience in having managed over 12,000 properties in over 250 Residential sites throughout the UK. LIV has delivered operational management advice on nearly 3,000 BTR homes including both urban and suburban developments including some that we have overseen from the initial advisory stage through to their operational management. LIV occupies a unique position in having live operational schemes in both urban and suburban locations as case studies to inform our continually developing BTR approach to consultancy in the UK & Ireland.

Information available here: <https://www.liv-group.co.uk/>

Background

The Applicant intends to develop and operate a mixed tenure Build to Rent / Build to Sell Development providing accommodation for those living and / or working in Tallaght and its surrounding employment hubs. The purpose of this report is to demonstrate that there is demand for this new residential development in the local area comprising 334 apartments across 3 blocks, including 212 Build to Sell units and 122 Build to Rent units.

As part of the application, the Applicant is proposing 122 Build to Rent designed units. In response to market challenges set out through this report, the Department of Housing, Planning and Local Government published in September 2020 an update to the “Sustainable Urban Housing: Design Standards for New Apartments (2020)”. These guidelines state that Build to Rent developments “can provide a viable long-term housing solution to households where home-ownership may not be a priority, such people starting out on their careers and who frequently move between countries in the pursuance of career and skills development in the modern knowledge-based economy.”. The basis underpinning the Build to Rent concept is that the facility will be professionally managed, residents will pay a monthly rent and that there will be access to communal amenities and facilities.

This report explores the market and demographic drivers in support of purpose-built rental product as part of the wider application.

During the design process, the Applicant has approached LIV Consult for its expert input into the design to enhance resident experience and to demonstrate that the development has the appropriate market demand. LIV Consult has provided good practice advice into the scheme design to ensure that the future occupier’s experience is at the forefront of the development and that it delivers for the on-site team.

The amenity offer has been carefully curated to ensure it is appropriately scaled for the location, development size and the target market.



Executive Summary

The Arboury development will be proposed in an application to provide 334 apartments across 3 blocks, including 216 Build to Sell units and 118 Build to Rent units. The development will include extensive on-site communal amenities including a residents' lounge and shared working space, gym facilities, bookable co-working space, media and games room and outdoor landscaped areas. The quantum of proposed amenity equates to 2.4 sqm / 26.5 sq. ft. per unit which aligns with our guideline of between 2-3 sqm of amenity depending on the local context of the development. Particular attention has been given to the layout of the development which has been arranged over a podium with extensively landscaped areas that integrate well with external pedestrian links. In addition to these resident amenities provision will also be made for 3 no. commercial units and a creche located along the perimeter of the ground floor.

The scheme will be unique within Tallaght's emerging BTR pipeline given the comprehensive onsite amenity offer in conjunction with its proximity to major transport connections, retail and leisure facilities, educational institutions, and employment zones. With this combination of amenities, the scheme represents an exceptionally attractive residential offer that will appeal to a broad demographic. The level of amenity proposed (2.4sqm / unit) far exceeds what is currently available, but also compared to new developments in the planning pipeline within the local area.

While still a relatively new concept in Dublin, Government backing for Build to Rent has been obtained for many suburban developments, including developments in Tallaght. The government's confidence in introducing the BTR proposition to the suburbs is motivated by a push to mobilise the untapped potential of South Dublin's attractive socio-demographic profile.

Within a 1.5-mile radius of Tallaght:



84% of residents are Economically Active



34% of residents are between the ages of 25 to 44



48% of residents use Public and Green methods of transport daily



19% of households are privately rented

Source: CSO (2016)

1. Introduction to Build to Rent

1.1 Sustainable Urban Housing: Design Standards for New Apartments (2020)

The ‘Sustainable Urban Housing: Design Standards for New Apartments (2020)’ state that Build to Rent developments “can provide a viable long-term housing solution to households where home-ownership may not be a priority, such people starting out on their careers and who frequently move between countries in the pursuance of career and skills development in the modern knowledge-based economy”.

This has been government policy since the publication of the ‘Rebuilding Ireland, An Action Plan for Housing and Homelessness’ in 2016, which sought to provide for a more vibrant and responsive private rented sector. Providing for a more vibrant and responsive private rented sector, which includes build-to-rent, is in accordance with the following core objective of the Rebuilding Ireland document:

“Maturing the rental sector so that tenants see it as one that offers security, quality and choice of tenure in the right locations and providers see it as one they can invest in with certainty”.

Rebuilding Ireland was updated with the Housing for All Plan in September 2021. The plan acknowledges the lack of rental supply with the commitment to supplying up to 30,000 homes per year each year up to 2030. The plan emphasises the need for this delivery to be through a variety of channels, social, affordable, and private.

The Housing for All Plan recognises that the housing stock in Ireland was not built with the needs of long-term renters in mind and highlights the need for the provision of accommodation for the long-term rental market with appropriate offering for a high quality of life. Furthermore, the policy sets out the aim to provide longer or indefinite tenancies to residents.

Section 5 of the Sustainable Urban Housing: Design Standards for New Apartments (2018) specifically support and addresses build-to-rent developments. It defines BTR’s as:

“Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord.”

These guidelines generally view BTR as developments that are designed and constructed specifically for the needs of the rental sector. The guidelines acknowledge that BTR developments have the potential to accelerate housing construction, which makes a significant contribution to the required increase in housing supply nationally, which has still to reach the targets set by Rebuilding Ireland and increased urban housing provision that is envisaged within the National Planning Framework.

1.2 Private Rental Demand

The Build to Rent model provides benefits to the wider housing market as it can bring more housing units to market quicker and at a greater scale than that of the traditional build to sell model given the management and operation by a single Landlord. The BTR model responds to increased demand for secure and longer-term rental properties, across all age groups but particularly among the **25-44** age cohorts. There is also a greater market demand for higher density apartment living in Dublin when compared to other parts of the country and BTR developments are perfectly suited to meet this demand.

Ireland's rental market continues to be subject to intense pressure as increasing urbanisation and shifting demographics continually underpin record levels of demand. The Covid-19 pandemic initially disrupted the trend of quarter-on-quarter rent growth in Dublin however, the market has seen a full recovery to pre-Covid conditions. Underlying demand for rental accommodation remains strong with the latest Rental Report by Daft.ie (Q4 2021) revealing that rents across the country increased by 10.3% - the 37th consecutive quarter in which rents are higher than the previous year. In Dublin, rents have risen across all six main markets in Q4 (North, West and South Counties, and North City, City Centre and South City) which is the fourth time in a year that all markets have risen at once. All six markets are reporting between 3.7%- 5.2% growth in the quarter. The greatest increase has been in Dublin North County (5.2%), and South County in which The Arboury lies has been the second most resilient market in Dublin, with 4.1% growth on Q3 2021. Annually the markets have risen between 7.2%-13.9% on Q.4, 2020 prices. This shows that demand has not been significantly affected by inflated levels of supply and that suburban markets are increasingly becoming more popular with renters with the continuation of the Hybrid-Working model.

To service this level of rental demand, the market has seen pronounced growth in the Build to Rent (BTR) sector. BTR schemes are generally of a high-quality design and with ready access to amenities such as a resident's lounge, gym, and entertainment spaces as well as being located close to public transport links. Amenities are generally provided within the overall development with common space provided to facilitate socialising and foster community. Professional on-site management is on hand to take care of maintenance and provide customer service for residents within the development. Residents within BTR schemes are willing to pay a premium for the additional benefits that living in a high-quality purpose-built scheme offers over traditional rental accommodation.

Historically Ireland has had high levels of homeownership, however, this has been changing over recent decades. Within Dublin, the rate of growth in apartment living is higher than any other type of housing nationally and witnessed an increase of almost 89% from the 2002 census figures. This indicates that the Dublin apartment market is more buoyant than the rest of the country with a significant shortfall of supply that fails to meet demand. According to the 2016 census, 29% of citizens in Ireland are now renting their accommodation, with higher rates observed in the principal cities (36% in Dublin). Over 497,000 households in Ireland are now renting, rebalancing the proportion of households who are owner-occupied vs. renting, from almost an 80:20

split in 2006 to a 70:30 split in 2016 (Housing Conference, 2019).

1.3 Housing Strategy

The Sustainable Urban Housing: Design Standards for New Apartments (2020) acknowledges the vital role Build to Rent plays in offering a flexible and secure rental proposition that aligns with the constantly evolving modern work environment. Renting is now seen as a valued choice of tenure which comes as a reaction to a financially challenged housing market that has forced people to rethink our traditional conceptions of household formation and housing demand. Recognising the increasing difficulty for first time buyers to gain a foothold on the housing ladder and the changing attitude towards the prospect of homeownership, Build to Rent is now seen as a viable long-term alternative for young professionals and families who benefit from the stability of a bespoke rental offer that can also accommodate the potentially transient nature of a modern career pathway.

