

Appendix 5

DISTRIBUTION OF ESTIMATED POPULATION AND HOUSEHOLDS GROWTH

The basis for the estimation of future levels of population and households in the Greater Dublin Area is given in Appendix 3. These scenarios relate to the Greater Dublin Area as a whole, although estimates were included of future population and household numbers in each local authority area, assuming that there was no migration into or out of the Greater Dublin Area or from one local authority area to another (which clearly will not happen). The purpose of these estimates is to provide an indication of the rate of natural growth in each local authority area and to provide an initial estimate of future household size.

As described in the main text, it is regarded as prudent to plan for the levels of population and households arising under the high in-migration scenario. Thus, in distributing population and households, the total population of 1.65 million and total households of 661,000 are regarded as constants. These figures assume that average household size across the Greater Dublin Area falls to 2.5 by the year 2011.

The allocation of future population and households by local authority area is based on a range of considerations that include:

- The overall objective of the strategy to consolidate growth in the Metropolitan Area and in the 'development centres' and the general capacity of each area to contribute to this objective.
- The current and future capacity of the area in terms of water supplies, drainage, wastewater collection and treatment, etc.
- The relationship of the areas to existing and future transportation corridors and current and future transportation infrastructure.
- The capacity of the area in terms of zoned residential land (see Table A5.1) and other zoned land, especially that for employment uses.

Table A5.1 Estimated Capacity of Residentially Zoned Lands in each Local Authority Area (Housing Units)

	1998-2000	2001-2005	2006-2010	Total
Dublin County Borough	17,494	4,967		22,461
Dun Laoghaire-Rathdown	6,538	5,454		11,992
Fingal	23,322	16,685		40,007
Kildare	7,000	8,000	3,072	18,072
Meath	4,000	9,000	6,368	19,368
South Dublin	16,723	4,527		21,250
Wicklow	4,570	6,744		11,314

Information provided by local authorities except in the case of Kildare and Meath, where the overall capacity was provided by the local authorities and the distribution is an estimate by the consultants.

The population and household scenario figures refer to a 1996 baseline year. Consequently, in addition to the estimated capacity for the period 1998 to 2000, account must be taken of housing completions in the period 1996 to 1998 (see Table 2.7 in Chapter 2).

Table A5.2 Approximate Estimate of Future Requirement for Residentially Zoned Land by Local Authority Area to 2011.

	Dublin CB	DL-R	Fingal	Kildare	Meath	South Dublin	Wicklow
Estimated House Completions 1996-98	10,305	2,088	6,522	5806	3,452	6,160	3,386
Estimated Capacity of Zoned Land 1998-2001	17,494	6,538	23,322	7000	4,000	16,723	4,570
Total Capacity 1996-2001	27,799	8,626	29,844	12,806	7,452	22,883	7,956
Allocation 1996-2001	21,915	6,531	9,279	4,959	5,137	9,191	3,737
<i>Balance</i>	<i>5,884</i>	<i>2,095</i>	<i>20,565</i>	<i>7,847</i>	<i>2,315</i>	<i>13,692</i>	<i>4,219</i>
Average H'hold Size 2001	2.5	2.9	3.3	3.4	3.2	3.2	2.4
Estimated Capacity of Zoned Land 2001-2006	4,967	5,454	16,685	8,000	9,000	4,527	6,744
Balance from 2001	5,884	2,095	20,565	7,847	2,315	13,692	4,219
Total Capacity 2001-2006	10,851	7,549	37,250	15,847	11,315	18,219	10,963
Allocation 2001-2006	11,000	4,000	15,000	12,000	7,000	16,000	7,000
<i>Balance</i>	<i>-149</i>	<i>3,549</i>	<i>22,250</i>	<i>3,847</i>	<i>4,315</i>	<i>2,219</i>	<i>3,963</i>
Average H'hold Size 2006	2.4	2.8	3.0	2.9	3.0	2.8	3.0
Estimated Capacity of Zoned Land 2006-2011	0	0	0	3,072	6,368	0	0
Balance from 2006	-149	3,549	22,250	3,847	4,315	2,219	3,963
Total Capacity 2006-2011	-149	3,549	22,250	6,919	10,683	2,219	3,963
Allocation 2006-2011	11,000	10,000	26,000	8,500	13,000	13,000	6,500
<i>Balance</i>	<i>-11,149</i>	<i>-6,451</i>	<i>-3,750</i>	<i>-1,581</i>	<i>-2317</i>	<i>-10,781</i>	<i>-2,537</i>
Average H'hold Size 2011	2.4	2.4	2.5	2.6	2.7	2.5	2.7

* All figures, except average household size, are in housing units, which are taken as equivalent to households.

