

Dún Laoghaire-Rathdown County Council

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**COUNTY DEVELOPMENT PLAN**

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**APPENDIX TO THE**

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**WRITTEN STATEMENT**

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**2010 - 2016**





## **Appendix A**

### **National/Regional/Local - Context and Guidance Documentation**

# 1 Introduction

This appendix lists the principal national, regional and local policy documents, guidelines and plans that have helped inform and guide the preparation of the new Development Plan.

## 1.1 National Plans

- National Development Plan 2007-2013  
<http://www.ndp.ie>

The National Development Plan (NDP) was formulated to aid the balanced development of infrastructure, enterprise development, agricultural and rural development, social inclusion and childcare.

The main objectives of the NDP are to:

- strengthen and improve Ireland's international competitiveness so as to support continued, but more balanced, economic and social development;
  - continue sustainable national economic and employment growth;
  - foster balanced regional development;
  - promote social inclusion
- National Spatial Strategy 2002-2020, People Places Potential, (2002)  
<http://www.nss.ie/>

The National Spatial Strategy (NSS) for Ireland is a twenty-year planning framework designed to achieve a better balance of growth between regions with regard to social, economic, physical development and population growth. The Strategy introduced the concept of gateway cities – nationally significant centres (with populations of the order of 100,000 and above), whose location and scale support the achievement of the type of critical mass necessary to sustain strong levels of job growth in the regions.

- Smarter Travel – A Sustainable Transport Future (2009)  
<http://www.smartertravel.ie>

"Smarter Travel" is the Government's action plan to free towns and cities from traffic congestion, substantially cut CO2 emissions and encourage car based commuters to leave their cars at home. This plan sets out 49 individual actions that as to encourage a shift toward walking, cycling and greater public transport usage. By 2020 the aim is to move 500,000 potential car based commuters to other more sustainable forms of transport and in doing so, cut CO2 emissions by at least 4 million tonnes. The Plan aims to ensure that electric vehicles account for 10% of all vehicles on the roads and to move over 150,000 people to work by bike each year.

- Sustainable Development – A Strategy for Ireland (1997)  
<http://www.enviro.nie/en/Publications/Environment/Miscellaneous/>
- National Heritage Plan, Department of Arts, Heritage Gaeltacht and the Islands (2002)  
<http://www.heritagecouncil.ie>

- National Biodiversity Plan, Department of Arts, Heritage, Gaeltacht and the Islands (2002)  
<http://www.environ.ie/en/Heritage/NationalParksandWildlife/Biodiversity>
- The National Action Plan for Social Inclusion 2007-2016  
<http://www.socialinclusion.ie/nationalactionplan2007.html>
- Transport 21 (2008)  
<http://www.transport21.ie/>
- Waste Management - Changing our Ways (1998)  
<http://www.environ.ie/en/Environment/Waste/>
- National Climate Change Strategy 2007-2012  
<http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/NationalClimateChangeStrategy>

## 1.2 The Regional Context:

- Regional Planning Guidelines for the Greater Dublin Area 2004-2016  
<http://www.rpg.ie/>

To give Regional effect to the NSS, Regional Planning Guidelines (RPGs) were published for the eight Regions in the country. The Dublin Regional Authority and Mid-East Regional Authority, the two Regional Authorities which make up the seven counties of the Greater Dublin Area, made the Regional Planning Guidelines for the Greater Dublin Area 2004-2016. Building on the experience of the Strategic Planning Guidelines (1999), the strategy set out in the RPGs charts a course for the physical, economic and social development of the region up to the year 2016. The objective of the Regional Planning Guidelines is to provide a long-term strategic planning framework for the development of the Greater Dublin Area for a period of 12 years.

The RPGs provide a settlement strategy with two distinct Development Policy Areas, namely the Metropolitan Area and the Hinterland Area. The majority of Dún Laoghaire Rathdown is located within the Metropolitan Area. The RPGs outline Key Objectives for the future development of the Metropolitan Area as follows:

- Consolidation of the urban centres located within the Metropolitan Area.
- Development of brownfield sites, in urban centres throughout the Metropolitan Area, especially those along public transport corridors.
- Delivery of well-designed urban environments enhancing the quality of life for residents and workers alike,
- Provision and facilitation of an integrated public transport system and the achievement of a greater use of sustainable transport modes through the integration of land use and transport planning.
- Clear definition of the boundaries of urban centres to ensure a clear division between urban and rural areas.

