Dundrum Draft Local Area Plan
Background Paper
Demographic and Housing Analysis
Q2 2023
1. Introduction

This paper provides an analysis of certain demographic trends within the Dundrum LAP lands. The results of the analysis are intended to inform the policies and objectives of the draft Dundrum LAP. The demographic data used is derived from a number of sources, including the Central Statistics Office (primarily Census 2016), information from planning applications/commencement notices (from Dún Laoghaire-Rathdown and An Bord Pleanála online databases), the Residential Capacity Audit contained in the current County Development Plan, as well as information obtained via site visits to Dundrum.

In the first instance, the purpose of the analysis contained herein is to establish population capacity (the population that currently resides within the study area plus the likely additional population that new development could accommodate), however, it is acknowledged that trends over time such as decreasing household size and occupancy rates may affect the future population of the LAP area. This is acknowledged in the Core Strategy which assumes that new residential stock being delivered to the market primarily comprising apartments will have a lower average household size; and average household size in existing older housing stock will continue to follow a gradual downward trajectory in line with overarching national and European trends.

It is acknowledged that it is optimistic to expect full delivery on key sites within the lifetime of the Plan as experience on other major regeneration type sites in the county has indicated a longer delivery time. The role the market and economic cycles also plays in delivery is also noted.

Additionally, this paper provides analysis of dwelling types and sizes within the LAP lands, within the existing dwelling stock and within potential future developments across development sites within the LAP lands, as extrapolated from planning permission data (where available).

Finally, by using Census 2016 data, an analysis of the age profile within the LAP lands and its comparison with the county-wide and national age profiles is provided in this report.

1.1 Methodology – Population Capacity Analysis

In order to calculate the potential total population that could reasonably be projected to be accommodated in the Dundrum LAP area within the lifetime of the Plan (6 years extendable to 10 years), the following methodology was employed:

1. The population of the LAP area was calculated on the basis of the most recent census data available at the ‘Small Area’ level, which was 2016. In order to calculate the population, an analysis was undertaken of the CSO’s Small Area Population Statistics (SAPS) which fell within the LAP boundary. Where only a part of a given ‘Small Area’ fell within the LAP boundary, a pro rata calculation was made based on the recorded population of the overall area and the proportion of the housing that fell within the LAP boundary (e.g. if 80% of the housing in the Small Area fell within the LAP boundary then 80% of the recorded population was assumed to be within that area).

2. An analysis of substantial residential developments completed within the LAP lands since the 2016 Census was undertaken to account for additional dwellings/population that would not have been accounted for by that Census. Data on the number of dwellings has been extrapolated from the planning history for each site and verified against CSO figures for new dwelling completions. An average household size of 2.5 persons per dwelling was assumed in order to calculate the population generated by these recent developments and future
developments within the LAP lands (see below). This figure accords with the average household size figure applied in the Core Strategy of the County Development Plan.

3. Key ‘infill/windfall’ development sites throughout the County were identified in the Core Strategy of the County Development Plan. These sites are identified under the Core Strategy as ‘Tier 1’, representing serviced and zoned land in the County capable of providing future residential development. In order to accord with the Core Strategy, all such sites within the LAP lands are accounted for in this analysis.

2. Residential Development Capacity Audit

2.1 Residential Development Capacity Audit

Figure 2.1 below shows the key future development sites identified in the Dundrum area through a Residential Development Capacity Audit (RDCA), which was undertaken to inform the Core Strategy of the County Development Plan 2022-2028. The RDCA is a primary input to the Core Strategy of the CDP and comprises a capacity audit of land/sites with potential for residential development. All the sites identified within the Dundrum LAP area are classed as Tier 1 serviced sites.

Figure 2.1: Future development sites identified in Core Strategy of the dlr County Development Plan 2022 - 2028
The quantum and location of lands identified in this analysis for the Dundrum LAP is consistent with the Core Strategy of the DLR County Development Plan 2022-2028. A number of assumptions were applied at a site-specific level in order to provide a robust estimation of potential residential yield. All densities applied in the RDCA were either consistent with, or exceeded, the residential densities recommended in the ‘Sustainable Residential Development in Urban Areas’ Guidelines (2009). The relevant provisions of these Guidelines, though originally adopted in 2009, continue to have effect.

2.1 Central Mental Hospital

In the case of the Central Mental Hospital (CMH), there is (SHD) permission at the c. 9.6 ha application site (ABP Ref. 313176-22 refers) for 852 units,\(^1\) yielding a gross density of c. 89 units per hectare. It should be noted that the Masterplan submitted with the application indicates that a further 59 units across 2 blocks are envisaged for the lands in and around the Main Hospital and Chapel buildings, subject to a future planning application as part of the next phase of development of the site. This would bring the total number of residential units across the entire CMH lands (c. 11 ha) to 911.