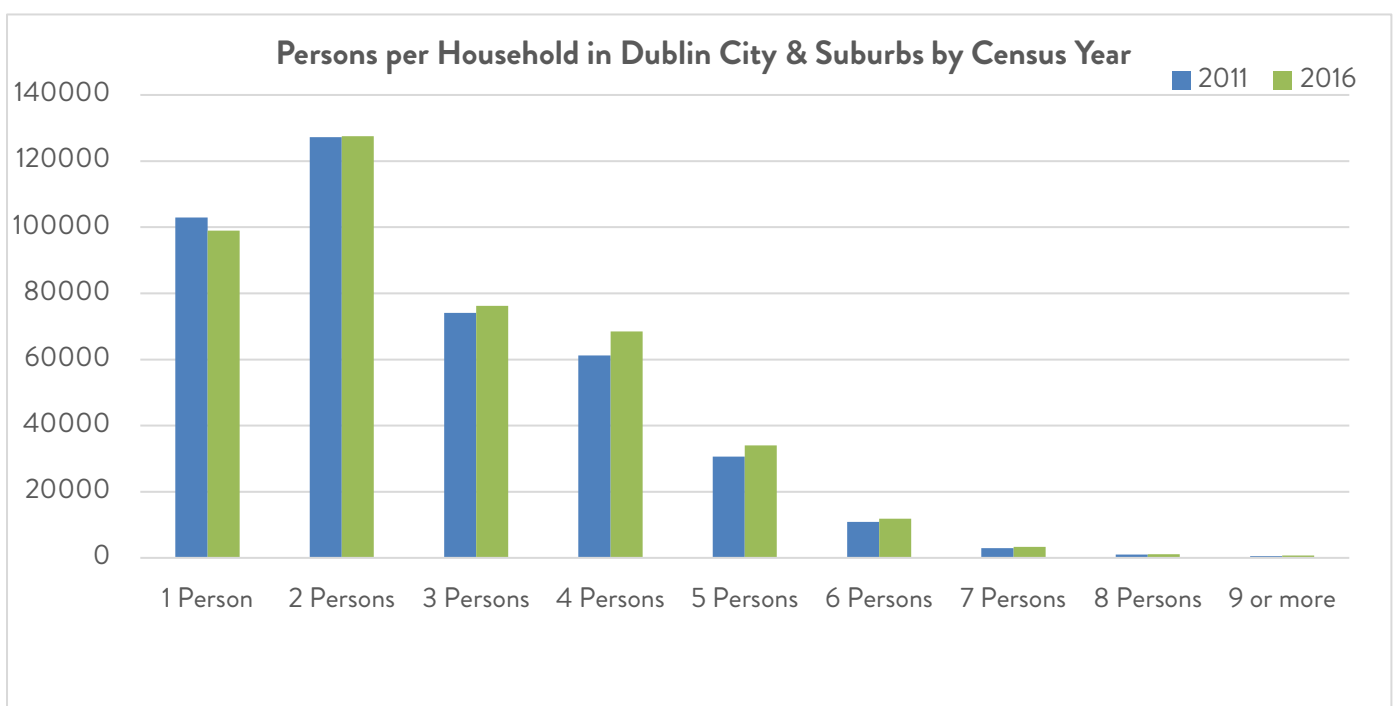
Focusing on delivering a holistic resident experience ensures that the provision of onsite amenity is designed to meet the practical needs of the resident and serves to build a cohesive sense of community by encouraging residents to interact and share these spaces with one another. Ultimately, the successful implementation of an onsite amenity strategy will lead to a thriving community and result in long term resident retention. For this reason, Build to Rent appeals to a broad demographic ranging from graduates, professionals, couples and both young and established families. While these groups are relatively diverse with each presenting different expectations and requirements from a rental offer, they all share a similar minimal requirement for private space and desire for social interaction with like-minded people – the BTR proposition is ideally positioned to address this need.

The proposed application provides for a total of 334 apartments units within the proposed development: 122 No. purpose-built rental units and No. 212 build to sell units.

1.4 Household Size

Across Europe, there is evidence of shifting trends towards housing compositions that favour smaller average household sizes. In Dublin City, the average household size has reduced from **2.67 in 1996 to 2.48 persons in 2016**.

Within Dublin City and its suburbs, **1 and 2-person households** account for over **53%** of all households when combined (CSO, 2016). Moreover, the CSO (2016) highlights that within Dublin City and its suburbs, **one-person households** accounted for the second largest proportion of all households after married couples with one child. The range of households by composition is illustrated in the graph below.

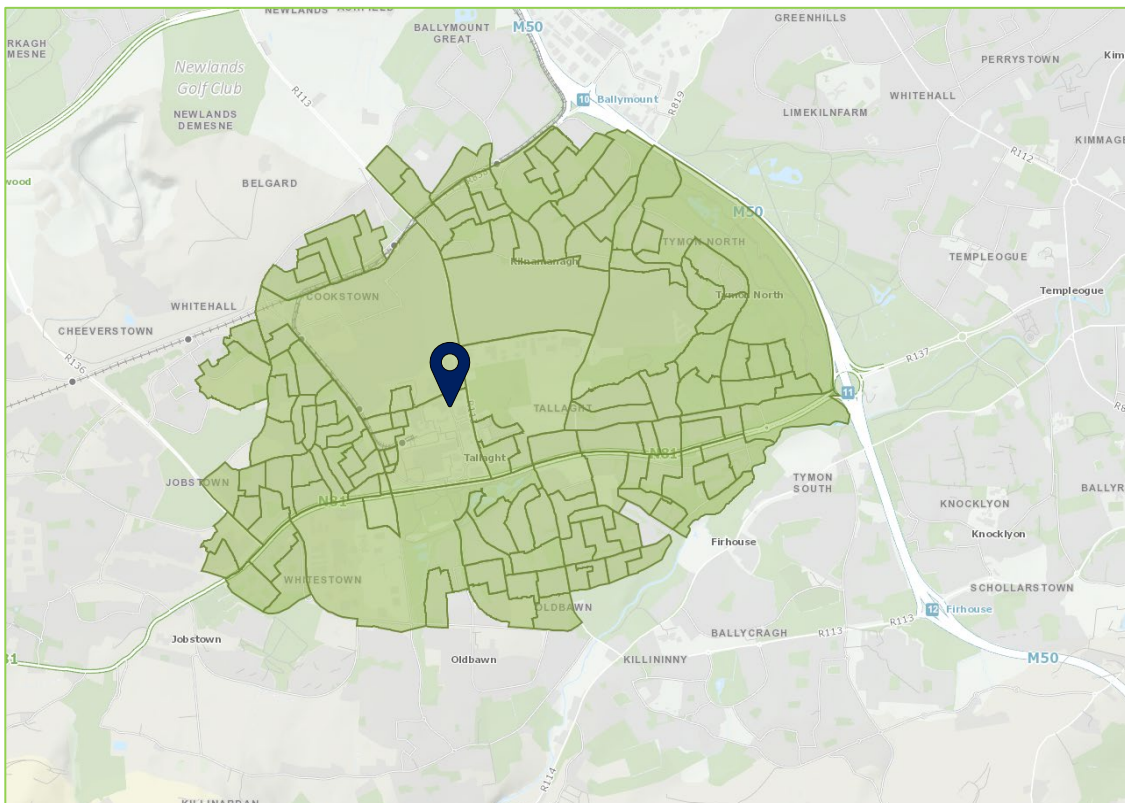


While the number of 3, 4 and 5-person households has seen a marked increase between 2011 and 2016 they still represent only a marginal proportion of total households, hence the provision of primarily 1 and 2-bed units with 13x 3 bed units and the addition of some larger 2-bed duplexes in the BTR component of the scheme is deemed sufficient to meet the current level of demand. Clearly, 1 and 2-person households continue to dominate Dublin's housing composition and so the quantum of units in this development designed for smaller households is reflective of current market conditions and future population projections.

2. Target Market and Demographics

The demand for rental accommodation across Ireland, particularly in its urban centres, continues to increase exponentially. This is witnessed in the latest Daft (Q.4, 2021) report where rental stock is reported as being at an all-time low with just 712 homes available for rent in the Dublin Market down 73% since the previous year. At the epicentre of this national trend is Dublin, where in 2019 the number of rented dwellings increased by 13,800, which is significant considering how Ireland as a whole increased by 14,900 (AIB 2019). Moreover, with just 712 properties marketed to rent in the city in Q.4,2021 from a base of 114,462 rental properties, this means there is a vacancy rate of 0.6% (CSO, 2016). The Covid-19 pandemic temporarily halted rents increases across Dublin in Q3 and Q4 2020, however demand remains strong and as the Daft.ie Q3 report suggests, liquidity in the market has in fact increased. The Arboury development represents a welcome opportunity to introduce a mixed-tenure housing proposition to meet the demand for supply.

An important consideration to justify a new mixed-tenure housing development is evidence of key demographic profiles within proximity of the scheme. The following analysis provides a summary of the local demographic profile (around 1.5-mile radius) surrounding Tallaght as illustrated in the map area below.