- Retail Strategy for the Greater Dublin Area 2008-2016  
<http://www.rpg.ie/>

The purpose of the retail strategy is to guide the activities and policies for retail planning across the seven Councils that make up the Greater Dublin Area. The Strategy aims to set out a co-ordinated, sustainable approach to the assessment and provision of retail within the GDA so that adequate and suitable provision is made to meet the needs of the growing and changing population. The Strategy also aims to provide for healthy competition and consumer choice, to ensure that retail in suitable locations is provided and is integrated within existing growth areas and public transport investment. Furthermore to ensure that significant overprovision, which would place more marginal locations under severe pressure and undermine sustainability driven policies aimed at revitalising town centres is avoided. The retail hierarchy set out in Dún Laoghaire-Rathdown, designates–Dún Laoghaire and /Dundrum/Bray (part) as Major Town Centres.

- A Platform for Change, Strategy 2000-2016 (2001)  
<http://www.dto.ie/>  
“A Platform for Change” is a strategy produced by the Dublin Transportation Office for the Greater Dublin Area (GDA) for the period 2000 to 2016. The strategy sets out to achieve the following for the GDA: a sustainable, competitive region that provides a high level of accessibility between its constituent parts and has, at its centre, the nation’s capital and a major European city. The strategy is underpinned by two fundamental but interlinked elements:
  - Demand Management, which seeks to reduce the growth in travel and to encourage the transfer of trips from the private car to sustainable transport modes such as public transport, walking and cycling.
  - Infrastructure and Service improvements, including a substantial expansion of the public transport network, some limited strategic road construction and traffic management.
- Greater Dublin Strategic Drainage Study (2005)  
<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/GreaterDublinStrategicDrainageStudy/>

The Greater Dublin Strategic Drainage Study was commissioned in 2001 to carry out a strategic analysis of the existing foul and surface water systems in the local authority areas of Dublin City, Fingal, South Dublin, Dún Laoghaire Rathdown and the adjacent catchments in Meath, Kildare and Wicklow. The study sets out policies, strategies and projects for developing a sustainable drainage system for the Greater Dublin Region. The new infrastructure recommended by the study has been estimated at €2.4 billion and the main new strategic components are:

- Upgrade the existing drainage system
  - Upgrade existing treatment plant to their ultimate capacity
  - Construct new regional treatment plant in Fingal
  - Provide new orbital sewer to western suburbs of Dublin and adjacent catchments in Meath and Kildare
- Greater Dublin Water Supply Strategic Study 1996-2016  
<http://www.watersupplyproject-dublinregion.ie>

- Dublin Mountains Strategic Plan for Development of Outdoor Recreation 2007-2017.  
<http://www.dublinmountains.ie>
- Waste Management Plan for the Dublin Region 2005-2010  
[www.dublinwaste.ie](http://www.dublinwaste.ie)
- Air Quality Plan for the Dublin Region (1999)  
<http://www.dublincity.ie/WaterWasteEnvironment/AirQualityMonitoring>

### **1.3 Ministerial Guidelines**

There are numerous national guidelines, strategies and policy documents that have been published by government departments and national organisations that relate to planning. The Planning and Development Act, 2000 specifically requires planning authorities to have regard to ministerial guidelines from the Department of the Environment, Heritage and Local Government. The National plans, policies and strategies include, inter alia;

- Sustainable Residential Development in Urban Areas (2009)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing>

The guidelines are focused on creating sustainable communities by incorporating the highest design standards and providing a co-ordinated approach to the delivery of essential infrastructure and services. The objectives of these new guidelines are to; set out stronger planning requirements to facilitate the development of sustainable communities through strengthening planning and the provision of necessary supporting services and amenities; help achieve the most efficient use of urban land through housing densities that are appropriate to the location involved and availability of supporting services and infrastructure, particularly transport; and set high standards in terms of space and facilities to meet the needs of the Irish context.