2.2 Old Shopping Centre

In the case of the old Shopping Centre site, the current SHD application at the c. 3.5 ha site (ABP Ref. 313220-22 refers) seeks permission for 881 units, resulting in a stated gross plot ratio (per the applicant’s Planning Statement) of c. 1:2.5. The Planning Authority had a number of concerns with various elements of the scheme, however the residential density in isolation was considered compliant with the relevant Section 28 Ministerial Guidelines for residential development, given the site’s location within a Major Town Centre adjacent to high frequency, high capacity public transport. The mix of uses within the scheme was however not found by the Planning Authority to be acceptable for the Major Town Centre location as the proposed mix is predominated by residential development, which roughly approximates to 95% of the overall mix of uses proposed. The proposed non-residential uses amount to c. 4,500 sq.m, which is less than the existing provision of such uses at the site.

For the purposes of this population analysis, a plot ratio of approximately 1:2.3, a gross floor area of approximately 76,640 sq.m and a site area of c. 3.3 ha are assumed for the OSC site. These assumed figures are based on the design analysis of this site prepared by Urban Agency, which has informed the preparation of the draft LAP. It should be noted that these assumed figures are hypothetical, and that they may change subject to comprehensive environmental assessment of the site as part of the preparation of any future planning application(s). In addition to applying these assumed figures to the site, the proposed residential density at the site is informed by current relevant policy guidance. The Planning Authority are also aware that there will be forthcoming section 28 guidelines relating to compact settlements and this analysis has been informed by the content of the Department issued consultation document on the forthcoming ‘Sustainable and Compact Settlements Guidelines for Planning Authorities’, 2023. Furthermore, a guideline use mix ratio of 70% residential : 30%

\(^1\) It is highlighted that the grant of permission omits 6 units from Block 9. It is not known at the time of writing what the applicant proposes to provide in lieu of these units, therefore they have been excluded from the calculation.
commercial is applied to the OSC site, however it should be noted that this is not a precise targeted use mix ratio. Taking these factors into account, the OSC site may yield in the order of 631 residential units at a density of roughly 191 units per hectare (This is lower as it is across the entire site which will be mixed use). It is again stressed that these figures are applied to the site solely for the purposes of this population analysis.

2.3 Other Significant Sites

In the case of the ‘Building 5’ site on Sandyford Road as identified in the RDCA, there is extant planning permission for residential development (Refs. ABP30526119 refers). The permitted numbers of units are applied to this site for the purpose of this analysis. Additionally, an SHD application was granted permission at the Frankfort Lodge site off Dundrum Road (ref. ABP31128721 refers); while the Board has confirmed its intent to concede a legal challenge taken against this permission, at the time of writing this analysis the decision has not been quashed and therefore the permitted units are applied to this site as well, as there is extant permission.

It is noted that there are additional significant development sites in the draft LAP lands which are not accounted for in the CDP’s RCDA. These sites are included in the population/housing projections for completeness. They are as follows:

The Dom Marmion site, though it has not been subject of any planning application for residential development, has been examined as part of the urban design analysis informing the draft LAP. Based on a study of the site, the analysis suggests that the site could accommodate a mixed-use scheme of c. 11,378 sq. m gross floor area, at a plot ratio of c. 1:1.7. Based on these figures and taking account of the quantitative standards for residential developments set out in Section 12.3.3 of the CDP, as well as the 2023 Sustainable and Compact Settlements Guidelines (which also set a general net density threshold of 200 dwellings per hectare for sites of this context), the Dom Marmion site could yield in the order of 133 residential units at a density of roughly 200 units per ha. It should be noted that this figure is approximated and does not account for the fact that a small (as yet undetermined) proportion of commercial uses would likely be provided within the site redevelopment, given the site’s MTC land use zoning. These potential figures are also subject to assessment of the site as part of any future planning application. (It should be noted that the Dom Marmion site for the purposes of the Dundrum LAP comprises a larger area than the Dom Marmion Centre).

Permission has been sought for 111 residential units at Sommerville House on Dundrum Road (Ref. ABP31293522 refers). The Planning Authority considers that this proposed development is in accordance with the proper planning and sustainable development of the area, subject to conditions. This proposal is thus considered as part of this analysis.

There is an extant planning permission (Ref. D20A/0189 as amended by D21A/0817 refers) for 13 residential units at the Annefield/St. Anne’s site off Sydenham Road. This development is currently under construction and has been considered as part of this analysis.

