

CHAPTER 4

POPULATION, HOUSING & SETTLEMENT

4.1 Introduction

This chapter sets out the population, housing and settlement strategies and policies for County Wicklow for the plan period and up to 2022. These strategies will seek to:-

- Set out a plan for the growth of the County's population growth over the plan period and beyond, in accordance with historical trends and targets set by the National Spatial Strategy 2002 – 2020 (NSS) and Spatial Policy Unit of the DoEHLG;
- Project the housing requirements of this growing population and evaluate issues arising with regard to housing supply and affordability;
- Set out a settlement strategy for this growing population, which will be consistent with the settlement and growth strategy of the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs). This strategy will identify the different types of the settlements in the County, outline their different roles and will set out indicative population targets for each settlement.

The County Wicklow Housing Strategy, which forms part of the draft plan and is a statutory requirement under the Planning Acts, provides the in-depth analysis on which these strategies are based (the complete Housing Strategy is set out in Volume 2 of this draft plan).

4.2 County population projections

County Wicklow is located in the most rapidly growing region in Ireland today (the 'Mid-East' region comprising the counties of Kildare, Meath & Wicklow). However, the rate of population growth in the County has not kept pace with other counties in the region. Its population has increased from 114,676 in 2002 to 126,196 in 2006, an increase of just under 11,520 people (Table 4.2A). This equates to a growth rate of 10.04%. This rate of growth is significantly below the growth rate in the other counties in the region as shown in Table 4.2B. Furthermore, Wicklow's share in the population of the region has been falling year on year, as shown in Table 4.2C below.

Table 4.2 A: Wicklow population 1996-2006

Year	Population	% change
1996	102,683	5.6%
2002	114,676	11.7%
2006	126,196	10.04%

Table 4.2 B: Growth rates in Mid-East Region 2002-2006

Year	2002	2006	% change
Region	412,625	475,362	15.2%
Kildare	163,944	186,335	13.7%
Meath	134,005	162,831	21.5%
Wicklow	114,676	126,196	10.04%

Table 4.2 C: Wicklow's share of Mid-East Region population 1996-2006

Year	Mid-East	Wicklow	Share
1996	347,407	102,683	29.5%
2002	412,625	114,676	27.8%
2006	475,362	126,196	26.5%

Source: CSO Census of population 1996, 2002 & 2006

The Central Statistics Office published new projections for national population growth in April 2008 and regional population growth in December 2008. These publications outline a number of growth scenarios up to 2026, making different assumption about fertility, mortality and international migration. A total of eight different scenarios are identified in the national projections and four scenarios for the regional projections, with the total population projected in the mid-east region up to 2021 ranging from 629,000 to 746,000 (from 475,362 in 2006).

These **projections** were evaluated by the Spatial Policy Unit of the Department of the Environment, Heritage & Local Government, which published new regional **targets** in January 2009. It is important to note that the CSO projections do not take account of NSS policy, which aims to achieve more a more balanced growth across the Country through coordinated implementation of NSS principles. Therefore the regional population targets set out in the DoEHLG's document are based on a view of future development trends which are significantly influenced and driven by the NSS and thus differ in concept and practice from the CSO projections. Furthermore, the DoEHLG regional targets differ from the CSO projections in that they set out population breakdowns at 2010, 2016 and 2022. These dates are in line with the 6-yearly cycle for the review of the RPGs.

Table 4.2 D: DoEHLG Regional Population Targets 2010, 2016 and 2022

	2008	2010	2016	2022 (low / high range)
Border	492,500	511,000	552,700	595,000 - 611,400
Dublin	1,217,800	1,256,900	1,361,200	1,464,200 - 1,504,500
Mid-east	514,500	540,000	594,600	639,700 - 657,200
Midland	266,800	275,600	297,300	317,100 - 325,800
Mid-west	371,900	383,800	427,200	462,300 - 475,000
South-east	487,800	507,900	542,200	580,500 - 596,500
South-west	644,600	667,500	737,100	795,000 - 816,900
West	426,100	442,200	484,700	521,400 - 535,700
State	4,422,000	4,584,900	4,997,000	5,375,200 - 5,523,000

Source: Department of the Environment, Heritage and Local Government, 2009

The distribution of this population target across the three mid-east region counties is determined in the new RPGs for the GDA 2010-2022. While in the original circular the DoEHLG published a low and a high range for 2022, for the RPGs the low range is only shown and applied in the settlement strategy as directed by the DoEHLG in their September 2009 Population and Hub Targets document.