- Sustainable Urban Housing: Design Standards for New Apartments (2007)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>

The primary aim of the guidelines is to promote successful apartment living, by responding to people's reasonable demand for well-designed apartments, particularly in terms of better internal space standards, including storage space. The guidelines pay particular attention to the needs of children – for play space, for quiet study areas, for places to store bikes and buggies. While the guidelines set a range of minimum standards for the design and layout of new apartments, sufficient flexibility has been built in to allow both developers and planning authorities to respond to the needs of particular local housing needs, for example, the trend towards smaller household sizes and the need to ensure affordability for first-time buyers

- Delivering Homes, Sustaining Communities (2007)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/>

This is the Government's primary policy agenda on housing. It focuses on sustainable communities from all dimensions - social, environmental and economic. It sets out a vision to guide the transformation of the housing sector over the next 10 years by delivering more and better quality housing and to do this in a strategic way focused through sustainable communities - places where people want to live and work now and in the future - safe, inclusive, well planned, built and run

- Quality Housing for Sustainable Communities (2007)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/>

These design guidelines are intended to assist in the implementation of the policies as set out in Delivering Homes Sustaining Communities. They include guidance on urban design issues, site selection, dwelling design and design brief, procurement and cost control.

- Urban Design Manual Best Practice Guidelines (2009)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>

This Design Guide accompanies the Department's guidelines 'Sustainable Residential Development in Urban Areas'. The document provides best practice advice on the practical implementation of the policies contained in the guidelines. Using both real and illustrative examples, it focuses on creating well-designed sustainable neighbourhoods that will stand the test of time. The Guide focuses on the issues presented in housing schemes in the 30-50 units per hectare density range also addresses some of the specific issues generated by higher and lower density schemes in urban areas.

- The Planning System and Flood Risk Management (2009)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>

The Guidelines aim to ensure a more consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system. The guidelines, which have been prepared in response to the recommendations of the National Flood Policy Review Group, are focused on providing for comprehensive consideration of flood risk, both in preparing regional plans, development plans and local area plans, and in determining applications for planning permission in line with the principles of proper planning and sustainable development. They also take account of environmental considerations including the need to manage the inevitable impacts of climate change, biodiversity etc., and the EU Directives on Flooding and the Water Framework Directive which established the concept of river basin management.

- "Ready Steady play! A National Play Strategy (2004),  
<http://www.omc.gov.ie/>
- Part V of the Planning and Development Act 2000; Housing Supply (2000)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Action on Housing (2000)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/>
- Childcare Facilities- Guidelines for Planning Authorities (2001)



- <http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- National Childcare Strategy 2006-2010  
<http://www.omc.gov.ie/>
- Quarries and Ancillary Activities (2004)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Architectural Heritage Protection (2004)  
<http://www.environ.ie/en/Publications/Heritage/ArchitecturalHeritage/>
- Framework and Principles for the protection of the Archaeological heritage, Department of Arts, heritage, Gaeltacht and the Islands (1999)  
<http://www.environ.ie/en/Heritage/Archaeology%2DNationalMonumentsService/>
- Retail Planning Guidelines for Planning Authorities (2005)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Sustainable Rural Housing (2005)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Development Plans: Guidelines for Planning Authorities (2007)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Wind Energy- Development Guidelines for Planning Authorities (1996)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Implementation of SEA Directive (2004)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Telecommunications Antennae and Support Structures-Guidelines for Planning Authorities (1996)  
<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/>
- Delivering a Sustainable Energy Future for Ireland: The Energy Policy Framework (2007)
- Bio-Energy Action Plan for Ireland (2007)

## 1.4 Local Documents

<http://www.dlrcoco.ie>

- County Development Board – An Integrated Strategy for Social, Economic and Cultural Development 2002-2012

In 2002 the CDB prepared a ten year strategy “Integrated Strategy for Social, Economic and Cultural Development 2002 –2012” that envisaged Dún Laoghaire-Rathdown at 2012 as a “...County which has created processes and frameworks that will enable improvement in the overall quality of life for everyone, both living and working in or visiting Dún Laoghaire-Rathdown in a sustainable, inclusive, balanced and integrated manner that reflects the needs of an increasingly diverse population and its traditions and cultures...”. The County Development Plan and the CDB Strategy effectively operate in tandem with the Strategy providing the social, economic and cultural vision for Dún Laoghaire-Rathdown while the Development Plan guides the proper planning and sustainable development of the County. It is a symbiotic relationship that seeks to deliver a strategic and operational framework to help plan and create viable systems to enhance living and working in the County.

