



## 2.0 POPULATION

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## 2.0 INTRODUCTION

Indicative target population figures for Greystones/Delgany are set out in the Wicklow County Development Plan 2004-2010. In implementing the County Development Plan, the target population must reflect the carrying capacity of the physical environment and infrastructure and the potential of the settlement to adequately provide for the needs of its residents.



Open space at Glenbrook Park



Gym, Charlesland



Greystones Housing

## 2.1 CONTEXT

At the time of the last Census of Population in 2002 the population of the Greystones/Delgany was estimated at 11,913, representing a modest increase of 6.0% on the population in 1996.

### 2.1.1 Socio-Economic Context

Census of Population figures for 2002 show an increase in the population of County Wicklow from 102,683 in 1996 to 114,676 in 2002, an increase of over 11%. Although this increase represents significant growth, the county experienced less growth than the other counties in the Greater Dublin Area (GDA) in the same period (see Table 2.1.1a).

Table 2.1.1a Population change in GDA\* Counties 1996-2002

	1996	2002	% change
<b>Wicklow</b>	102,683	114,676	11.7
<b>Kildare</b>	134,992	163,944	21.4
<b>Meath</b>	109,732	134,005	22.1
<b>Fingal</b>	167,683	196,413	17.1
<b>Dun-Laoghaire Rathdown</b>	189,999	191,792	0.9
<b>South Dublin</b>	218,728	238,835	9.2

\*GDA: Greater Dublin Area, as defined in the Regional Planning Guidelines for the Greater Dublin Area, 2004-2016. Mid-East Regional Authority, Dublin Regional Authority.

Source: Census of Population 1996, 2002; Central Statistics Office (CSO).

Within County Wicklow, the settlement of Greystones/Delgany experienced a population increase of 6.0%, growing from a population of 11,196 in 1996, to a population of 11,913 in 2002, indicating a lower rate of growth than the county as a whole. In contrast, the Primary Development Centre of Wicklow town (including Rathnew) recorded a 24% increase in population in the intercensal period of 1996-2002 and the metropolitan settlement of Bray recording an increase of 8.7% within the same period (see Table 2.1.1b).

Table 2.1.1b Population of Primary Settlements in Co. Wicklow 1996-2002

	1996	2002	% change
<b>Wicklow Town (inc. Rathnew)</b>	8,727	10,796	23.71
<b>Bray</b>	25,760	28,002	8.7
<b>Greystones/Delgany</b>	11,196	11,913	6.0

Source: Census of Population 1996, 2002. Central Statistics Office (CSO).

Greystones Town and Environs comprises Greystones Electoral Division (ED), Delgany ED, and part of Kilcoole ED. The population of Greystones Town and Environs increased by 6.0% in the intercensal period 1996-2002, less than the national average growth rate of 8% and less than that of County Wicklow at 11.7% (see Table 2.1.1c below).

Table 2.1.1c Population of Greystones Town and Environs, in comparison to State and Co. Wicklow 1996-2002

	1996	2002	% change
<b>State</b>	3,626,087	3,917,203	8.0
<b>Co. Wicklow</b>	102,683	114,676	11.7
<b>Greystones Town &amp; Environs</b>	11,196	11,913	6.0
<b>Greystones ED</b>	6,886	7,315	6.2
<b>Delgany ED</b>	3,977	4,489	3.2

Source: Census of Population 2002. Central Statistics Office (CSO).

## 2.1.2 Population Projections

Bray is by far the largest settlement in the County with an indicative population of 32,012 by 2010, representing a projected growth rate of 14.3% (Wicklow County Development Plan 2004-2010). Both Greystones/Delgany and Wicklow town are projected to grow significantly at a rate of 48.4% and 61.9% respectively, which will see both settlements grow to approximately similar sizes by 2010 and 2016 (see Tables 2.1.2a and 2.1.2b).

Table 2.1.2a Projected 2010 Population Increase of Primary Settlements in Co. Wicklow

	2002	2010	Actual change	% change
<b>Wicklow Town (Inc. Rathnew)</b>	10,796	17,481	6,685	61.9
<b>Bray</b>	28,002	32,012	4,010	14.3
<b>Greystones/Delgany</b>	11,913	17,679	5,766	48.4
<b>Arklow</b>	9,993	16,277	6,284	62%

Source: Wicklow County Development Plan 2004-2010, Wicklow County Council.

Table 2.2.2b Projected 2016 Population Increase of Primary Settlements in Co. Wicklow

	2010	2016	Actual change	% change
<b>Wicklow Town (Inc. Rathnew)</b>	17,481	22,500	5,019	28.7%
<b>Bray</b>	32,012	35,000	2,988	9.3%
<b>Greystones/Delgany</b>	17,679	22,000	4,321	24.4%
<b>Arklow</b>	16,277	21,000	4,723	29%

Source: Wicklow County Development Plan 2004-2010, Wicklow County Council.

## 2.1.3 Demographic Profile

Table 2.1.3 below illustrates the percentage population of Greystones Town and Environs within the 0-15 and 65+ age cohorts in 2002, compared with State and County figures. Greystones Town and Environs and Greystones ED shows a slightly higher population in the 65+ age cohort than the national average or that recorded for the County as a whole. These figures are reflective of the high age dependency rate recorded for the County and Greystones area, reflecting the national trend of over one third of the population classed as economically inactive.