2.4 Projections

Based on permitted schemes and current planning applications at the key future development sites identified in the CDP within the draft LAP lands, and applying assumptions based on the rationale set out above, it is considered that the Dundrum LAP lands could potentially accommodate
approximately 2,020 residential units and a population of approximately 5,050 based on a 2.5 person household. This projected population growth is summarized in the below table:

<table>
<thead>
<tr>
<th>Site</th>
<th>Anticipated Future Dwellings (no.)</th>
<th>Approximate Site Area (ha)</th>
<th>Approximate Density (units/ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘Building 5’ Dundrum Town Centre</td>
<td>107</td>
<td>0.4</td>
<td>268*</td>
</tr>
<tr>
<td>Old Dundrum Shopping Centre (Dundrum Phase 2)</td>
<td>631</td>
<td>3.3</td>
<td>191*</td>
</tr>
<tr>
<td>Frankfort Lodge site</td>
<td>114</td>
<td>0.9</td>
<td>127</td>
</tr>
<tr>
<td>Central Mental Hospital</td>
<td>911</td>
<td>11**</td>
<td>83*</td>
</tr>
<tr>
<td>Dom Marmion</td>
<td>133</td>
<td>0.7</td>
<td>200*</td>
</tr>
<tr>
<td>Sommerville House</td>
<td>111</td>
<td>0.8</td>
<td>139</td>
</tr>
<tr>
<td>Annfield/St. Anne’s</td>
<td>13</td>
<td>0.7</td>
<td>17</td>
</tr>
<tr>
<td><strong>Total additional dwellings</strong></td>
<td>2,020</td>
<td>17.8</td>
<td>113</td>
</tr>
<tr>
<td>Total additional population (2.5 persons per household)</td>
<td>5,050</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 2.1: Projected future population growth within the DLAP (key development sites)

* Refers to net density for residential element of mixed-use scheme.

** It should be noted that in the LAP the former CMH lands key development site is comprised of the smaller area of 9.6ha.

Note: Although ‘The Nurseries’ site on Taney Road is identified within the Core Strategy, it is not included in the above projections as a housing development has subsequently been completed on the site. The site is therefore accounted for within the recent completions in Table 3.2 below.

2.5 Unit Typology

On the basis of extant planning permissions and site-specific urban analyses, an approximate breakdown of unit types (i.e. whether houses or apartments) can be inferred for the identified key future development sites within the DLAP. This breakdown illustrates that almost all (c. 98%) of future residential units within the DLAP are expected to comprise apartment type units. The breakdown is presented in the below table:

<table>
<thead>
<tr>
<th>Site</th>
<th>Anticipated Future Dwellings (no.)</th>
<th>Houses</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘Building 5’ Dundrum Town Centre</td>
<td>107</td>
<td>-</td>
<td>107</td>
</tr>
<tr>
<td>Old Dundrum Shopping Centre (Dundrum Phase 2)</td>
<td>631</td>
<td>-</td>
<td>631</td>
</tr>
<tr>
<td>Frankfort Lodge site</td>
<td>114</td>
<td>-</td>
<td>114</td>
</tr>
<tr>
<td>Central Mental Hospital</td>
<td>911</td>
<td>39</td>
<td>872</td>
</tr>
<tr>
<td>Dom Marmion</td>
<td>133</td>
<td>-</td>
<td>133</td>
</tr>
<tr>
<td>Sommerville House</td>
<td>111</td>
<td>-</td>
<td>111</td>
</tr>
<tr>
<td>Annfield/St. Anne’s</td>
<td>13</td>
<td>13</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total additional dwellings</strong></td>
<td>2,020</td>
<td>52</td>
<td>1,968</td>
</tr>
<tr>
<td><strong>% of Total</strong></td>
<td>100%</td>
<td>2%</td>
<td>98%</td>
</tr>
</tbody>
</table>

Table 2.2: Inferred typology of projected future residential units at key development sites within the DLAP.
3. Existing Scenario

3.1 Population and Housing

The table below sets out the number of dwellings, household size, and total population for the DLAP area as recorded in the 2016 Census. This represents the most recent available Census data that can accurately be applied at the localised level of Dundrum; the 2022 Census data does not currently provide data at Small Area level.