- Draft Traveller Accommodation Programme (2008)
- Dún Laoghaire-Rathdown Arts Strategy 2007-2010
- Library Development Plan 2004-2010
- Dún Laoghaire-Rathdown Heritage Plan (2004)
- Dún Laoghaire-Rathdown Biodiversity Plan (2008)

- Glencullen Local Area Plan (2008)
- Kiltiernan/Glenamuck Local Area Plan (2007)
- Woodbrook/Shanganagh Local Area Plan (2006)
- Stepside Action Area Plan (2000)
- The Local Coastal Plan Booterstown to Sandycove (2002)
- The Vision-Tourism Master Plan for Dún Laoghaire-Rathdown (2008)

## **Appendix B**

### **Housing Strategy 2010 - 2016**

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# 1 Introduction

## 1.1 Statutory Background

Part V of the Planning and Development Act 2000 and Part II of the Planning and Development (Amendment) Act 2002 require that each Planning Authority prepares a housing strategy which is to be integrated into their Development Plan. The Housing Strategy must include an analysis of demand and supply for the different sectors of the housing market, forecast future requirements and propose strategies to balance demand and supply in a sustainable manner. The procedures for the preparation of a Housing Strategy are set down in the Planning and Development Acts 2000-2006.

The Act specifies in particular that the Housing Strategy shall:

- Ensure that adequate zoned and serviced lands for residential purposes are available in appropriate locations to meet the requirements of the Housing Strategy and the existing and future housing demand - including social and affordable housing.
- Ensure that housing is available to people of different income levels and determine the distribution of this housing.
- Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, including the special requirements of elderly persons and persons with disabilities.
- Counteract undue segregation in housing between people of different social backgrounds.
- Provide that a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use or a mixture of residential and other uses, shall be reserved for those in need of social or affordable housing in the area.

Section 96 of the 2000 Act as amended in 2002, provides details on the manner in which this percentage (not greater than 20%) can be met. This includes for:

- The transfer of land
- Build and transfer of houses
- Transfer fully or partially serviced sites
- Transfer of other land in the functional area
- Build and transfer of houses in the functional area
- Transfer of fully or partially serviced sites in the functional area
- Payment of a financial contribution
- Transfer of land and/or a combination of the others
- Combination of two or more of the others.

When considering any of the above (except the transfer of land) the Planning Authority must consider:

- If the agreement will achieve the objectives of the Strategy
- If it is the best use of resources
- The need to counteract undue segregation
- If it is in accordance with the Development Plan
- The timeframe for providing the housing

In any of the above, the Planning Authority must consider the proper planning and sustainable development of the area, the Housing Strategy, the coherence of the development and the views of the applicant on the impact of the agreement. Part V

applies to all applications for residential development on sites in excess of 0.1ha or 4 units on residential/mixed use (where residential is part) zoned land.

The Planning Authority will include conditions on the permission requiring that the developer enter into an agreement with the Planning Authority regarding their obligations under Part V, prior to commencement of development. The agreement must identify the land, sites or houses to be transferred on foot of this agreement (either on or off the site but within the functional area of the Authority). The transfer of land is the default requirement set out in the Act. The decision on the transfer of sites or houses in lieu of land or such other compliance as specified in the Planning and Development Acts is a matter for negotiation between the developer and the planning authority and is subject to agreement between the two parties.

## **1.2 Policy Context**

The Housing Strategy is set within the context of a range of other documents and plans that have particular relevance to housing provision, many of which have been published/ reviewed since the adoption of the first Housing Strategy in 2001. Among the relevant documents, from national to local level, are the following:

- National Spatial Strategy 2002-2020 (NSS)
- National Development Plan 2007-2013
- Planning and Development (Amendment) Act 2002
- Circular AHS/4/06 – Guidelines on Part V of the Planning and Development Acts 2002-2006: Implementation Issues
- Delivering Homes Sustaining Communities
- Quality Housing for Sustainable Communities
- Sustainable Rural Housing – Guidelines for Planning Authorities
- Rental Accommodation Scheme (RAS)
- Residential Density Guidelines
- Sustainable Urban Housing: Design Standards for New Apartments
- Regional Planning Guidelines (RPGs)
- Local Area Plans

These are briefly summarised in Appendix A of the County Development Plan.

