

Appendix A – Figures and Calculations

This document forms part of the Ashford Town Plan 2014. It provides the background calculations for the zoning provisions of the plan.

1. Population and Housing:

As provided in the CDP 2010-2016, the population target for Ashford is 2,500 in 2016 and 3,000 in 2022. This plan shall provide enough zoned housing land to meet residential needs up to 2022.

In order to determine how much land will be needed to ensure enough houses can be built to allow for growth up to 3,000 persons, a number of steps are required:

Step 1: Determine the number of housing units required to accommodate population of 3,000 with reference to future household size. The RPGs estimate average household size in the region will fall to 2.56 in 2016 and 2.3 in 2022.

Step 2: Determine how many additional houses are required over and above the minimum required to accommodate 3,000 people. This is called the 'excess factor'. The excess factor describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or pieds à terre.

This essentially means that not all new houses in the town will result in the formation of a new "household" as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or in use as a holiday home. The RPG estimate that the 'excess factor' in 2022 will be 6.5%.

Step 3: Take the existing number of housing units in the town from the required number and zone adequate land to accommodate this number of houses.

Outcome:

YEAR	EXISTING / TARGET POPULATION	HOUSEHOLD SIZE	UNITS	ADD 6.5%	TOTAL ADDITIONAL UNITS REQUIRED FROM 2011
2011	1484		531 ¹		
2016	2500	2.56	976.56	1040	509
2022	3000	2.3	1304.34	1389	858

Given the restricted availability of substantial Town Centre sites it is assumed that the vast majority of new residential development in Ashford will occur on both edge of centre and new greenfield sites. Lands have been selected for new residential development on the basis of meeting the requirements of the vision and overall development strategy set out in Section 1 of this plan; in particular:

- Lands closest to the existing town centre not required for town centre expansion
- Lands/Infill Sites capable of providing greater connectivity between the existing town centre and existing residential development
- Lands that facilitate accessibility to existing/planned community facilities have been designated for new residential development, where suitable.

Densities on these lands shall range from between 15/ha and 20/ha, having regard to proximity to the centre and fit with character of any area.

¹ This is the total number of housing units, occupied and vacant, in Ashford on Census day 2011

Proposed residential zoning:

Location/Description	Zoning	Potential No. of Units
Lands to west/rear of Ashford House	TC	8
Lands to the south of Ballinahinch Park	R20	30
Action Area 1 Inchinappa (Phase 1)	R20	138
Action Area 1 Inchinappa (Phase 2)	R20	97
Lands at Ballinalea	R20	142
Lands at Ballinalea (SLO1)	R20	56
Lands north of Ballinalea Cottages	R20	11
Lands at Nun's Cross	R15	40
Lands South of Ballinahinch Farm	R20	4
Lands at Ballinahinch (SLO3) Phase 1	R20	92
Lands at Ballinahinch (SLO3) Phase 2	R20	70
Lands west of Ashford NS at Ballinahinch	R20	102
Infill Lands	RE/TC	68
		858

Strategic Land Reserve

In order to address the fact that the current (2008) Ashford Local Area Plan had zoned significantly more lands than required to meet the projected population requirements up to 2022, in accordance with the 'Core Strategy' guidelines issued by the Department of the Environment, Community and Local Government, surplus lands have been designated as a 'strategic land reserve' for the future that will not be allowed to develop within the plan period.

Location/Description	Zoning	Potential no. of Units
Lands at Nun's Cross	SLB	23
Lands along the Vartry River (Mount Alto)	SLB	128
Lands at Inchinappa	SLB	156
Total		307

Strategic Land Reserve

2. Employment and Enterprise zonings

As provided in the CDP 2010-2016, the overriding objective with respect to employment is to increase the 'jobs ratio' in the County and in each town, that is, the number of jobs in any given area relative to the number of people in the labour force in that same area.

In order to determine the how much land needs to be zoned for employment purposes, a number of steps are required:

Step 1: Determine the desired number of jobs in the plan area in 2022, given the planned population and the jobs ratio target.

Step 2: Using various assumptions, try to determine what sectors these future jobs might be in, having regard to both existing employment patterns but also possible future growth areas.

Step 3: Zone for employment development purposes, based on the types of employment types predicted.

Outcome:

The existing 'jobs ratio' in Ashford is 0.51. It is an objective to increase the jobs ratio in the County to 0.75 by 2022. Clearly not all towns and areas will be able to reach this level – it depends on each area's starting

point and the function of each area in the County 'Core Strategy'. In the case of Ashford, being a 'Level 5' settlement, it is considered appropriate to aim to increase the 'jobs ratio' by 50%.

	2011			2022		
	Population	Jobs	Jobs ratio	Population	Jobs	Jobs ratio
Ashford	1484	265	0.44	3,000	802	0.66

A detailed analysis of existing employment in Ashford was carried out using POWSCAR² Employment Data from the 2011 Census and 'on the ground analysis' of existing employers within the plan area.

