

Dundrum Draft Local Area Plan

Background Paper

Demographic and Housing Analysis

Q2 2023

(Updated Q3 2023 to incorporate Census 2022 Small Area Population (SAP's) data)

DLAP – Demographic and Housing Analysis

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

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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.

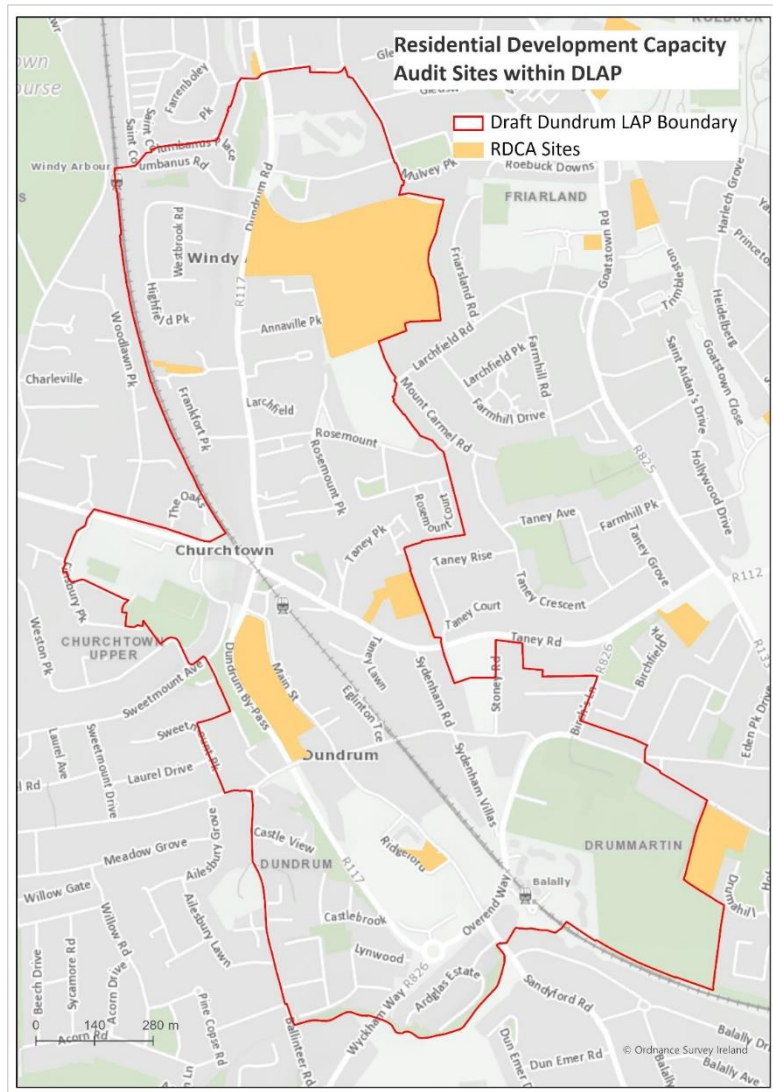


Figure 2.1: Future development sites identified in Core Strategy of the dlr County Development Plan 2022 - 2028

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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.

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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 Annfield/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

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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:

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

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:

Site	Anticipated Future Dwellings (no.)	Houses	Apartments
'Building 5' Dundrum Town Centre	107	-	107
Old Dundrum Shopping Centre (Dundrum Phase 2)	631	-	631
Frankfort Lodge site	114	-	114
Central Mental Hospital	911	39	872
Dom Marmion	133	-	133
Sommerville House	111	-	111
Annefield/St. Anne's	13	13	-
Total additional dwellings	2,020	52	1,968
% of Total	100%	2%	98%

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

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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.

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

Table 3.1: DLAP dwellings, household size and population statistical breakdown (Census, 2016).

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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).

Completed Developments (post-Census 2016)				
Planning Ref(s)	Address / Scheme	No. of units	Houses	Apts
D15A/0405 (D16A/0298, D17A/0071)	Herbert Hill, Sandyford Road	87	-	87
D13A/0490 (D18A/1074)	The Nurseries, Taney Road	34	34	-
D15A/0081 (D16A/0723, D19A/0579)	Fernbank, Churchtown Road Upper	257 *	-	257
D14A/0461	Taney Green, Taney Park	13	13	-
PC/H/05/15	Rosemount Court, Rosemount Estate	44	28	16
	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).