## **1.3 Structure of the Document**

The document is laid out as follows:

- An analysis of housing demand, from all sectors, private and public.
- An analysis of housing supply, including land use zoning considerations – trends and future projections
- An estimate of 'housing affordability' based on average income levels in the County and average house prices.
- Policy proposals/Implementation Strategy to address any 'affordability gap' that arises.

## 2 Population & Estimated Housing Demand

### 2.1 Population Trends

Dún Laoghaire-Rathdown County grew by 2,246 people between 2002–2006, an increase of 1.2%. This is the lowest increase of any County in the country, at a time when the national increase was 8.2%. The County population is now **194,038**, or 16% of Dublin. In the last 10 years the County has grown by just 4,039 persons, a growth rate of 2%.

Census	Population	% Increase
1991	185,410	
1996	189,999	2.4%
2002	191,792	0.9%
2006	194,038	1.2%

Table 1. Dún Laoghaire-Rathdown County Population Trends. Source: CSO Census of Population

The Central Statistics Office Commentary on the 2006 census notes that “some Counties experienced negative net migration and relatively low natural increase in population. The factors responsible for these trends are the relatively low level of new housing and *an ageing population*”.

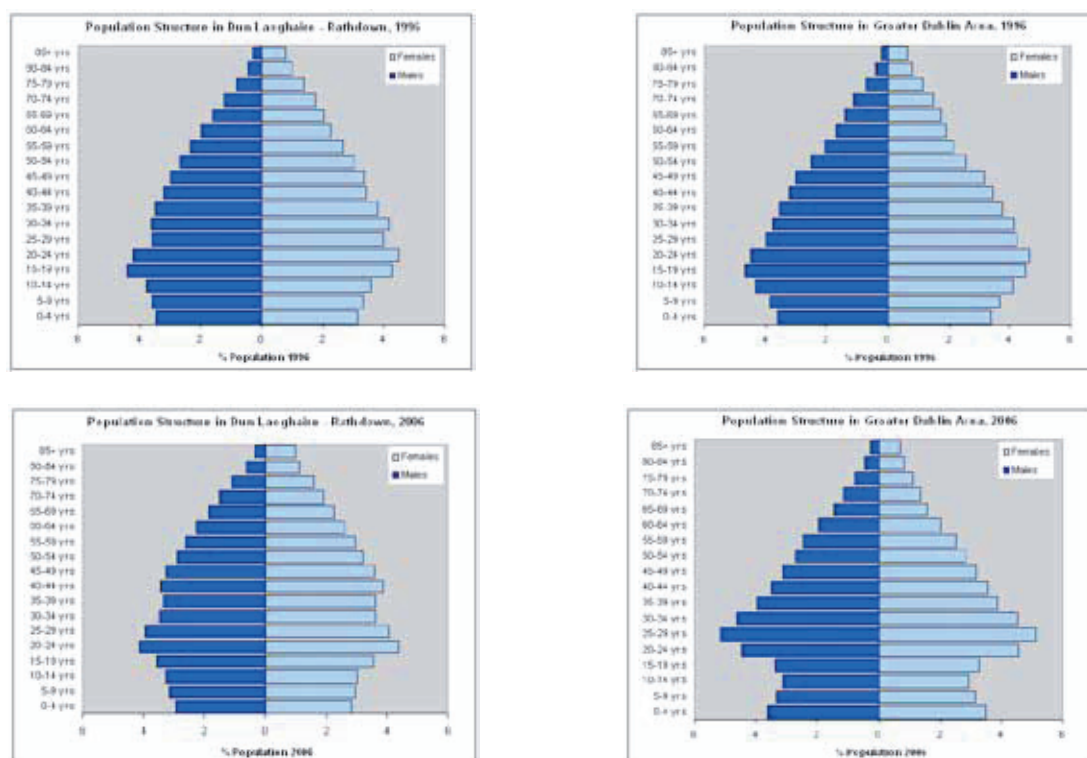
Dún Laoghaire-Rathdown’s ageing population, relative to other counties in the Greater Dublin Area (GDA), almost certainly has a significant impact on household formation trends, population cycles and impacts on housing supply issues. The trend toward a greater proportion of the County’s population in the older cohorts (55 years +) continues to be evident in the 2006 census.