Source: CSO (2016)

A young, economically active population is a promising context for the delivery of any new mixed-tenure residential scheme; having a sizeable youthful cohort aged between **20 and 34** in the local area is especially positive. Within a 1.5-mile radius of Tallaght there is a population of 25,923 of whom **84% are economically active**, with a further **7% of residents identified as students**. Moreover, approximately 34% of all residents are aged between **25-44** which is the target age for BTR development. Therefore, the demographic composition of Tallaght indicates that there is a suitable mix of economically active residents within the ideal age range in the immediate local area.

Housing Mix:

The proposed development will provide for 334 units (193x 1 beds, 101 x 2 beds, 11x 3 bed units and 3 x Liv Workl Units) across 3 blocks. The mix of units is reflective of the increasing trend towards smaller households of 1-2 persons. One beds are suitable for 1-2 persons, whilst depending on the household composition, for example, Couples, Sharers or Families, the larger Two and Three-bedroom apartments are appropriately designed to cater for these demographics.



Age and Tenure:

As mentioned, **34%** of residents currently living in the local area are aged between **25 to 44**. This would indicate a sizable pool of young professional workers. In addition, **11%** of the total residents are in the **15–24-year-old** bracket, which would highlight a strong level of students and graduates. The table below provides a breakdown of the number of residents in the area, per age grouping:

Population by Age Grouping:		% of Population
0 - 14	4,930	19%
15 - 24	2,747	11%
25 - 44	8,950	34%
45 - 64	5,284	20%
65 +	4,012	16%
Total	25,923	100%

Source: Dublin Census 2016- accessed via AIRO Map

Evidence from the Irish Central Statistics Office for 2016 indicates that across Dublin as a whole, the primary occupier of **privately rented households** is between the ages of **25 to 34 years olds** (48% of households in Dublin), followed by the **35- to 39-year-olds** at 17% of households. Therefore, on a more local scale we can expect many of the existing young residents in Tallaght and the surrounding area to be residing within existing private rented accommodation. Around **19%** of all tenure types in Tallaght are identified as Private Rented,

approximately 2,353 households.

As an emerging rental proposition, BTR has been found to not only appeal to **Sharers** but also to **Young Families** and **Professional Singles and Couples**. Given the current state of the housing market limiting the prospects for first time buyers to gain a footing on the housing ladder, BTR is seen as a viable long-term housing solution. The suburban context of the subject development and targeted amenity provision of a playground / outdoor amenity space will be particularly attractive for Young Families looking to rent in the suburbs. There is also a considerable opportunity to attract graduates making the transition from living in their family home or university accommodation to their first rental property. Over half of the demographic within both Dublin City and the wider County fit this categorisation. The proximity of this scheme to TU Dublin makes this an attractive location for future residents.






As highlighted in the previous section, the last Dublin Census highlighted a consistent upward trend of private renters within the country's housing tenure since 2011, combined with a decline in home ownership over the same period. The below table outlines the Households by Tenure within a **1.5-mile radius of Tallaght**, as defined in the graphic on page 10.

Households by Tenure:		% of Households	
Private Rented	2,353	19%	
Social Rented	1,161	9%	
Owner Occupied with mortgage	2,602	21%	
Owner Occupied without mortgage	6,187	51%	

Source: Dublin Census 2016- accessed via AIRO Map

The mix of homeowners to renters in Tallaght is one that we would expect given the more suburban of the local area and the lack of purpose build rental stock compared to the City-Centre. As presented above, around **19% of households** in this area are privately rented. The site's local attributes in terms of employment opportunities, transport accessibility and demographic composition suggest that this figure reflects the lack of suitable rental stock entering the market and that a purpose-built BTR offer would be align well with the local context.

Based on the information above, we have identified four Target Market profiles that represent the type of renter that we would expect a scheme in Tallaght to attract. These are illustrated in the table overleaf.

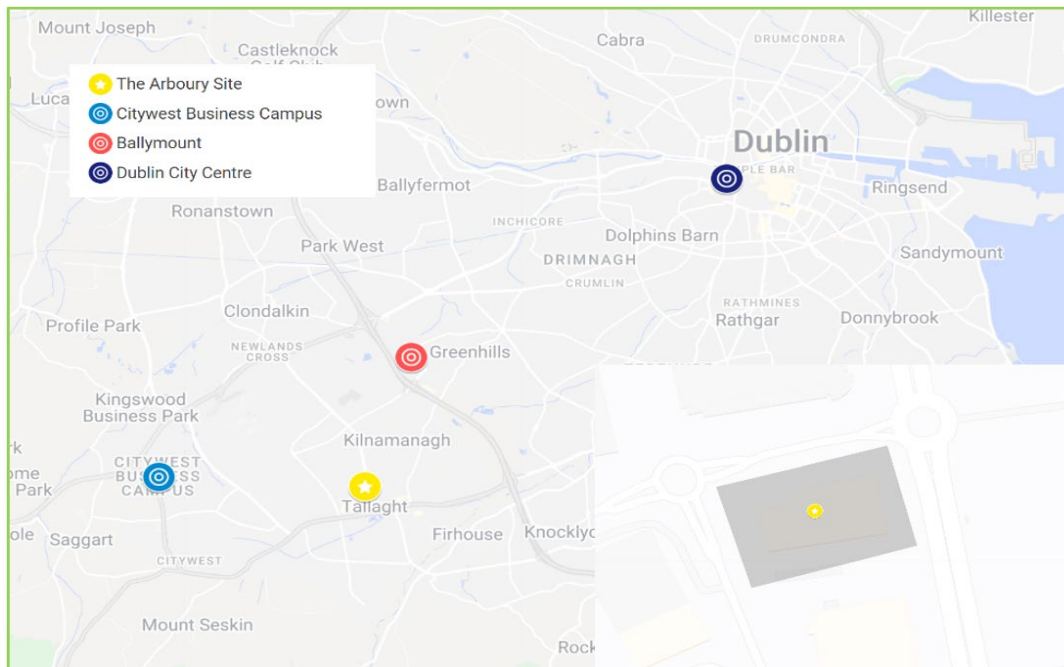
Graduate 	Junior to Mid-Level Professionals 	Young Families 	Key Workers 	Established Professionals 
Aged 20 to 24	Aged 25 to 35	Aged 36 to 44	Aged 18 to 35	Aged 36 to 55
Singles working locally in white-collar employment	Singles or couples working locally in white-collar employment	White and blue-collar employment	Single / Couples	Established professionals working locally
University leavers working within their first and second jobs.	Employees range from associate to managerial level.	Employees range from associate to managerial level.	Working locally within local education, health or various other public sector roles.	Professionals working at managerial level across a range of employment areas.

3. Micro Location

In our justification analysis for the site’s location, consideration is given to its accessibility to Dublin City Centre but also local employment hubs such as City West Campus, Grange Castle, Broom Hill, Tallaght Business Park, Ballymount and Park West business park, most of which are accessible by Luas.

Location:

- 9km south-west of Dublin City Centre
- 3km south of Ballymount
- 3km east of Citywest Business Campus



Source: Google Maps (2020)

Maximum 50 minutes public transport door-to-door:

- Tallaght Business Park
- Broomhill Industrial Estate
- City West Business Park
- Park West Business Park
- Ballymount Industrial Estate
- Grange Castle Business Park
- Sandymount Business Park
- Dundrum Shopping Centre
- Dublin City Centre

Maximum 30 minutes’ drive:

- Dublin City Centre
- Grand Canal Dock
- Four Courts
- International Financial Services Centre
- Trinity College Dublin
- UCD

3.1 Tallaght Town Centre Local Area Plan (LAP) 2020 – 2026

Tallaght Town Centre’s LAP provides a strategic framework for further sustainable development to take place within the local area to further enhance employment opportunities and economic productivity.



Source: Tallaght Town Centre Local Area Plan (LAP) 2020 – 2026

The map boundary, highlighted above in yellow, represents the LAP lands which include Tallaght Town Centre and surrounding neighbourhoods being targeted for development. The Arboury site sits within the defined boundary of the LAP and will not only benefit from these economic and environmental improvements but will also contribute significantly to the LAP’s aim to transform Tallaght into a thriving urban hub over the next 6 years.

Over the next 20 years, the LAP lands have the potential to accommodate a population of **38,000 people, in addition to a maximum of 12,800 new homes** within the lifetime that the plan is in place. A summary of the LAP’s proposals is provided overleaf.