Industry Category	Jobs	Jobs % Share ³
Not stated	4	2%
Agriculture, forestry and fishing	7	2%
Manufacturing industries, mining, quarrying and turf production, electricity, gas and water supply	5	2%
Construction	6	2%
Commerce	97	37%
Transport, storage and communications	28	11%
Public administration and defence	8	3%
Education, health and social work	77	29%
Other	33	12%
Total Employment	265	100%

Table 2.1 Ashford Occupational Breakdown – source POWSCAR (CSO) data 2011.

The main employment sectors in Ashford in 2011 were general commerce (37%) and education, health and social work (29%).

It is difficult to plan for growth in the education, health and social work sectors, as growth in these areas will depend mostly on government policy and public finances. However, the plan does make provision for zoned land around the existing schools, where feasible, to allow for future growth. With respect to the main employment sector of 'commerce', the plan will focus on growth in this area. In particular, the plan will specifically promote the development of new businesses in the existing town centre and the conversion of existing non-commercial buildings into commercial use. Typical businesses that may locate in such areas would be shops, services such as hairdressers and cafes, and professional services such as banks, estate agents, solicitors, accountants etc.

Clearly the economy of Ashford would benefit from the development of new employment types not currently present in the town, and in order to facilitate such development, undeveloped land shall be designated for employment types that may require greenfield sites or purpose build structures separate from the town centre.

Of the 537 jobs to be created the following assumptions are therefore made:

Jobs Percentage	Location/Zoning	Additional Jobs
20%	TC	107
10%	CE	54
70%	New employment lands	376
Total		537

Based on the above it was identified that the plan area would require the provision of suitable lands to cater for 376 new jobs in varying sectors. Based on an analysis of the varying sectors and in order to provide for a range of varying employment types, sizes and uses it was considered appropriate that 70% of new employment provision would fall within the 'manufacturing / industry' sector while the remaining 30% would fall within the 'commerce' sector.

² 'Place of Work and School Census Anonymised Records'

³ Note Job % Share rounded up to nearest whole number.

JOB CATEGORY	JOBS REQUIRED	SQM/EMPLOYEE	TOTAL FLOOR AREA	OVERALL SITE AREA REQUIRED ⁴	SITE AREA (HA)
Commerce	Total 113	25sqm	2,825sqm	7,062sqm	0.7
Industry	Total 263	75-100sqm	22,400sqm	56,000sqm	5.6
				Total	6.3
Adding 100% headroom ⁵					12.6ha

This plan provides 13ha of employment zoned land at Inchinappa South.

3. Community zoning

Ashford has the following existing community and social infrastructure:

Use Group	Specific use	Location	Area (Ha)
Education	Primary Education	Nun's Cross National School	0.58
Education	Primary Education	Ashford National School	1.5
Ecclesiastical	Church	Nun's Cross	0.3
	Church	Ashford Church	0.4
Community	Community Building	Presbytery Lands	0.03
	Community Building	Former Garda Station	0.08
	Community Building	'The Hub' TC lands	0.007
Open space	Sports use	Ashford Rovers	1.4
		Ashford GAA	3

In accordance with the Wicklow County Council 'play policy', 2.4ha of open space shall be provided per 1,000 population, divided as follows:

- 1.6ha of outdoor sport areas
- 0.2ha of equipped play spaces
- 0.6ha of casual play areas

In Ashford, this will require 7.2ha divided as follows: 4.8ha of outdoor sport areas, 0.6ha of equipped play spaces and 1.8ha of casual play areas.

With respect to education lands, additional lands have been zoned between and to the rear of Nun's Cross school and Ashford national school, following consultation with the Department of Education.

Proposed new/additional CE and OS zonings:

Use Group	Specific use	Zoning	Location	Area (ha)
Education/Community	Primary Education	CE	SLO4 Lands at Nun's Cross	1.05 ⁶
	Primary Education	CE	SLO2 Lands at Inchinappa South	2 ⁷
	Community Use	CE	SLO2 Lands at Inchinappa South	
	Community Use	CE	Former Garda Station	0.08
Open space	Active Open Space	AOS	Ashford GAA existing playing field	3.1
		AOS	Ashford Rovers existing playing field	1.4
		AOS	Lands at Ballinalea	3.8
		AOS	Action Area 2	2
	Equipped Play Spaces	CE	Lands within OPS2	0.05
		AOS	SLO1 (Ashford Community Park)	0.4
	Casual Play Space	OS	SLO1 – Informal Park/Walk	3.8

⁴ Assuming plot ratio of 0.4

⁵ Given Ashford's location, its large hinterland area and the low level of existing employment generating developments within the plan area, a headroom of 100% was deemed appropriate and added to the established requirements for job provision to a) allow for greater location choice and deal with any land supply inflexibility which may arise and (b) to take account of the fact that employment land may not be developed at the densities assumed.

⁶ 1.05ha has been reserved for community and educational use the exact use of which shall be agreed in accordance with the details set out for SLO4.

⁷ 2ha has been reserved for community and educational use the exact use of which shall be agreed in accordance with the details set out for SLO2.