2006	0-14	15-24	25-39	40-54	55-64	65+
<b>Dún Laoghaire-Rathdown</b>	18%	12%	22%	20%	10%	13%
<b>Fingal</b>	22%	15%	30%	18%	8%	5%
<b>South Dublin</b>	21%	16%	26%	19%	9%	7%
<b>Dublin City</b>	15%	17%	28%	17%	9%	12%

Table 2. Percentage of Persons in Each County in the Dublin Region classified by Age Group, 2006. Source Census 2006

An examination of the Population Pyramids shown in Figure 1, demonstrates the main difference between the age structure in Dún Laoghaire-Rathdown and the GDA. In 1996, the two population pyramids were quite similar. In 2006, Dún Laoghaire-Rathdown’s population pyramid has become ‘fatter’ at the top, indicating an aging population but one that hasn’t changed too significantly. The GDA pyramid has seen a considerable drop in the proportion of population below 15 years and a corresponding increase in the 20 to 45 age groups.





Source: Central Statistics Office, Census of Population (SAPS) 1996, 2006

Figure 1. - Population Pyramids – 1996 to 2006

## 2.2 Household Structure

A notable trend occurring in the area is the continuing decline in the number of 3+ person households since 1996. This trend is in contrast to both the GDA and national statistics, where a considerable growth in these household size types is recorded. In 1996, DLR had 33,565 3+ person households. By 2006, this had dropped to 32,960, a decrease of 2%. In the GDA and the State over the same period, increases of 17% and 16% were recorded respectively.

The breakdown of the household structure can be summarised as one person, two or more family units, non-family households<sup>1</sup>, couples with no children and couples with children, and lone parents with children.

There were 15,285 couples with children (under 15 yrs) in 2006. This represents a reduction of 10% between 1996 and 2006, which diverged from both the national picture, which showed an increase of 4% over the same period and the Greater Dublin Area, where there was an increase of 3% over the same period.

<sup>1</sup> consists either of one person living alone or of two or more persons who share a dwelling, but do not constitute a family (e.g., a couple with or without children).

		Dún Laoghaire-Rathdown	Greater Dublin Area	Ireland	
% Change in Family Units, 2002 to 2006	Family Units with Dependent Children (at least one Child < 15 yrs)	<b>Total Family Units</b>	3.41	13.88	12.24
		<b>Couple + Children</b>	-1.84	6.18	6.02
		<b>Lone Parent</b>	35.85	47.18	43.25
% Change in Family Units, 1996 to 2006	Family Units with Dependent Children (at least one Child < 15 yrs)	<b>Total Family Units</b>	-5.84	12.67	13.73
		<b>Couple + Children</b>	-9.91	2.78	3.86
		<b>Lone Parent</b>	17.98	60.95	75.19
% Change in Family Units, 1996 to 2002	Family Units with Dependent Children (at least one Child < 15 yrs)	<b>Total Family Units</b>	-8.95	-1.06	1.33
		<b>Couple + Children</b>	-8.23	-3.20	-2.04
		<b>Lone Parent</b>	-13.15	9.36	22.30

Table 3. Source CSO Census of Population 2006

## 2.3 Household Growth/Household Size

There has been a comparatively low rate of household growth relative to the growth in actual housing units in the County. Between 1996 and 2002, **5,226** housing units were constructed in Dún Laoghaire-Rathdown. During the same period, the number of households increased by **2,667** – effectively 2 housing units for every 1 household increase.

Between 2002 and 2006, **8,582** housing units were constructed in Dún Laoghaire-Rathdown. Continuing the trend evident from the previous census, during this period the number of households in the County increased by just **4,280** – again 2 housing units for every 1 household increase. Factoring in the decline in household size, it would still be expected that the increase in household numbers would more closely relate to the growth in housing units.

### Number of households - Dún Laoghaire-Rathdown

	1996	2002	2006
<b>Households</b>	61,465	64,132	68,412
<b>increase</b>		+2667	+4280
<b>% increase</b>		<b>+4.3%</b>	<b>+6.7%</b>

Table 4. Household Growth in Dún Laoghaire-Rathdown. Source CSO

At the time of the drafting of the current (2004-2010) Housing Strategy, population projections were made on the basis of the Strategic Planning Guidelines for the Greater Dublin Area (SPGGDA) Review (2000). It was anticipated at that time that a growth in housing units would in turn produce a concurrent growth in households and therefore, population. The table overleaf illustrates that while the growth in housing units has gradually increased in line with the targets set, the actual number of new households lags behind significantly.