SAP No.	SAP Dwellings	Houses	Apartments	Not Stated	% of SAP area included	LAP Dwellings	LAP Houses	LAP Apartments
267046004	94	57	37	-	100%	94	57	37
267046005	78	77	1	-	100%	78	77	1
267046006	109	109	-	-	100%	109	109	-
267059004	108	59	47	2	100%	108	59	47
267059006	125	104	21	-	100%	125	104	21
267082002	124	124	-	-	50%	62	62	-
267082010	28	28	-	-	100%	28	28	-
267082003	93	69	24	-	100%	93	69	24
267082001	113	100	10	3	100%	113	100	10
267079011	64	13	51	-	100%	64	13	51
267079002	79	73	4	2	100%	79	73	4

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267081006	116	114	1	1	50%	58	57	0.5
267081005	75	2	73	-	100%	75	2	73
267081001	73	73	-	-	40%	29.2	29.2	-
267080015	113	18	94	1	100%	113	18	94
267080014	85	51	33	1	100%	85	51	33
267079001	107	19	88	-	100%	107	19	88
267079012	95	68	27	-	80%	76	54.4	21.6
267080012	92	89	3	-	100%	92	89	3
267080011	89	87	2	-	100%	89	87	2
267079003	108	108	-	-	100%	108	108	-
267079004	87	87	-	-	100%	87	87	-
267079005	71	71	-	-	100%	71	71	-
267079009	75	75	-	-	25%	18.75	18.75	-
267079014	80	79	-	1	10%	8	7.9	-
267059003	135	133	2	-	50%	67.5	66.5	1
267059007	74	68	6	-	90%	66.6	61.2	5.4
267057005	87	67	20	-	40%	34.8	26.8	8
267057004	90	59	30	1	40%	36	23.6	12
Total	-	-	-	-	-	2,175	1628.35	536.5
							75%	25%

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

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).

Total Existing LAP Dwellings / Typologies			
	Dwellings	Houses	Apartments
Total Units	2,610	1703.35	896.5
% of Total		65%	35%

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

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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.

Completed Developments (post-Census 2016)					
Planning Ref(s)	Address / Scheme	No. of Apartments	3-bed	2-bed	1-bed
D15A/0405 (D16A/0298, D17A/0071)	Herbert Hill, Sandyford Road	87	10	60	17
D15A/0081 (D16A/0723, D19A/0579)	Fernbank, Churchtown Road Upper	257	58	150	49
PC/H/05/15	Rosemount Court, Rosemount Estate	16	-	4	12
	Total	360	68	214	78
	% of Total	100%	19%	59%	22%

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).

SAP No.	Age Range				
	0-4 yrs	5-12 yrs	13-19 yrs	20-64 yrs	65+ yrs
267046004	12	27	25	172	14
267046005	12	23	17	128	28
267046006	18	41	23	176	48
267057004 (@ 40%)	4	6	6.8	57.6	7.6
267057005 (@ 40%)	3.2	8.8	2	46.4	17.6
267059003 (@ 50%)	7	13	12	97	29
267059004	14	25	18	179	23
267059006	9	16	10	184	37
267059007 (@ 90%)	8.1	12.6	8.1	95.4	30.6

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SAP No.	Age Range				
	0-4 yrs	5-12 yrs	13-19 yrs	20-64 yrs	65+ yrs
267079001	22	18	3	189	14
267079002	9	13	20	129	35
267079003	13	8	6	184	11
267079004	8	4	1	159	6
267079005	13	6	4	130	1
267079009 (@ 25%)	5.75	7.25	5.5	39.5	5.75
267079011	7	15	8	122	7
267079012 (@ 80%)	10.4	12.8	23.2	111.2	38.4
267079014 (@ 10%)	0.9	2.1	2.1	11.8	5.4
267080011	12	22	19	130	68
267080012	22	17	17	177	18
267080014	16	9	11	119	57
267080015	8	10	4	177	19
267081001 (@ 40%)	3.6	8	8	46.8	16
267081005	11	10	6	148	6
267081006 (@ 50%)	4.5	15.5	15.5	68	57.5
267082001	22	25	18	189	56
267082002 (@ 50%)	10	19.5	15	109.5	22.5
267082003	4	9	11	117	36
267082010	8	6	5	50	9
LAP Total	297	410	324	3542	723
% of Total	5.6%	7.7%	6.1%	66.9%	13.6%

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.