<table>
<thead>
<tr>
<th>SAP No.</th>
<th>SAP Dwellings</th>
<th>SAP Population</th>
<th>Average Household Size</th>
<th>% of SAP area included</th>
<th>LAP Dwellings</th>
<th>LAP Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>267046004</td>
<td>94</td>
<td>248</td>
<td>2.6</td>
<td>100%</td>
<td>94</td>
<td>248</td>
</tr>
<tr>
<td>267046005</td>
<td>78</td>
<td>205</td>
<td>2.6</td>
<td>100%</td>
<td>78</td>
<td>205</td>
</tr>
<tr>
<td>267046006</td>
<td>109</td>
<td>311</td>
<td>2.9</td>
<td>100%</td>
<td>109</td>
<td>311</td>
</tr>
<tr>
<td>267059004</td>
<td>108</td>
<td>265</td>
<td>2.5</td>
<td>100%</td>
<td>108</td>
<td>265</td>
</tr>
<tr>
<td>267059006</td>
<td>125</td>
<td>253</td>
<td>2.0</td>
<td>100%</td>
<td>125</td>
<td>253</td>
</tr>
<tr>
<td>267082002</td>
<td>124</td>
<td>352</td>
<td>2.8</td>
<td>50%</td>
<td>62</td>
<td>176</td>
</tr>
<tr>
<td>267082010</td>
<td>28</td>
<td>73</td>
<td>2.6</td>
<td>100%</td>
<td>28</td>
<td>73</td>
</tr>
<tr>
<td>267082003</td>
<td>93</td>
<td>179</td>
<td>1.9</td>
<td>100%</td>
<td>93</td>
<td>179</td>
</tr>
<tr>
<td>267082001</td>
<td>113</td>
<td>311</td>
<td>2.8</td>
<td>100%</td>
<td>113</td>
<td>311</td>
</tr>
<tr>
<td>267079011</td>
<td>64</td>
<td>163</td>
<td>2.5</td>
<td>100%</td>
<td>64</td>
<td>163</td>
</tr>
<tr>
<td>267079002</td>
<td>79</td>
<td>202</td>
<td>2.6</td>
<td>100%</td>
<td>79</td>
<td>202</td>
</tr>
<tr>
<td>267081006</td>
<td>116</td>
<td>322</td>
<td>2.8</td>
<td>50%</td>
<td>58</td>
<td>161</td>
</tr>
<tr>
<td>267081005</td>
<td>75</td>
<td>176</td>
<td>2.3</td>
<td>100%</td>
<td>75</td>
<td>176</td>
</tr>
<tr>
<td>267081001</td>
<td>73</td>
<td>203</td>
<td>2.8</td>
<td>40%</td>
<td>29.2</td>
<td>81.2</td>
</tr>
<tr>
<td>267080015</td>
<td>113</td>
<td>214</td>
<td>1.9</td>
<td>100%</td>
<td>113</td>
<td>214</td>
</tr>
<tr>
<td>267080014</td>
<td>85</td>
<td>212</td>
<td>2.6</td>
<td>100%</td>
<td>85</td>
<td>212</td>
</tr>
<tr>
<td>267079001</td>
<td>107</td>
<td>246</td>
<td>2.3</td>
<td>100%</td>
<td>107</td>
<td>246</td>
</tr>
<tr>
<td>267079012</td>
<td>95</td>
<td>256</td>
<td>2.7</td>
<td>80%</td>
<td>76</td>
<td>204.8</td>
</tr>
<tr>
<td>267080012</td>
<td>92</td>
<td>263</td>
<td>2.9</td>
<td>100%</td>
<td>92</td>
<td>263</td>
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<td>267080011</td>
<td>89</td>
<td>257</td>
<td>2.9</td>
<td>100%</td>
<td>89</td>
<td>257</td>
</tr>
<tr>
<td>267079003</td>
<td>108</td>
<td>229</td>
<td>2.1</td>
<td>100%</td>
<td>108</td>
<td>229</td>
</tr>
<tr>
<td>267079004</td>
<td>87</td>
<td>184</td>
<td>2.1</td>
<td>100%</td>
<td>87</td>
<td>184</td>
</tr>
<tr>
<td>267079005</td>
<td>71</td>
<td>154</td>
<td>2.2</td>
<td>100%</td>
<td>71</td>
<td>154</td>
</tr>
<tr>
<td>267079009</td>
<td>75</td>
<td>245</td>
<td>3.3</td>
<td>25%</td>
<td>18.75</td>
<td>61.25</td>
</tr>
<tr>
<td>267079014</td>
<td>80</td>
<td>210</td>
<td>2.6</td>
<td>10%</td>
<td>8</td>
<td>21</td>
</tr>
<tr>
<td>267059003</td>
<td>135</td>
<td>316</td>
<td>2.3</td>
<td>50%</td>
<td>67.5</td>
<td>158</td>
</tr>
<tr>
<td>267059007</td>
<td>74</td>
<td>172</td>
<td>2.3</td>
<td>90%</td>
<td>66.6</td>
<td>154.8</td>
</tr>
<tr>
<td>267057005</td>
<td>87</td>
<td>195</td>
<td>2.2</td>
<td>40%</td>
<td>34.8</td>
<td>78</td>
</tr>
<tr>
<td>267057004</td>
<td>90</td>
<td>205</td>
<td>2.3</td>
<td>40%</td>
<td>36</td>
<td>82</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,667</strong></td>
<td><strong>6,621</strong></td>
<td><strong>2.5</strong></td>
<td><strong>2,175</strong></td>
<td><strong>5,323</strong></td>
<td></td>
</tr>
</tbody>
</table>

Table 3.1: DLAP dwellings, household size and population statistical breakdown (Census, 2016).
The table below lists new residential developments completed within the LAP lands since the 2016 Census (and whose population would not therefore have been counted in that census).