Summary of the Tallaght LAP:

- Delivery of a mix of new employment spaces (570,000 – 917,00 m2 commercial)
- 4,700 – 12,800 additional jobs
- Development of Tallaght Stadium’s Fourth Stand
- Enhancement and re-development of The Square Shopping Centre
- Provision of cycling and pedestrian infrastructure links
- Development of new transport interchange at The Square Shopping Centre
- Provision of new schools
- Improvements to the local street network including extensions to Airtown Road and Cookstown Road
- Enhancement of existing green spaces
- Creation of a network of public open spaces

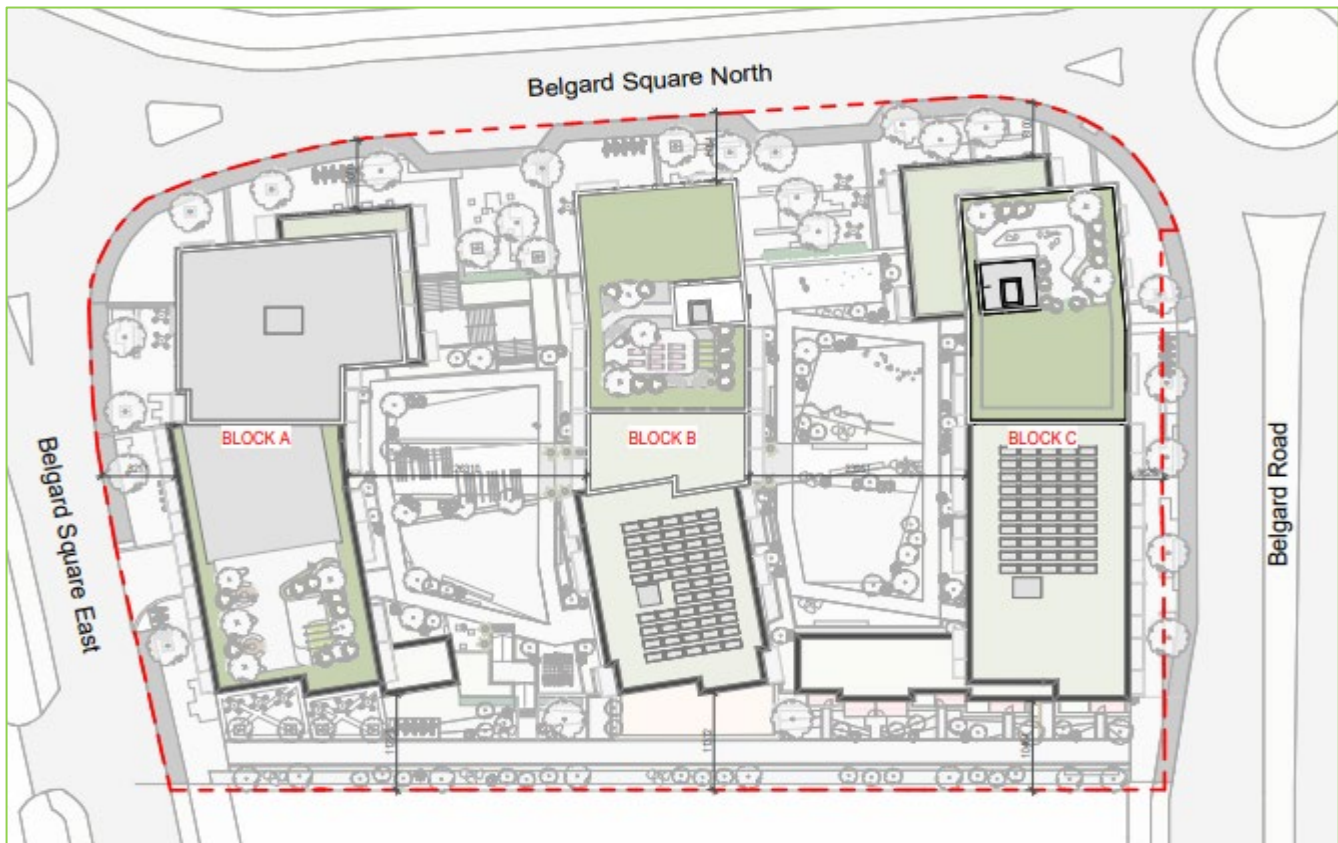
(Source: Tallaght Town Centre Local Area Plan 2020-2026)

In the context of the Tallaght LAP, the proposed development, The Arboury, will contribute significantly to the overall number of new homes planned. The strategic location of this site, adjacent to the Belgard Road Luas stop will act as a pivotal location for development and will commence the transformation of the area.

3.2 Description of Site and Proposed Development

Local Context

The Arboury will be located along Belgard Road on the former ABB Site. The scheme is less than an 8-minute walk to two Luas stops: Tallaght Hospital and The Square and is also within a 10-minute walk of Tallaght Hospital (Neath Foundation) and The Square Shopping Centre. The image below defines the proposed site boundary:



Site Layout Plan: Source C+W O'Brien Architects 2021

Tallaght is currently undergoing a transformation from a commercial district into a new urban quarter. Major developers including with Marlet, Greenleaf Group and Glenveagh are seizing the opportunity to replicate what is happening in other well-connected suburbs (e.g., Sandyford) and are all planning to deliver their own BTR product within the next five years. In total there are **9 residential schemes** at various stages of development in Tallaght which give a combined delivery capacity of almost **2,800 new homes**. Marlet have received approval to develop 438 residential units and 403 student beds; Greenleaf Homes have received approval to develop a 502-unit scheme with integrated retail and residential amenity, scheduled for delivery 2022-23; and Glenveagh have proposed 500 units at The Square.

The emerging local context mainly consists of low to mid-rise residential along with some local commercial and

retail uses. Local amenities within walking distance include The Square Shopping Centre, ALDI and Leisureplex Tallaght.

The scheme aims to deliver a high standard of onsite resident amenities such as a 24-hour security, co-working space, gym, creche facilities, games room, a resident's lounge and roof gardens. A significant amount of outdoor amenity space will also be provided via landscaped courtyards and green walkways throughout. A central commercial plaza will be located along the southwestern boundary which will provide a focal point for the development.

3.3 Transport

Outlined in the **Design Standards for New Apartments (2020) Specific Planning Policy Requirement 8**, a default policy of minimal car parking spaces is a condition that applies specifically to Build to Rent accommodation. For Build to Sell in suburban / urban locations, planning authorities are advised to consider a reduced provision of onsite parking if the scheme is well served by public transport or close to the town centre. To justify the proposed level of onsite parking the following section will provide a summary of local transport facilities and their proximity to the scheme. The final section will show how this local context sits within Dublin's broader transport context.

Within the subject area analysed in the target market and demographics section, **48%** of people currently living in the area surrounding Tallaght regularly use public transport services (trams, buses, trains) and green methods of transport such as walking and cycling. The fact that fewer than 50% of local residents use public or green modes of transport on a regular basis is indicative of the area's low distribution of major transport links. While there is the presence of the LUAS line, it is prohibitively far from many households in the area and more convenient for residents to drive. Due to ease of access to the M50 motorway via the N7 or N81 it is clearly more convenient for residents to rely upon their car rather than the bus or Luas service. However, given that the site is located less than an 8-minute walk from the Tallaght Hospital Luas stop it is reasonable to assume that residents will take advantage of this conveniently located major transport connection as opposed to personal car usage.

To explore this further, we have provided a breakdown of all public transport methods that serve the site.

Car

Tallaght's proximity to the N81 dual carriage way and the R838 allow residents to reach the M50 motorway in under 10 minutes; Dublin City Centre is therefore only a 30-minute car journey and Dublin Airport less than a 25-minute journey.

Major local employment hubs – Tallaght Business Park, Broomhill Business Park, Ballymount Industrial Estate, Citywest Business Campus and Park West - are less than a 10-minute drive from Belgard Road.