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Area	Age Range			
	0-4 yrs	5-19 yrs	20-64 yrs	65+ yrs
DLAP	297	734	3542	723
(% of Total)	5.6%	13.8%	66.9%	13.6%
DLR	13,810	40,419	129,120	34,669
(% of Total)	6.3%	18.5%	59.2%	15.9%

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.

Total LAP Capacity			
	Units	Population	% Change
Total Existing (2016 Census)	2,175	5,323	
Completed since 2016 Census	435	1,088	
Projected	2,020	5,050	+ 77.4%
Total	4,630	11,461	

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.

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	Dwellings	Houses	Apartments
Total Existing Units	2,610	1703.35 (65%)	896.5 (35%)
Total Projected Units	2,020	52 (3%)	1,968 (97%)
Total DLAP Units	4,630	1,755.35	2,864.5
% of Total	100%	38%	62%

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.

5. Addendum – Census 2022:

Subsequent to the completion of this background paper and the Draft Local Area Plan public consultation period, the 2022 census Small Area Population Statistics (SAPS) became available (September 2023). The SAPs indicates a total population of 6,382 people within the LAP area as at the census date in April 2022 which broadly aligns with the approximate population baseline of 6,411 set out above. It is therefore considered that the population projections are accurate. Each age profile saw an increase between 2016 and 2022 within the plan area with the largest increase witnessed in the 40-44 yrs and 45-49 yrs profile.

Appendix B sets out the demographic profile of the plan area from census 2022. It should be noted that there are some changes to small area, notably, SA2017_267081006, that aligns with the Fernbank development, being split into 4 small areas. There is also an additional age range applied between 5yrs and 19ys. The table in Appendix B illustrates the change between 2016 and 2022 and also shows the variance between the county and the plan area.

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Appendix A

SAP No.	Age Range																
	0-4 yrs	5-12 yrs	13-19 yrs	20-24 yrs	25-29 yrs	30-34 yrs	35-39 yrs	40-44 yrs	45-49 yrs	50-54 yrs	55-59 yrs	60-64 yrs	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs
267046004	12	27	25	15	27	25	24	16	20	13	13	19	5	1	3	2	3
267046005	12	23	17	10	10	14	15	10	17	20	14	18	7	5	6	4	6
267046006	18	41	23	24	17	18	17	25	19	17	17	22	16	9	5	7	11
267057004 (@ 40%)	4	6	6.8	5.6	10	5.6	6.8	6.8	9.2	4	4.8	4.8	2	2.4	0.4	0.8	2
267057005 (@ 40%)	3.2	8.8	2	4.4	6	5.6	6	5.6	4	2.8	4.8	7.2	6.4	3.6	3.2	2	2.4
267059003 (@ 50%)	7	13	12	17	13.5	17	11	11	6.5	8.5	6.5	6	7.5	6	8	4	3.5
267059004	14	25	18	11	29	36	28	21	19	13	11	11	4	4	5	7	3
267059006	9	16	10	19	29	34	19	15	13	20	19	16	15	5	7	8	2
267059007 (@ 90%)	8.1	12.6	8.1	9	10.8	14.4	17.1	5.4	9	9	9.9	10.8	8.1	7.2	6.3	4.5	4.5
267079001	22	18	3	7	40	58	46	14	9	10	2	3	4	4	3	3	0
267079002	9	13	20	25	15	12	13	10	8	27	7	12	11	4	6	7	7
267079003	13	8	6	18	57	44	28	11	9	5	9	3	4	3	1	2	1
267079004	8	4	1	11	27	75	24	10	7	3	1	1	4	1	0	0	1
267079005	13	6	4	9	30	40	26	8	9	3	2	3	0	0	0	0	1
267079009 (@ 25%)	5.75	7.25	5.5	4.75	5.5	3.25	4	4.25	4.75	5	4.5	3.5	2	1.5	1	0.75	0.5
267079011	7	15	8	11	32	27	12	12	10	6	8	4	2	2	2	0	1
267079012 (@ 80%)	10.4	12.8	23.2	8	20	15.2	11.2	14.4	13.6	12	6.4	10.4	6.4	8	11.2	9.6	3.2