Table 2.1.3 Demographic Profile for Greystones Town & Environs 2002, compared with State and County

	0-15	65+	Age Dependency Rate
<b>State</b>	21.14%	11.13%	32.25%
<b>Co. Wicklow</b>	22.52%	9.97%	32.49%
<b>Greystones Town &amp; Environs</b>	23.03%	10.31%	33.30%
<b>Greystones ED</b>	22.60%	11.63%	34.20%
<b>Delgany ED</b>	23.57%	8.02%	31.60%

Source: Census of Population, 2002. Central Statistics Office (CSO).

### 2.1.4 Household and Household Sizes

National trends in household size record a decline from 3.53 in 1986 to 2.94 in 2002 (CSO, 2002). The Society of Chartered Surveyors predicts a further decline to 2.72 for 2006 (Society of Chartered Surveyors, 2002), while the National Spatial Strategy cites a likely convergence with the EU average of 2.63 by 2011.

In contrast to the national average, County Wicklow recorded an average household size of 3.1 in 2002, this is the second highest figure nationally, being superceded only by the other GDA counties of Meath, Kildare, Fingal and South Dublin which recorded an average of 3.2 (CSO, 2002). Greystones Town and Environs mirrors the high County average, recording an average household size of 3.1 in 2002 (see Table 2.1.4).

Table 2.1.4 Comparative Average Household Sizes, 2002

	Average Household Size, 2002
<b>State</b>	2.94
<b>Co. Wicklow</b>	3.10
<b>Greystones Town &amp; Environs</b>	3.10
<b>Greystones ED</b>	3.04
<b>Delgany ED</b>	3.19

Source: Census of Population, 2002. Central Statistics Office (CSO).

If national trends continue however, it is likely that household sizes will decrease. Wicklow County Council estimate that the County will see a decline in the average household size from 3.1 in 2002 to 2.93 in 2010 (Wicklow County Development Plan 2004-2010). This will result in increased demand for residential units to meet the needs of smaller households.

### 2.1.5 Existing Population Profile

Since the Census of 2002 there has been a substantial number of residential developments granted permission.

Since the time of the previous Census planning permissions have been granted for approximately 2650 residential units. In addition, the proposed redevelopment of the Harbour and North Beach will provide 375 residential units. Assuming that permissions are all built out and the Harbour and North Beach proposal is approved and built within the lifetime of this Plan, Greystones / Delgany would have a population of approximately 20,154 persons.

There is currently approximately 55 hectares of residential lands zoned and undeveloped within the boundaries of the 1999 Greystones - Delgany Development Plan. At the densities set out in the 1999 Greystones-Delgany Development Plan, these lands could generate up to 500 residential units or an additional population of 1,300 persons.

Existing town centre zoned lands within Greystones-Delgany could also yield up to 150 further residential units or an additional population of approximately 400 persons.

## 2.2 POPULATION STRATEGY

The Regional Planning Guidelines have identified Greystones / Delgany as a Large Growth Town II with a population range of 15,000 to 25,000 up to 2016. The Wicklow County Development Plan adopted in 2004 has projected an indicative population target of 17,679 by 2010 and a maximum target of 22,000 by 2016. With these targets in mind, the target population for Greystones / Delgany within the life time of this Plan (2006-2012) shall be in the range 19,000-21,000 persons.

Without any alterations to the 1999 Greystones/Delgany Development Plan, the projected growth of Greystones – Delgany to 19,000-21,000 persons could be accommodated within the existing zoned land,

A Local Area Plan must provide for a robust development environment. A degree of 'headroom' or surplus is required in the lands zoned for development. This headroom takes account of the likely scenario that not all development lands available will be developed and available for occupancy during the term of this Local Area Plan; whilst allowing for the projected growth in population for Greystones/Delgany.

In order to provide additional 'headroom', there are essentially three options available;

- (i) Zone new lands for residential development
- (ii) Make alterations to existing residential and non residential land zoned within the settlement
- (iii) Use the Area Action Plan lands identified in this Plan (2006-2012) as a source of developable land.

On review of these three options and in light of the recommendations of the Greystones IFP and national / regional policy, as a primary measure of generating 'headroom' a number of revisions to existing zonings and residential densities are proposed.

The purpose of the revisions is to:

- To rationalise the density objectives into a clearer set of parameters and guidance.
- To promote efficient and sustainable use of urban and serviced lands.
- To avoid overdevelopment of sites with excessively dense developments.

As a secondary method of providing additional 'headroom' it is proposed to use the Area Action Plan lands identified in this Plan. The purpose of using the Area Action Plan lands is to:

- To promote consolidation of population growth in close proximity to existing services and amenities.
- The Area Action Plan lands can be phased in order to control the supply of 'headroom'.

The total combination of increased densities on existing zoned land and the identification of Action Areas can allow for considerable additional residential development above that required to reach the population target of 21,000.

These increased residential densities and the capacity of Action Areas provide an appropriate level of 'headroom' (in the order of 2,000-4,000 persons above the target [population of 21,000]). Taking into account the pattern and level of development in the settlement over the 1999-2005 period and the unlikely event of all available zoned and serviced lands being developed and available for occupancy during the lifetime of the LAP, this is considered an acceptable degree of headroom.

**Policy PP01**

It is Council policy to adhere to a target population of 19,000 to 21,000 for Greystones/Delgany during the lifetime of the plan (2006-2012).

**Policy PP02**

It is Council policy to promote and assist the development of Greystones / Delgany during the lifetime of the plan (2006-2012) by identifying Action Areas and by encouraging increased densities on Greenfield, Brownfield and town/village centre sites.