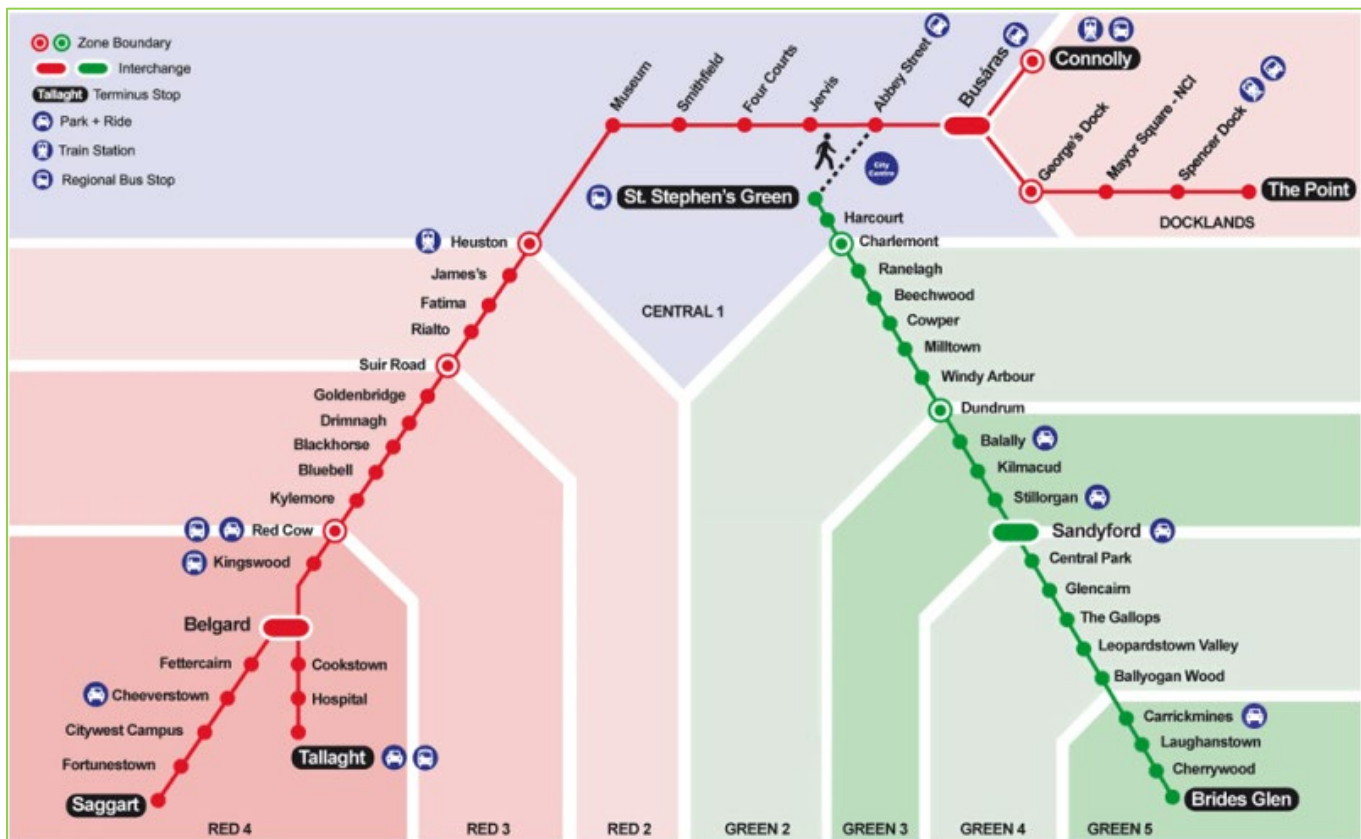
Bus

Several bus routes connect Tallaght to Dublin City Centre and surrounding towns, including routes 27, 175 and 77a which directly serve Tallaght Town Centre.

The journey from the Belgard Square North bus stop to the Citywest Business Campus takes approximately 21 minutes. From the same bus stop, one can reach Tallaght Business Park in around 12 minutes (via services 27, 54a, 77a, 175), Ballymount Industrial Estate (via service 27) in around 30 minutes and Park West Business Park (via services 27 connecting with the 151) in 45 minutes.

There is currently a consultation process underway for a proposed BusConnects route between Tallaght and Terenure. The road network around the scheme is being rearranged to accommodate the new route, giving residents direct access to an additional transport link that would lead straight into Dublin City Centre.

LUAS



The Tallaght Hospital and The Square Luas stops are both within an 8-minute walk from the proposed site and run through to Dublin City Centre every 5 to 10 minutes during peak hours. The Red LUAS line provides a direct connection from Tallaght to the City Centre in approximately 40 minutes and to Dublin Docklands in approximately 47 minutes.

Major local employment hubs can be reached in under 30 minutes: Citywest Campus (20 minutes), Ballymount Industrial Estate, Park West via Kylemore stop (15 minutes) and Tallaght Business Park (16 minutes).

Cycle Infrastructure

Extensive provision is made for cycle storage at several points across the ground floor of the scheme, with a total of 670 spaces, including 186 visitor spaces. The quantum of proposed cycle storage will encourage residents to consider more sustainable means of local transport by utilising the dedicated cycle routes in and around Tallaght. There is a cycle route directly in front of the site stretching the full length of Belgard Road, allowing residents to safely cycle around the local area and access all of Tallaght's major amenities and employment zones (Tallaght Business Park, Cookstown Industrial Estate, Broomhill Industrial Estate, The Square, the Leisureplex and various Luas stops – Belgard, Hospital and The Square) within 10 minutes.

Currently, around **53.5%** of residents in Dublin use 'Green' modes of transport which includes cycling, walking, electric trains and buses (CSO, 2016). Moreover, the volume of cycle storage aligns with the targets set by the Dublin Cycling Campaign Strategy 2017-2020 and the National Cycle Policy Framework which set out plans to see a minimum of 10% of transport funding in Dublin to be allocated to cycling, furthermore the South Dublin County Council, 2022-2028 (SDCC) development plan targets that 10% of journeys in this location be made by bicycle.

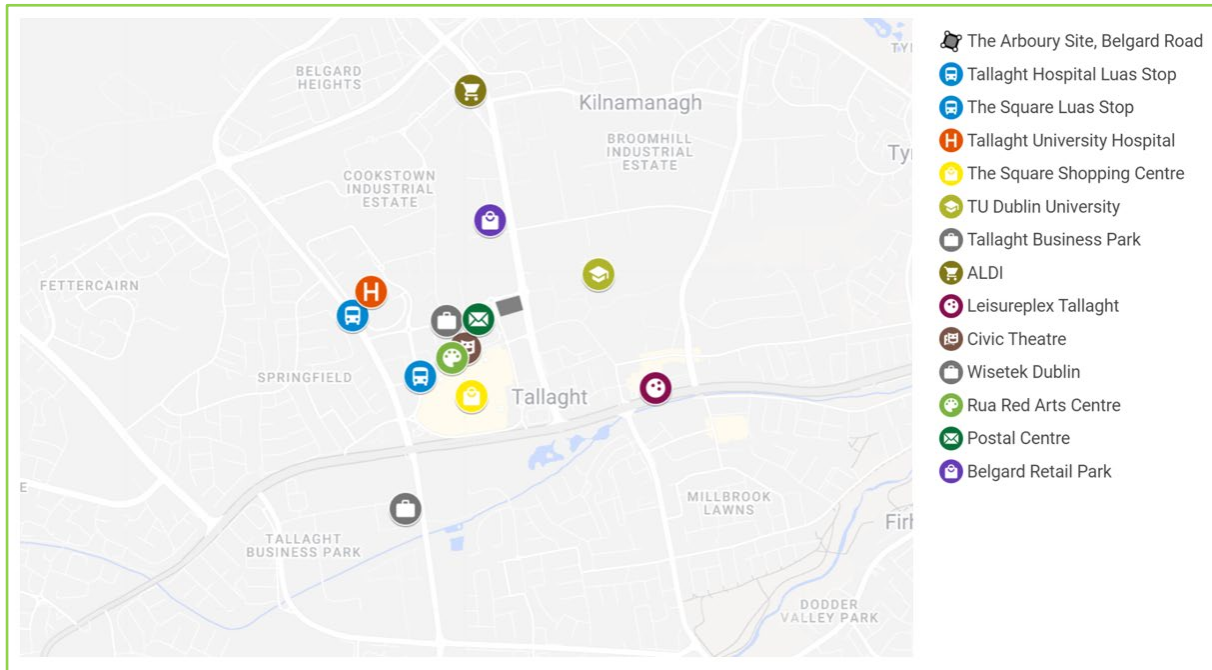
The proposed development will provide for 117 resident car parking spaces, which will include a car sharing club and 6 disabled spaces. There are four main justifications for the proposed level of onsite parking: (1) scheme's walking proximity to two Luas stops (Tallaght Hospital and The Square), (2) the increase in sustainable modes of transport for daily commuting across Dublin, (3) the arrival of a new BusConnects route that will integrate with the scheme's improvements to its surrounding infrastructure, and (4) the consistent decline in private car usage for daily commutes across Dublin.

The most recent Canal Cordon Report (2019) shows that 72% of all commuting journeys into Dublin City Centre were made using sustainable modes of transport, which includes walking, cycling, public transport or taxi services. Rates of sustainable transport usage into the City Centre have increased year-on-year since 2012 where the figure stood at 62%. Over the same period, private car usage has seen a year-on-year decline from 38% of commutes in 2012 to just 27% in 2019. These long-term trends of public transport usage suggest that sustainable transport will continue to increase while private car usage declines, hence the scheme's level of parking provision and its proximity to a variety of major transport links are appropriate within this context.