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	0-4 yrs	5-12 yrs	13-19 yrs	20-24 yrs	25-29 yrs	30-34 yrs	35-39 yrs	40-44 yrs	45-49 yrs	50-54 yrs	55-59 yrs	60-64 yrs	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs
267079014 (@ 10%)	0.9	2.1	2.1	1.4	0.8	1	1.1	1.1	1.1	1.7	1.5	2.1	1.3	1.3	0.8	1.2	0.8
267080011	12	22	19	18	13	11	15	17	13	12	11	20	20	30	10	5	3
267080012	22	17	17	13	34	35	21	17	14	16	14	13	4	1	4	6	3
267080014	16	9	11	13	10	31	18	9	6	11	10	11	16	18	17	5	1
267080015	8	10	4	11	35	45	42	10	7	6	8	13	4	6	5	3	1
267081001 (@ 40%)	3.6	8	8	7.2	4	2.8	4	7.6	4.8	7.2	5.2	4	4	2.8	4.4	3.6	1.2
267081005	11	10	6	17	51	44	18	11	2	2	3	0	3	0	2	0	1
267081006 (@ 50%)	4.5	15.5	15.5	4.5	5.5	8	8	9	10	6.5	8	8.5	13	17	12.5	8.5	6.5
267082001	22	25	18	30	19	12	31	31	9	18	26	13	31	6	10	3	6
267082002 (@ 50%)	10	19.5	15	19	11	8	13	10.5	15.5	12.5	14	6	2	4.5	7.5	4.5	4
267082003	4	9	11	13	15	16	23	14	14	13	4	5	17	4	8	5	2
267082010	8	6	5	9	6	2	5	5	8	6	6	3	1	6	2	0	0
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).

Appendix B

Table B: Breakdown of Small Area Population demographic data, Census 2022:

SAP No.	Age Range																		Total Population	% change since 2016
	0-4 yrs	5-9 yrs	10-14 yrs	15-19 yrs	20-24 yrs	25-29 yrs	30-34 yrs	35-39 yrs	40-44 yrs	45-49 yrs	50-54 yrs	55-59 yrs	60-64 yrs	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs		
267046004	17	17	10	14	18	23	31	23	19	19	26	10	8	12	3	3	3	5	261	4.4%
267046005	10	16	16	9	15	6	12	13	18	14	10	16	17	19	7	3	5	6	212	1.9%
267046006	23	23	31	28	19	33	21	23	19	27	28	11	12	16	12	13	3	7	349	14.1%
267057004 (@ 40%)	2.4	3.2	2	2.8	5.6	11.6	5.2	6.8	6	4.4	5.6	5.6	6	5.6	2.4	2	0	0.8	78	-4.9%
267057005 (@ 40%)	3.2	3.2	4.8	5.6	6.4	8.4	8.8	5.6	4.8	4.8	3.6	6.8	5.6	7.2	6	3.6	1.6	1.6	91.6	17.4%
267059003 (@ 50%)	8.5	6	6.5	5.5	12.5	10.5	16	16	11.5	9.5	6	9.5	10.5	3.5	5.5	4.5	5	4	151	-4.4%
267059004	23	19	15	9	16	31	35	31	33	19	16	11	10	9	6	5	3	2	293	13.1%
267059006	16	11	8	11	13	24	27	28	21	11	11	23	18	15	10	4	3	6	260	1.6%
267059007 (@ 90%)	14.4	9	6.3	8.1	27	17.1	13.5	17.1	10.8	11.7	4.5	7.2	8.1	9	10.8	5.4	5.4	0	185.4	19.8%
267079001	39	47	31	13	23	63	72	54	31	27	19	8	10	6	3	6	2	3	457	85.8%
267079002	9	11	11	11	20	13	18	10	16	11	6	19	9	11	11	5	4	12	207	0.5%
267079003	6	11	5	13	22	36	27	28	15	15	14	4	8	1	4	3	0	4	216	-2.7%
267079004	14	10	7	5	19	38	42	34	25	13	9	7	5	2	4	3	0	0	237	33.1%
267079005	7	1	4	5	13	20	21	18	8	7	4	2	5	0	2	0	0	0	117	-24.0%
267079009 (@ 25%)	4.5	4	3.25	6.5	4.5	4	2.25	3.5	3.5	3.25	2.75	5	4.25	3.5	1	1.5	0.5	0.75	58.5	-8.2%
267079011	9	5	5	7	10	23	20	20	8	13	11	3	8	2	4	0	1	1	150	-5.7%
267079012 (@ 80%)	12.8	15.2	12.8	11.2	16.8	12.8	17.6	16	19.2	12	13.6	10.4	7.2	10.4	8.8	9.6	12	6.4	224.8	14.7%
267079014 (@ 10%)	0.4	0.9	1.1	1.5	1.4	0.7	0.7	1.3	1.3	1.4	1.2	1.6	1.8	1.5	1.5	1	0.7	1.3	21.3	-4.5%
267080011	18	15	10	12	10	18	15	6	19	15	12	15	9	23	18	26	12	3	256	2.0%
267080012	14	10	15	8	34	31	14	24	16	17	11	12	14	15	5	3	1	8	252	0.4%
267080014	10	15	6	14	11	13	15	13	19	12	8	11	8	13	5	22	11	8	214	0.9%
267080015	15	8	3	5	23	34	43	23	21	15	8	6	14	9	6	7	7	2	249	14.2%
267081001 (@ 40%)	6.4	2.8	4.8	6	6.4	5.2	2	6	4.8	6.8	6.8	6	4	3.6	3.2	2.4	3.2	2	82.4	0.0%
267081005	9	5	4	1	6	51	37	19	13	12	3	3	1	2	2	2	3	0	173	-4.4%
267081006/01 @25%	1.25	2.5	3	1.75	3.25	4	0.5	2	4.25	2.75	3	2	3	1.25	2	3.25	3.75	2.75	46	249.0%