<table>
<thead>
<tr>
<th>Planning Ref(s)</th>
<th>Address / Scheme</th>
<th>No. of units</th>
<th>Houses</th>
<th>Apts</th>
</tr>
</thead>
<tbody>
<tr>
<td>D15A/0405 (D16A/0298, D17A/0071)</td>
<td>Herbert Hill, Sandyford Road</td>
<td>87</td>
<td>-</td>
<td>87</td>
</tr>
<tr>
<td>D13A/0490 (D18A/1074)</td>
<td>The Nurseries, Taney Road</td>
<td>34</td>
<td>34</td>
<td>-</td>
</tr>
<tr>
<td>D15A/0081 (D16A/0723, D19A/0579)</td>
<td>Fernbank, Churchtown Road Upper</td>
<td>257 *</td>
<td>-</td>
<td>257</td>
</tr>
<tr>
<td>D14A/0461</td>
<td>Taney Green, Taney Park</td>
<td>13</td>
<td>13</td>
<td>-</td>
</tr>
<tr>
<td>PC/H/05/15</td>
<td>Rosemount Court, Rosemount Estate</td>
<td>44</td>
<td>28</td>
<td>16</td>
</tr>
</tbody>
</table>

|               | Total                                  | 435          | 75     | 360  |
|               | % of Total                              | 100%         | 17%    | 83%  |

Table 3.2: Substantial residential developments completed in DLAP lands since Census 2016

* Note: figure does not take account of the 5 shared accommodation units in Fernbank House, which are not complete.

The 435 dwelling units completed and occupied since the 2016 Census would result in c. 1,088 additional persons when the 2.5 persons per household threshold is applied, in accordance with the Core Strategy of the County Development Plan. When added to the c. 5,323 persons living in the LAP lands as of the 2016 Census (see Section 2.2 above), a baseline population of c. 6,411 persons is assumed for the LAP lands as of Q1 2023.

### 3.2 Unit Typology

The Table below provides data regarding the mix of dwelling unit typologies within the DLAP lands as of Census 2016 (based on Census 2016 data).

<table>
<thead>
<tr>
<th>SAP No.</th>
<th>SAP Dwellings</th>
<th>Houses</th>
<th>Apartments</th>
<th>Not Stated</th>
<th>% of SAP area included</th>
<th>LAP Dwellings</th>
<th>LAP Houses</th>
<th>LAP Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>267046004</td>
<td>94</td>
<td>57</td>
<td>37</td>
<td>-</td>
<td>100%</td>
<td>94</td>
<td>57</td>
<td>37</td>
</tr>
<tr>
<td>267046005</td>
<td>78</td>
<td>77</td>
<td>1</td>
<td>-</td>
<td>100%</td>
<td>78</td>
<td>77</td>
<td>1</td>
</tr>
<tr>
<td>267046006</td>
<td>109</td>
<td>109</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>109</td>
<td>109</td>
<td>-</td>
</tr>
<tr>
<td>267059004</td>
<td>108</td>
<td>59</td>
<td>47</td>
<td>2</td>
<td>100%</td>
<td>108</td>
<td>59</td>
<td>47</td>
</tr>
<tr>
<td>267059006</td>
<td>125</td>
<td>104</td>
<td>21</td>
<td>-</td>
<td>100%</td>
<td>125</td>
<td>104</td>
<td>21</td>
</tr>
<tr>
<td>267082002</td>
<td>124</td>
<td>124</td>
<td>-</td>
<td>-</td>
<td>50%</td>
<td>62</td>
<td>62</td>
<td>-</td>
</tr>
<tr>
<td>267082010</td>
<td>28</td>
<td>28</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>28</td>
<td>28</td>
<td>-</td>
</tr>
<tr>
<td>267082003</td>
<td>93</td>
<td>69</td>
<td>24</td>
<td>-</td>
<td>100%</td>
<td>93</td>
<td>69</td>
<td>24</td>
</tr>
<tr>
<td>267082001</td>
<td>113</td>
<td>100</td>
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<td>3</td>
<td>100%</td>
<td>113</td>
<td>100</td>
<td>10</td>
</tr>
<tr>
<td>267079011</td>
<td>64</td>
<td>13</td>
<td>51</td>
<td>-</td>
<td>100%</td>
<td>64</td>
<td>13</td>
<td>51</td>
</tr>
<tr>
<td>267079002</td>
<td>79</td>
<td>73</td>
<td>4</td>
<td>2</td>
<td>100%</td>
<td>79</td>
<td>73</td>
<td>4</td>
</tr>
</tbody>
</table>
DLAP – Demographic and Housing Analysis

Table 3.3: DLAP Household Types (Census, 2016).

<table>
<thead>
<tr>
<th></th>
<th>Houses</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>2,175</td>
<td>1,628.35</td>
</tr>
<tr>
<td>% of Total</td>
<td>75%</td>
<td>25%</td>
</tr>
</tbody>
</table>

Census 2016 data identifies that, as of 2016, 75% of all dwellings within the DLAP lands were houses, with apartments accounting for the remaining 25% of dwelling types. New residential development completions since 2016 (which total some 435 dwellings) show a significant increase in the delivery of apartment units, which account for approximately 83% of those completions since 2016.