Mode of Transport	Journey % (2019)	% Change Since 2006
Bus	29.9%	+1%
Rail	17.2%	+1%
Walking	11.4%	+3.1%
LUAS	6.4%	+2%
Cycling	6%	+3.7%
Car	26.7%	-10.4%

3.4 Local Employers, Retail and Leisure

It is important to note highlight is the sites' proximity to local retail and leisure amenities as well as to prominent employers and companies in Tallaght. Given the connectivity of the site with the availability of public transport and cycling, we have looked amenities and employment around the local area and surrounding towns. The map below highlights some key areas:



Source: Google My Maps (2020)

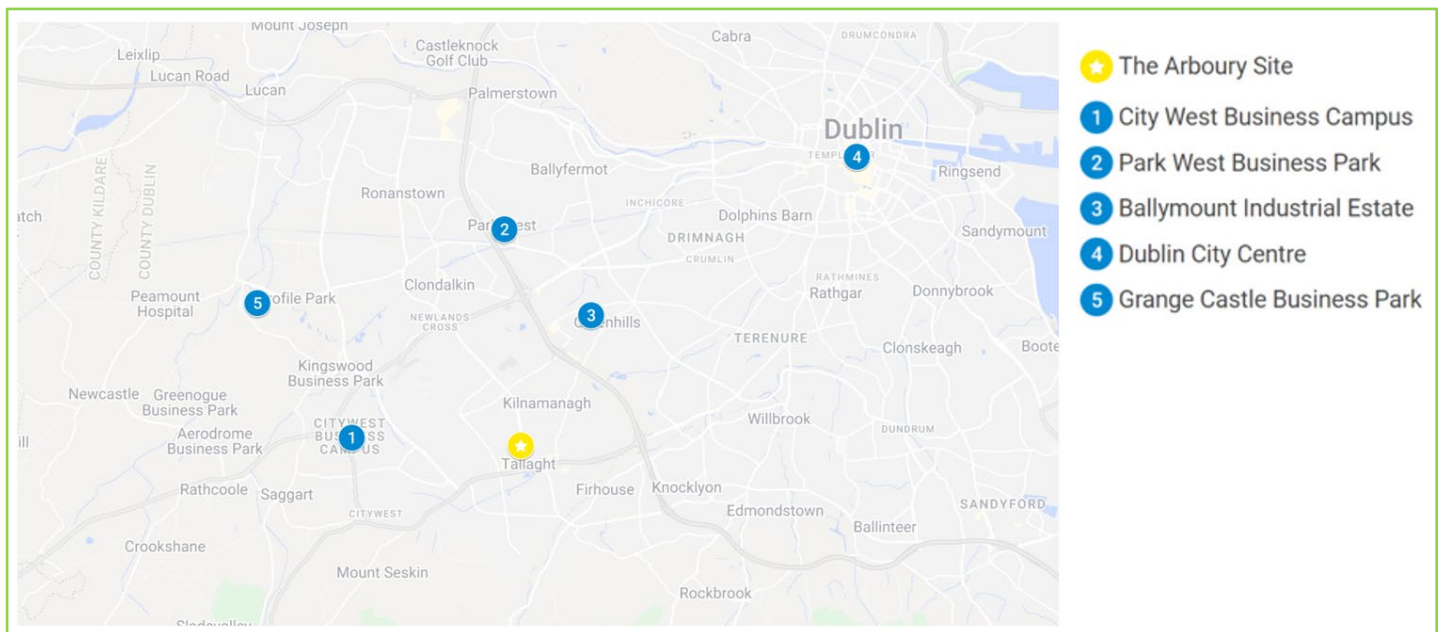
The amenities highlighted above that are within walking / cycling distance of the site include:

Amenity	Journey Time from Belgard Road
Belgard Retail Park	6-minute walk / 2-minute cycle
ALDI	8-minute walk / 3-minute cycle
Tallaght University Hospital	8-minute walk / 3-minute cycle
TU Dublin (Tallaght Campus)	5-minute walk / 1-minute cycle
The Square Shopping Centre	8-minute walk / 2-minute cycle
Leisureplex	11-minute walk / 3-minute cycle
Broomhill Industrial Estate	17-minute walk / 5-minute cycle
Tallaght Business Park	8-minute cycle

Tallaght Hospital and The Square Luas stops (Red Line) will provide residents easy access to major employment hubs such as Park West, Ballymount Industrial Estate and, of course, Dublin City Centre. A summary of journey times to major employment zones via public transport is provided below:

Amenity	Journey Time from Tallaght Hospital (TH) stop
Park West Business Park (Kylemore Stop)	15 minutes via Luas (TH)
Ballymount Industrial Estate	28 minutes via Luas (TH)
Citywest Business Campus	
Dublin City Centre	47 minutes via Luas (TH)
Grange Castle Business Park	58 minutes via Luas (TH) and 68 Bus service

The business parks and employment zones above are home to a wide variety of major employers including DPS Group Global, Nissan, Applegreen, Allianz, BT Ireland and Xilinx. Due to the scheme’s accessibility to major transport links and the strong local employment offer, we can expect that Tallaght will likely attract residents from surrounding communities.



Summarised below are some of the main employers and amenities in Tallaght, Citywest Business Campus and Park West. These companies represent some of Dublin's largest and most reputable employers and offer wide range of opportunities from graduate / entry level to managerial roles. Given that the target market is young professionals, service workers and graduates, we expect that there will be a proportion of residents employed at the following locations.

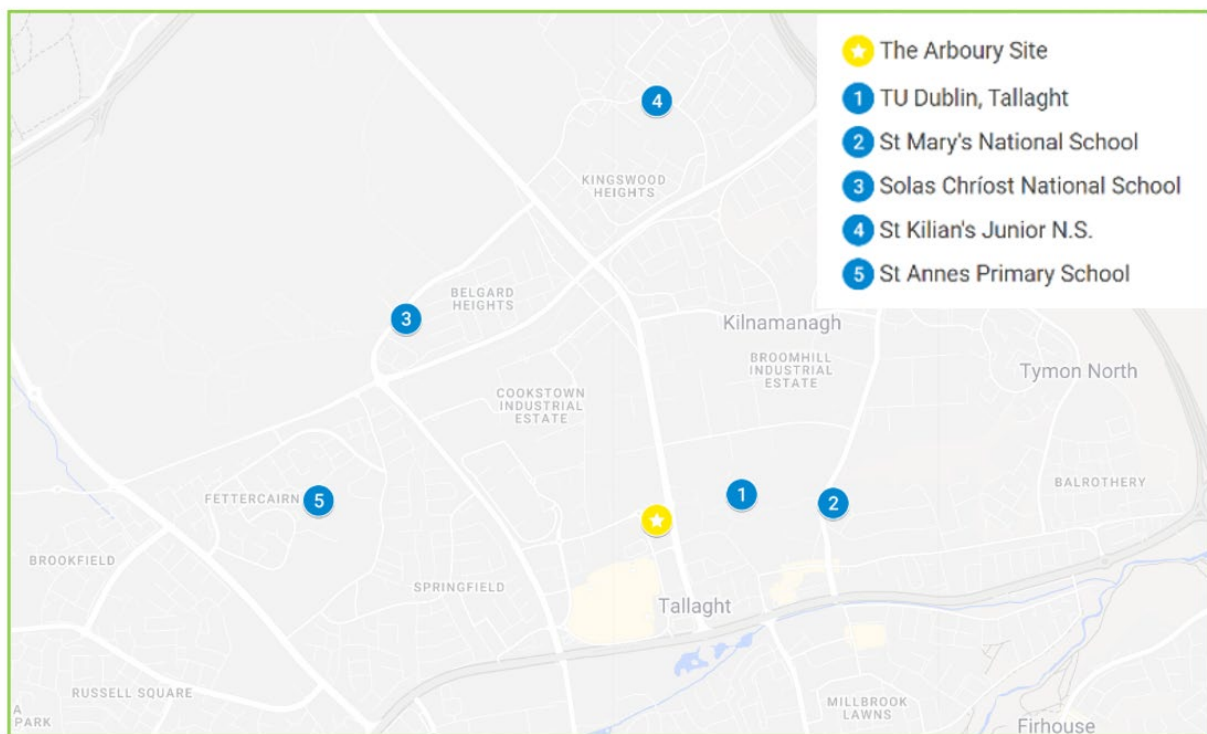
Employers		
Company	Industry	Comments
Nissan Ireland, Park West	Motor / Transport	National HQ of the global car manufacturer based in Park West
Applegreen HQ, Park West	Energy	Irish energy company with national HQ based in Park West
LetsGetChecked, Park West	Health / Medical	250 staff
Workhuman, Park West	Professional Services	270+ staff
Allianz, Park West	Finance	Anchor occupier at Park West
Arkphire, Park West	IT	200 staff
BT Ireland, Citywest Business Campus	IT / Communications	800 staff
DPS Group Global	Project Management and Engineering Services	Global HQ based in Citywest
Adobe Software Ireland, Citywest Business Campus	IT	National HQ based in Citywest
Unilever Ireland, Citywest Business Campus	Consumer Goods	National HQ based in Citywest
Pfizer Healthcare, Citywest Business Campus	Health / Medical	Comprises one of Pfizer's six major operations in Ireland
Xilinx, Citywest Business Campus	Technology	Regional HQ based at Citywest with 450 staff
Bank of Ireland, Tallaght	Finance	500+ staff
Henkel Ireland	Chemical / Industrial	€18million European hub is based in Tallaght
The Meath Foundation	Health	3,000+ staff
TU Dublin, Tallaght	Education	380+ staff
Amenities		
The Square Shopping Centre		
Leisureplex, Tallaght		
The Meath Foundation		
Tymon Park		
Transport		
Luas: Red Line stops including Citywest Campus, Red Crow, Kylemore (Ballymount Industrial Estate), Heuston and Dublin Docklands		

3.5 Education

It is important to consider the proximity of educational institutions as these are major source of employment and graduate activity. Dublin presents the most opportunities for graduates in Ireland of which 42% of Honours bachelor’s degree holders, 30% of Higher Diploma and 35% of Postgraduate Diploma graduates have found jobs in Dublin. These figures are based on an analysis of First Destination University Graduates across Ireland’s main universities (Higher Education Authority, 2018). According to CSO (2016) data for the area surrounding Tallaght, **67%** of existing residents are economically active, **7%** are students and the remaining **21%** are not working for reasons such as retirement, inability to work, unemployed or are full-time carers for family.