The relationship between the estimated capacity of residentially zoned lands and the allocation of future household growth in each local authority area is shown in Table A5.2. In this table, a negative balance indicates that there is insufficient existing residentially zoned land to meet the future allocation of households, assuming that there is no major increase in overall development densities.

From Table A5.2, it will be seen that all local authority areas have sufficient residentially zoned land to accommodate the allocated growth in household numbers well into the period covered by the Guidelines. By 2006, only Dublin County Borough will require additional land, and the allocation for the period 2001-2006 could be met through re-development and/or development at higher densities.

The figures given in Table A5.2 do not, however, include an estimate to compensate for existing residentially zoned land that is not released for development. To some extent, this will be offset by the achievement of higher development densities at appropriate locations. In Dublin County Borough, in some parts of Dun Laoghaire-Rathdown and to a lesser extent elsewhere, a portion of future growth can be accommodated through re-development, thereby reducing the requirement for the zoning of greenfield lands. In Dublin City, which has only limited areas of greenfield land, a very high proportion of future growth will be accommodated through re-development, as in the Docklands area, and/or the use of institutional lands.

Nevertheless, it will be necessary to zone additional lands for residential use, especially

outside of Dublin city, both to meet the required levels of future growth and to compensate for lands that are not released for development. Table A5.3 indicates the approximate extent of the level of additional lands required for residential use, assuming that:

- development takes place at an average of 25 housing units per hectare;
- a 50% provision is made for lands not released, or on which the provision of services is delayed;
- there is no re-development of existing built-over areas.

Table A5.3 Future Allocation of Household Numbers Compared to Capacity of Existing Residentially Zoned Land*

Dublin County Borough	670
Dun Laoghaire-Rathdown	390
Fingal	225
Kildare	100
Meath	140
South Dublin	650
Wicklow	150

Note: A significant part of the requirement for Dublin city and some other areas will be met through re-development, reducing the extent of lands to be zoned.

ALTERNATIVE HOUSEHOLDS ESTIMATES

The estimates of future household numbers are sensitive to assumptions concerning average household size. To provide an indication of this sensitivity, the projected high in-migration population estimates for each local authority area were converted to households using the projected household sizes for each local authority area as given in Table A3.3 (Appendix 3). These projected household sizes are, however, estimated on the basis of net nil migration and must, therefore, be used cautiously. The resultant set of future household numbers are given in Table A5.4

Table A5.4 Alternative Estimate of Future Household Numbers

	Dublin CB	DL-R	Fingal	Kildare	Meath	South Dublin	Wicklow	Total
Population 2001	491,000	200,000	180,000	148,000	120,000	230,000	114,000	1,491,000
Average H'hold Size 2001	2.65 2.7	2.93 2.9	3.28 3.3	3.25 3.0	3.25 3.2	3.31 3.3	3.13 3.1	
Estimated H'holds 2001	185,283	68,259	57,317	45,538	36,923	69,486	36,422	499,229
Population 2006	493,000	201,000	219,000	161,000	133,000	242,000	126,000	1,575,000
Average H'hold Size 2006	2.51 2.5	2.74 2.7	2.99 3.0	3.00 3.0	3.01 3.0	3.01 3.0	2.93 2.9	
Estimated H'holds 2006	196,414	73,358	73,244	53,667	44,186	80,399	43,003	564,271
Population 2011	502,000	200,000	246,000	170,000	154,000	248,000	1,300,00	1,650,000
Average H'hold Size 2011	2.37 2.4	2.54 2.5	2.67 2.7	2.73 2.7	2.73 2.7	2.69 2.7	2.70 2.7	
Estimated H'holds 2011	211,814	78,740	92,135	62,271	56,410	92,193	48,148	641,712