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	0-4 yrs	5-9 yrs	10-14 yrs	15-19 yrs	20-24 yrs	25-29 yrs	30-34 yrs	35-39 yrs	40-44 yrs	45-49 yrs	50-54 yrs	55-59 yrs	60-64 yrs	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs		
267081006/02 @65%	3.9	4.55	7.15	7.15	9.75	18.85	20.8	16.9	8.45	7.8	7.15	3.25	3.9	5.85	8.45	13	6.5	3.25	156.65	
267081006/03	6	5	8	10	12	27	44	26	20	9	7	2	6	1	2	0	0	0	185	
267081006/04	13	9	5	9	8	29	40	25	17	8	3	2	1	2	1	1	1	0	174	
267082001	29	36	34	22	24	20	21	33	38	51	25	15	29	17	28	13	8	3	446	43.9%
267082002 (@ 50%)	11.5	11.5	11	10	17.5	14.5	14.5	10	13.5	11	10.5	12.5	14	6.5	4	2.5	6.5	1.5	183	3.7%
267082003	9	8	3	1	4	18	11	22	15	16	7	9	8	6	15	4	5	6	167	-5.6%
267082010	8	17	27	29	29	13	6	10	17	22	19	13	8	4	2	2	2	0	228	192.3%
Totals	373.25	361.85	320.7	302.1	460.1	671.65	673.85	584.2	496.1	428.4	321.7	271.85	276.35	242.9	203.65	173.75	119.15	100.35	6381.9	
% of total	5.8%	5.7%	5.0%	4.7%	7.2%	10.5%	10.6%	9.2%	7.8%	6.7%	5.0%	4.3%	4.3%	3.8%	3.2%	2.7%	1.9%	1.6%	100.0%	

Table C: Age profile of LAP area relative to the overall County, census 2022:

	0-4 yrs	5-9 yrs	10-14 yrs	15-19 yrs	20-24 yrs	25-29 yrs	30-34 yrs	35-39 yrs	40-44 yrs	45-49 yrs	50-54 yrs	55-59 yrs	60-64 yrs	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs	Total
County Totals	12654	14710	14939	14454	16020	14930	15409	16469	17798	15684	14631	13909	12335	10742	9345	8142	6012	5677	233860
% of Total	5.4%	6.3%	6.4%	6.2%	6.9%	6.4%	6.6%	7.0%	7.6%	6.7%	6.3%	5.9%	5.3%	4.6%	4.0%	3.5%	2.6%	2.4%	100.0%
Difference between Dundrum & County	0.4%	-0.6%	-1.4%	-1.4%	0.4%	4.1%	4.0%	2.1%	0.2%	0.0%	-1.2%	-1.7%	-0.9%	-0.8%	-0.8%	-0.8%	-0.7%	-0.9%	0.0%