There are several schools within reasonable proximity to Tallaght including primary, secondary and further education institutions. Further schools are proposed under the Tallaght LAP.

School	Journey Time
TU Dublin (Tallaght Campus)	5-minute walk
St Mary’s National School	16-minute bus journey
Solas Christ National School (primary)	25-minute walk
St Kilians Senior National School (primary)	26-minute walk
St Annes Primary School	26-minute walk
St Marks Senior School	



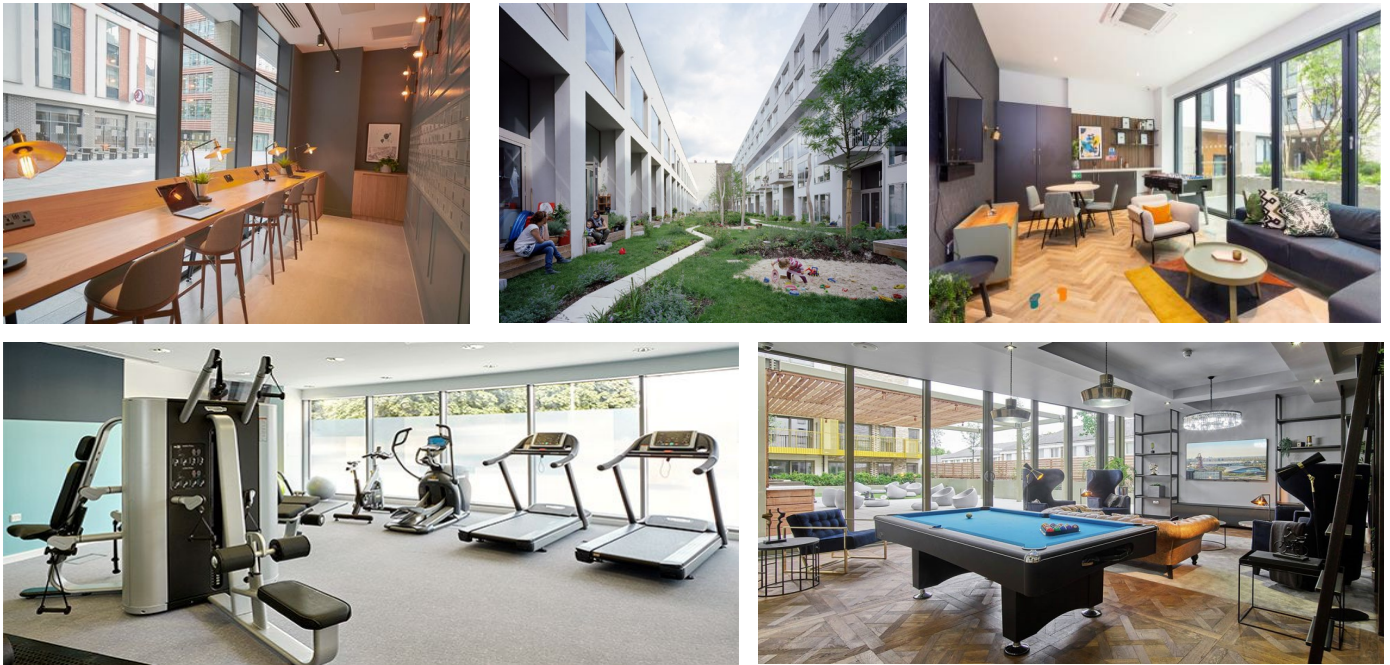
TU Dublin is a new technology university which has been created through the merger of Dublin Institute of Technology (DIT), **IT Tallaght** and IT Blanchardstown. The central campus is located on a 70-acre site in Grangegorman, Dublin 7. The new university will welcome around 20,000 students and 2,000 staff and will sit amongst Dublin's similarly prestigious institutions including Dublin City University, Trinity College Dublin (TCD) and University College Dublin (Silicon Republic, 2018).

The Tallaght campus of TU Dublin currently has almost 4,000 undergraduates and over 60 postgraduates enrolled. The campus is a leader in research, and they have recently opened their new research Centre for Applied Science and Health. They received major funding from the Strategic Innovation Fund to develop the teaching and learning environment within the institute.

Within Project Ireland 2040 the government pledged to increase investment in Technology Institutions and galvanise practical technology-driven expertise across the regions, they aim to deliver 11 higher education facilities across the country with capacity for over 8,000 students. The first instalment of projects that will go out for tender consists of six schemes spread across Ireland, of which Tallaght and Blanchardstown will be the first two Dublin-based recipients of the investment pledge.

4. Amenity Provision

Tallaght Proposed Facilities



The Arboury is a 334-unit development consisting of 216 Build to Sell units and 118 Build to Rent units. The scheme is laid out over 3 blocks (Block A, B and C). The buildings will be situated within extensively landscaped surroundings with space for social interaction and leisure. Each block will be arranged such that there will be two enclosed landscaped courtyards on either side of the central block with a connecting walkway between the two as well as various pathways across both spaces, creating a cohesive pedestrian journey across the development.

All on-site amenities are located at the ground floor level of Block A, B and C, including the main reception, gym, work hub and media / games room. The 7th floor will also have a resident's lounge and terrace. Block B will include a passive inside / outside space which forms a link between the blocks. Each block will have its own entrance lobby; however, the main reception / concierge area will be located at the entrance Block A which will be a focal point of the development designed to create a welcoming place for new and existing residents to congregate and meet with the community staff. The entrances for Blocks B and C will also have entrances from the pocket parks and face towards Belgard Square North.

Resident facilities throughout the development will include:

- Gym
- Residents lounge space with tea and coffee station
- Work hub / Co-working space
- Games and Multimedia Room
- Roof terrace
- Roof gardens on C
- Private bookable space suitable for meetings / private parties / community and group events
- Two landscaped courtyards with linking pedestrian walkways and outdoor seating space
- Circa 117 car parking spaces, including 6 no. disabled spaces (Provision made for Electric car charging points and a car sharing club, e.g. Go Car)
- Secure bike storage with 484 resident spaces and 186 visitor spaces (670 total)

Overall, the development will have a high level of resident amenity which is not currently available in the local area. In total 824 sqm (8,873 sq. ft) of Resident amenity will be provided throughout the development. This equates to 2.46 sqm / 26.5 sq. ft per unit. Having regard to other residential developments currently under construction and in the planning system, this is a far superior provision, making this a Best-in-Class development with Resident wellness at the forefront.

In addition to the Resident Amenities, commercial amenities which will be available to the local community will include four units and a resident's creche around the perimeter of the site.

In considering the uses for these commercial uses, the goal of the developer is to enrich the local community both socially and culturally. The spaces will give local businesses an opportunity to thrive given the on-site customer base. The clustering of the commercial units will help create a commercial hub giving synergy of trade which will help to create a neighbourhood shopping buzz. The units along the east perimeter will front onto Belgard Square East and will provide active retail frontage. This will also be accessible from the southern perimeter of the site which will be accessible on foot. In warmer summer months this area will benefit from the open outdoor pocket park and be used for community events and gatherings.

The commercial offering will evolve over time in line with trends in consumer demand, providing a sustainable neighbourhood mix. To establish and sustain a cohesive long-term community, the scheme will aim to strike a balance between an anchor tenant for general convenience, which will attract people to the development, alongside local independent businesses.