The Census 2016 data and the data on completions since the Census illustrates that, though there has been a substantial increase in the proportion of apartments delivered in Dundrum in recent years, houses still account for the majority (65%) of dwellings in the DLAP area (refer to Table below).

Table 3.4: Houses and Apartments as proportions of the Total Existing Dwellings in the DLAP lands (as of Q1 2023).

<table>
<thead>
<tr>
<th>Total Existing LAP Dwellings / Typologies</th>
<th>Dwellings</th>
<th>Houses</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units</td>
<td>2,610</td>
<td>1,703.35</td>
<td>896.5</td>
</tr>
<tr>
<td>% of Total</td>
<td>65%</td>
<td>35%</td>
<td></td>
</tr>
</tbody>
</table>

Table 3.3: DLAP Household Types (Census, 2016).
3.3 Unit Mix

Though information regarding the size of dwellings is not included in the Census 2016 data, an analysis of the mix of apartment units completed since Census 2016 provides some useful insight into recent trends in unit sizes within the DLAP. The below Table illustrates the mix of apartment units amongst completed developments since Census 2016.

<table>
<thead>
<tr>
<th>Planning Ref(s)</th>
<th>Address / Scheme</th>
<th>No. of Apartments</th>
<th>3-bed</th>
<th>2-bed</th>
<th>1-bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D15A/0405 (D16A/0298, D17A/0071)</td>
<td>Herbert Hill, Sandyford Road</td>
<td>87</td>
<td>10</td>
<td>60</td>
<td>17</td>
</tr>
<tr>
<td>D15A/0081 (D16A/0723, D19A/0579)</td>
<td>Fernbank, Churchtown Road Upper</td>
<td>257</td>
<td>58</td>
<td>150</td>
<td>49</td>
</tr>
<tr>
<td>PC/H/05/15</td>
<td>Rosemount Court, Rosemount Estate</td>
<td>16</td>
<td>-</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>360</strong></td>
<td><strong>68</strong></td>
<td><strong>214</strong></td>
<td><strong>78</strong></td>
</tr>
<tr>
<td><strong>% of Total</strong></td>
<td></td>
<td><strong>100%</strong></td>
<td><strong>19%</strong></td>
<td><strong>59%</strong></td>
<td><strong>22%</strong></td>
</tr>
</tbody>
</table>

Table 3.5: Apartment mix within substantial residential developments completed in DLAP lands since Census 2016.

The above Table shows a notably high proportion of 2-bed units, which account for c. 59% of recently completed apartment units. At c. 19%, the proportion of 3-bed units within these developments is slightly below the minimum threshold (20%) sought for 3-bed+ units within new apartment developments in existing built-up areas, as set out in Section 12.3.3.1 of the current CDP.

3.4 Age Profile

The below Table provides a breakdown of ages for the population of the LAP lands, based on Census 2016 data at Small Area level (following the methodology for establishing the LAP boundary as set out in Section 1 above).
### DLAP – Demographic and Housing Analysis