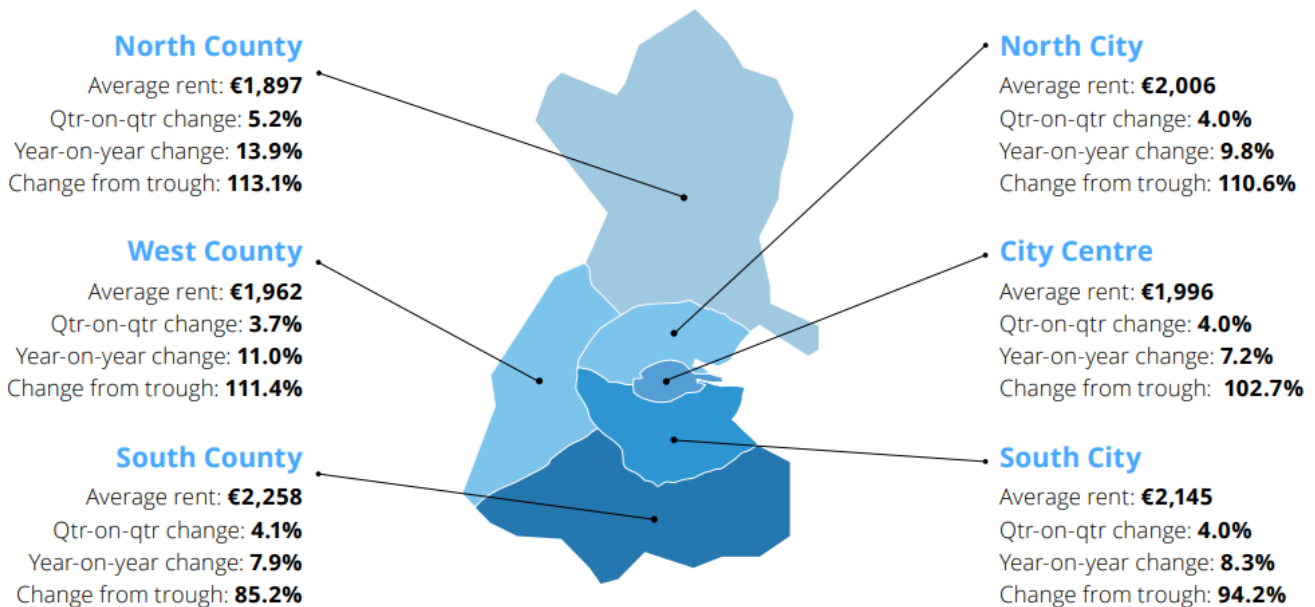
5. Rental Market and Comparable Schemes

5.1 General Rent Commentary

Ireland's rental market is undergoing a period of intense pressure as increasing urbanisation and shifting demographics continually prop up record levels of demand and strained supply. The Daft.ie Q4 2021 report on national rent data indicates that the average rent in Dublin City is €1,996 per month, similarly, the West County is €1,962 per month. Since the rental trough in mid-2011, rents in Dublin City have risen a staggering 102.7% and the West County by 111.4%.

During Q4 2021, we saw that supply was at an all-time low, with quarterly rental inflation at 4.1%, compared to just 1.7% in Q1 2021. In Dublin, rents have continued to rise across all six markets but rents in the City-Centre with y-o-y changes between 7.2% to a staggering 13.9%. In the West County (site location) rents growth have been reported at 11% higher than the same time in 2020. In terms of supply, stock was down 73% with just 712 homes listed for rent on Daft in the entire Dublin market; this is a lowest recorded stock levels since the commencement of the Daft data set in 2006. Despite the continued lockdowns that were inflicted here and the effect on the rental market, demand has returned. Presently, there are just 20 apartments advertised to rent in the Tallaght area.

There continues to exist a clear divide in Dublin, with average rents in the City-Centre, South City, South County continually exceeding those in the North and West County.



Source: Daft.ie (Q4 2021)

5.2 Tallaght Private Rental Comparisons



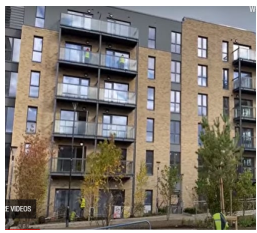
An important factor to consider when justifying a Build to Rent proposition is the embedded PRS market and what is currently available to renters in the local area.

The following table provides a summary of the current rental market in Tallaght, which includes a sample of 165 apartments marketed from Q4 2021 to Q1 2022.

Unit Type	Average Rent	Median Rent	Upper Quartile	Max Rent	Sample
1 bed	€1,282	€1,300	€1,440	€1,700	35
2 bed	€1,730	€1,750	€1,875	€2,100	72
3 bed	€1,993	€2,000	€2,100	€2,400	58
					165

To provide a more refined view of the above comps we have specifically reviewed institutionally owned PRS developments in Tallaght that can be considered as base comparables to the scheme under consideration.

Scheme Name	Tallaght Cross West	Priors Gate, Tallaght	The Laurels, Tallaght	Tallaght Cross East
Image				
Landlord	IRES	IRES	IRES	Comer Group
Total Units	460 (507 in total)	108	19	441
Breakdown	165 x one bed, 250 x two bed and 45 x three bed	Unknown	4 x one bed, 13 x two bed, and 2 x three bed	Unknown
Advertised Rents	1 bed €1,220 - €1,450 2 bed €1,905 3 bed - €1,977	1 bed €1,500* 2 bed €1,750 *Nov 2021 data	No units advertised to rent in past 8 months. Scheme current average of €1,333pcm	No units advertised to rent in past 7 months. May 2021 rents at: 1 bed: from €1,395 2 bed: from €1,600
Occupancy	99.80%	99%	100%	Unknown
Built In	2008	2007	2007	2008

Scheme Name	Abberley Square, Tallaght	Arena Centre, Tallaght	Tuansgate, Tallaght	U City Quarter, Citywest
Image				
Landlord	Seapoint Capital	Seapoint Capital	Build to Sell Scheme - Burlington Real Estate have a large portfolio	Urbeo
Total Units	59 (106 in total)	63 (230 in total)	Unknown	282
Breakdown	20 x one bed, 34 x two bed and 5 x three bed	20 x one bed, 35 x 2 bed and 8 x three bed	Unknown	Unknown
Advertised Rents	1 bed €1,450* 2 bed €1,635 - €2,000* *Nov 2021 data	1 bed €1,450-€1,700* 2 bed €1,695 - €1,985* 3 bed €2,100* *Nov 2021 data	1 bed €1,600 2 bed €1,700 -	Studio: from €1,500 1 bed: from €1,650 2 bed: from €1,950 3 bed from: €2,550 Facilities include a resident's lounge (with work pods), cinema room, Bringme parcel storage
Built In	2005	2008	2017	2021
Occupancy	95%+	95%+	95%+	Unknown – Fully let on studios and three-bedroom units

Source: Daft.ie, IRES 2020 Annual Report 2021 / 2022

Within IRES REIT's prime suburban portfolio, occupancy rate ranges 98.9% to 100%, demonstrating a strong uptake for first-generation rental apartments outside Dublin City Centre, with some located in the Tallaght area. We can assume that the strong occupancy rates being demonstrated amongst the local PRS market, including those without any resident's amenity and built up to ten years ago, as a positive indicator for emerging purpose-built and customer-service focused BTR in this location.

U Citywest Quarter by Urbeo launched October 2020 and represents a small portion (282 units) of Urbeo's growing BTR portfolio across the city.

6. Conclusion

The proposed development at The Arboury occupies a pragmatic and attractive location for mixed tenure Build to Rent / Build to Sell scheme, providing high quality accommodation and amenities that will enhance the residential appeal of the local geography. The site's walking proximity to the Luas means that residents have easy access to key employment zones across the surrounding suburbs and City Centre, in addition to the local offering. This includes some of Dublin's largest employment hubs with occupiers including major technology firms, healthcare companies, education institutions, hospitals and retail centres, which ultimately makes this a location that will attract a broad and diverse cross section of residents.

In addition to the immediate geographical benefits of the scheme, the continued decline in home ownership against the increase of rental tenures across Dublin provides further justification for introducing Build to Rent in an emerging urban hub such as Tallaght. The BTR proposition is primarily targeted at a younger / mid age level demographic, particularly junior and established professionals, service workers, couples, and small families. Moreover, given the local employment and education context there is also reason to assume that the proposed scheme will appeal to graduates who want to stay in the area. The trend of smaller household sizes is supported by the scheme's supply of One and Two bed units, whilst an appropriate number of Three beds and larger two-bedroom duplex units are also provided. The proposed unit mix ensure flexibility for residents, allowing them to evolve and move within the scheme should their requirements change. This mix supports long term rental and professionally managed developments with a focus on resident wellbeing.

The proposed development has been designed with the aim of creating a sustainable rental community, with a tailored service and amenity offer that the standard private rental offer fails to provide. It is imperative to ensure that there is ample provision of attractive communal amenities such as resident's lounges, co-working space, games / media room, gym facilities and landscaped courtyards which align with the lifestyle necessities of modern renters. Moreover, the scheme will focus on creating a sustainable community that encourages sustainable travel via cycling, walking and the use of Tallaght's public transport facilities. This sustainable transport strategy is facilitated by the addition of well-integrated outdoor spaces such as the two large courtyards and roof gardens that function as a small allotment / social space atop Blocks A and C. The combination of on-site amenities represents a comprehensive residential offer that will fulfil the expectations of discerning, modern renters and encourage interaction and community among residents and the wider community.

Caveats

General

LIV Consult has utilised its knowledge of good practice within Build to Rent developments across the UK and Ireland to inform the view for The Arboury.

Demographic

Despite the infancy of the Build to Rent concept within the Ireland, LIV Consult has utilised its knowledge of the typical demographic spread for developments of this type in comparable locations. We have also reflected on the Census 2016 data available to us, alongside various other data sources mentioned through the report.