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
</tr>
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<tr>
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<td>22</td>
<td>18</td>
<td>3</td>
<td>189</td>
<td>14</td>
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<td>267079002</td>
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<td>129</td>
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<td>267079003</td>
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<td>8</td>
<td>6</td>
<td>184</td>
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<tr>
<td>267079004</td>
<td>8</td>
<td>4</td>
<td>1</td>
<td>159</td>
<td>6</td>
</tr>
<tr>
<td>267079005</td>
<td>13</td>
<td>6</td>
<td>4</td>
<td>130</td>
<td>1</td>
</tr>
<tr>
<td>267079009 (@ 25%)</td>
<td>5.75</td>
<td>7.25</td>
<td>5.5</td>
<td>39.5</td>
<td>5.75</td>
</tr>
<tr>
<td>267079011</td>
<td>7</td>
<td>15</td>
<td>8</td>
<td>122</td>
<td>7</td>
</tr>
<tr>
<td>267079012 (@ 80%)</td>
<td>10.4</td>
<td>12.8</td>
<td>23.2</td>
<td>111.2</td>
<td>38.4</td>
</tr>
<tr>
<td>267079014 (@ 10%)</td>
<td>0.9</td>
<td>2.1</td>
<td>2.1</td>
<td>11.8</td>
<td>5.4</td>
</tr>
<tr>
<td>267080011</td>
<td>12</td>
<td>22</td>
<td>19</td>
<td>130</td>
<td>68</td>
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<td>17</td>
<td>17</td>
<td>177</td>
<td>18</td>
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<tr>
<td>267080014</td>
<td>16</td>
<td>9</td>
<td>11</td>
<td>119</td>
<td>57</td>
</tr>
<tr>
<td>267080015</td>
<td>8</td>
<td>10</td>
<td>4</td>
<td>177</td>
<td>19</td>
</tr>
<tr>
<td>267081001 (@ 40%)</td>
<td>3.6</td>
<td>8</td>
<td>8</td>
<td>46.8</td>
<td>16</td>
</tr>
<tr>
<td>267081005</td>
<td>11</td>
<td>10</td>
<td>6</td>
<td>148</td>
<td>6</td>
</tr>
<tr>
<td>267081006 (@ 50%)</td>
<td>4.5</td>
<td>15.5</td>
<td>15.5</td>
<td>68</td>
<td>57.5</td>
</tr>
<tr>
<td>267082001</td>
<td>22</td>
<td>25</td>
<td>18</td>
<td>189</td>
<td>56</td>
</tr>
<tr>
<td>267082002 (@ 50%)</td>
<td>10</td>
<td>19.5</td>
<td>15</td>
<td>109.5</td>
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</tr>
<tr>
<td>267082003</td>
<td>4</td>
<td>9</td>
<td>11</td>
<td>117</td>
<td>36</td>
</tr>
<tr>
<td>267082010</td>
<td>8</td>
<td>6</td>
<td>5</td>
<td>50</td>
<td>9</td>
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<tr>
<td>LAP Total</td>
<td>297</td>
<td>410</td>
<td>324</td>
<td>3542</td>
<td>723</td>
</tr>
<tr>
<td>% of Total</td>
<td>5.6%</td>
<td>7.7%</td>
<td>6.1%</td>
<td>66.9%</td>
<td>13.6%</td>
</tr>
</tbody>
</table>

Table 3.6: Breakdown of ages within the Dundrum LAP lands (Census, 2016).

Appendix A of this analysis contains a more detailed age breakdown for the LAP lands, which defines the working age population within these lands in 5 year increments. This more fine-grain breakdown illustrates that a significant proportion of the population consists of younger working age people in the 25-39 years age bracket (amounting to c. 33% of the overall population). The breakdown also shows that the population in older working age groups of 40-65 years is also proportionally significant, particularly when compared with the retirement age population (65 years and over).

Table 4.2 below compares the age profile of the LAP lands with the Local Authority profile. The Table shows that Dundrum has a larger proportion of working age population (i.e those aged 20 to 64) than the County average, and correspondingly smaller population of pre-school (0 to 4 years), school (5 to 19 years) and retirement (65 years and over) age.

It is worth bearing in mind that the Plan lands pertain to a relatively tight geographic area, where there is a certain quantum of apartments associated with the major town centre and surrounding area.
DLAP – Demographic and Housing Analysis

<table>
<thead>
<tr>
<th>Area</th>
<th>Age Range</th>
<th>DLAP</th>
<th>DLR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-4 yrs</td>
<td>5-19 yrs</td>
<td>20-64 yrs</td>
</tr>
<tr>
<td></td>
<td>DLAP</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>297</td>
<td>734</td>
<td>3542</td>
</tr>
<tr>
<td>(%) of Total</td>
<td>5.6%</td>
<td>13.8%</td>
<td>66.9%</td>
</tr>
<tr>
<td></td>
<td>DLR</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>13,810</td>
<td>40,419</td>
<td>129,120</td>
</tr>
<tr>
<td>(%) of Total</td>
<td>6.3%</td>
<td>18.5%</td>
<td>59.2%</td>
</tr>
</tbody>
</table>

Table 3.7: Comparison of age breakdown within Local Authority and nationally.

4. Conclusions

4.1 LAP Capacity

Based on the foregoing analysis, the table below sets out the existing and projected population of the Dundrum LAP area. However, this projection relates to a longer period than over the lifetime of the Plan (6-10 years) and is looking at full build out of available sites which may take 20 plus years (circa 435 units were delivered since 2016). This is based on projected yields from key development sites. As this is largely a mixed-use town centre area, any future yields have to be viewed with caution as the numbers coming forward may be subject to change based on densities and mix of uses. Other factors are also at play including windfall sites of which the Local Authority are currently not aware which may come forward and depopulation in existing older suburban areas.

The table illustrates that the population of the area could potentially increase from a current population of approximately 6,411 persons to a total of 11,461 persons. This level of increase is likely to occur over a longer time period than the ten year lifespan of an extended LAP. This represents an increase of 5,050 persons (2,020 additional dwelling units). It should be noted that as set out above this does not take into account of depopulation, changes to household size in existing homes whereby with an aging population, numbers per household may fall in existing older stock.

<table>
<thead>
<tr>
<th>Total LAP Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
</tr>
<tr>
<td>Total Existing (2016 Census)</td>
</tr>
<tr>
<td>Completed since 2016 Census</td>
</tr>
<tr>
<td>Projected</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 4.1: Total LAP Capacity

4.2 Unit Typologies

The below table provides a summary of the estimated residential unit typology breakdown for the DLAP lands in the event of a full build-out of the key development sites. The Table demonstrates that the build-out of these sites would likely see a dramatic increase in the proportion of apartment units within the DLAP, from approximately 35% of the total currently to 63% of the future total. Meanwhile, houses would likely account for just c. 52 of the future residential units delivered at the key development sites in the DLAP.
### DLAP – Demographic and Housing Analysis

<table>
<thead>
<tr>
<th></th>
<th>Dwellings</th>
<th>Houses</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Existing Units</strong></td>
<td>2,610</td>
<td>1703.35 (65%)</td>
<td>896.5 (35%)</td>
</tr>
<tr>
<td><strong>Total Projected Units</strong></td>
<td>2,020</td>
<td>52 (3%)</td>
<td>1,968 (97%)</td>
</tr>
<tr>
<td><strong>Total DLAP Units</strong></td>
<td>4,630</td>
<td>1,755.35</td>
<td>2,864.5</td>
</tr>
<tr>
<td><strong>% of Total</strong></td>
<td>100%</td>
<td>38%</td>
<td>62%</td>
</tr>
</tbody>
</table>

Table 4.2: Overall LAP unit typology breakdown (existing and projected)

### 4.3 Age Profile

A notably high proportion of the population within the LAP lands is of working age, with this proportion being almost 8% higher than the County-wide average. While the proportion of retirement age population is somewhat lower (c. 2.3% lower) than the County average, this proportion would be expected to increase during the lifetime of the LAP as many working-age people approach 65. The proportion of pre-school aged children is slightly lower (c. 0.7% lower) than the County average, whereas the proportion of school age children is more noticeably lower (c. 4.7% lower).

The expected population increase in the LAP lands and changes in unit size and type, as set out in this analysis, would be expected to have significant impacts on the age profile within the LAP lands. The Census 2016 figures indicate a relatively large working age population for whom suitable accommodation, services and amenities will need to be provided.

The data shows that c. 27% of the population is in the 40-65 years age bracket. This is significantly higher than those in the 65 years and over age bracket (c. 16% of total). As this element of the working age population passes retirement age over the coming years, it will be important to ensure that sufficient additional age-friendly accommodation, services and amenities are in place.
### Appendix A

<table>
<thead>
<tr>
<th>SAP No.</th>
<th>0-4 yrs</th>
<th>5-12 yrs</th>
<th>13-19 yrs</th>
<th>20-24 yrs</th>
<th>25-29 yrs</th>
<th>30-34 yrs</th>
<th>35-39 yrs</th>
<th>40-44 yrs</th>
<th>45-49 yrs</th>
<th>50-54 yrs</th>
<th>55-59 yrs</th>
<th>60-64 yrs</th>
<th>65-69 yrs</th>
<th>70-74 yrs</th>
<th>75-79 yrs</th>
<th>80-84 yrs</th>
<th>85+ yrs</th>
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<tbody>
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<td>267046004</td>
<td>12</td>
<td>27</td>
<td>25</td>
<td>15</td>
<td>27</td>
<td>25</td>
<td>24</td>
<td>16</td>
<td>20</td>
<td>13</td>
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<td>19</td>
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<td>3</td>
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<td>16</td>
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<td>7</td>
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</tr>
<tr>
<td>267057004 (@ 40%)</td>
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<td>6</td>
<td>6.8</td>
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<td>0.8</td>
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<tr>
<td>267057005 (@ 40%)</td>
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<td>8.8</td>
<td>2</td>
<td>4.4</td>
<td>6</td>
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<td>14.4</td>
<td>17.1</td>
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<td>9.9</td>
<td>10.8</td>
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<td>2</td>
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<td>27</td>
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<td>1</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>267079005</td>
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<td>6</td>
<td>4</td>
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<td>0</td>
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<td>0</td>
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</tr>
<tr>
<td>267079009 (@ 25%)</td>
<td>5.75</td>
<td>7.25</td>
<td>5.5</td>
<td>4.75</td>
<td>5.5</td>
<td>3.25</td>
<td>4</td>
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<td>4.75</td>
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### DLAP – Demographic and Housing Analysis

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| LAP Total | 297.45 | 409.55 | 324.2 | 364.85 | 583.1 | 659.85 | 507.2 | 341.65 | 291.45 | 290.2 | 250.6 | 253.3 | 220.7 | 163.3 | 151.3 | 106.45 | 81.6 |
| % of Total | 5.6%   | 7.7%   | 6.1%  | 6.9%   | 11%   | 12.5%  | 9.6%  | 6.4%   | 5.5%   | 5.5%  | 4.7%  | 4.8%  | 4.2%  | 3.1%  | 2.9%  | 2%    | 1.5% |

Table A: Further breakdown of ages within the Dundrum LAP lands (Census, 2016).