Table 4.2 D: Wicklow Population Targets 2016 and 2022

Year	2002	2006	2016	2022
Mid-east	412,625	475,362	594,600	639,700
Wicklow	114,676	126,196	164,280	176,800
% share	27.8%	26.5%	27.6%	27.3%

Source: Regional Planning Guidelines for the Greater Dublin Area 2010-2016

4.2.1 Population Objectives

POP1 To facilitate the growth of the population in County Wicklow, in accordance with the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

POP2 To increase the rate of population growth in the County, to redress the imbalance in growth between County Wicklow and other counties in the mid-east region.

4.3 Settlement Strategy

The purpose of a settlement strategy is to direct development to those locations that are the most suitable for growth. To achieve this aim, it is necessary to establish a hierarchy of settlements based on their role and capacity for growth and to determine what levels and type of future development shall be allowed to occur at each level in hierarchy.

4.3.1 Settlement hierarchy

The idea of a hierarchy of settlements is crucial to the achievement of regional dispersal and balanced growth in the County. As set out in the NSS, a settlement hierarchy will incorporate a range of settlements from small to large and concerns spatial distribution, service and economic functions as well as population. The idea of hierarchy suggests that several smaller settlements should be clustered around and readily accessible from the larger settlement next above it in the hierarchy. This is a principle, which would maximise the accessibility of the full range of services and job opportunities from any location.

As with the 2004 County Development Plan, the hierarchy is divided into 'urban' settlements and 'rural' settlements. The positioning of the settlements in the 'urban' sector is relatively straight forward as the RPGs provide guidance and definitions of settlement types according to size and function.

The 2004 County Development Plan divided the small town category (1,000-5,000 population) into two categories (Small Growth Town 1 and Small Growth Town 2), with the more rural of these settlements being placed in the 'rural' zone of the hierarchy, notwithstanding population targets. A similar differentiation is maintained in this plan, with Small Growth Towns Type 1 being renamed 'Small Growth Towns' and Small Growth Towns Type 2 being renamed 'Rural Towns'.

There were 73 'rural' settlements designated in the 2004 County Development Plan, across four levels in the hierarchy. While similar levels are maintained in this plan, the positioning of all towns has been reviewed. This entailed the undertaking of an 'audit' of all settlements in the 'rural' zone with regard to essential services available in each¹ and an evaluation of the character and function of each settlement.

¹ Availability of mains water supply and mains sewerage, school, shop, pitch / sports club, church, Garda Station, public house, post office

Table 4.3 A: County Wicklow Settlement Hierarchy 2010-2016
(See Maps 4.01 & 4.02 at the end of this chapter)

LEVEL	SETTLEMENT TYPE	SETTLEMENT NAME		
1	Metropolitan consolidation town	Bray		
2	Large Growth Town 1	Wicklow / Rathnew		
3	Large Growth Town 2	Arklow	Greystones / Delgany	
4	<i>Moderate growth town</i>	Blessington	Newtownmountkennedy	
5	Small Growth Town	Ashford Aughrim Baltinglass Carnew	Enniskerry Kilcoole Rathdrum Tinahely	
URBAN – RURAL DIVIDE				
6	Rural Town	Avoca Donard Dunlavin	Kilmacanogue Newcastle	Roundwood Shillelagh
7	Large Villages	Barndarrig Ballinaclesh Coolboy Glenealy Hollywood	Johnstown/ Thomastown Kilpedder / Willowgrove Kiltegan	Knockananna Laragh - Glendalough Manor Kilbride Redcross Stratford
8	Small Villages	Annacurragh Annamoe Askanagap Ballyconnell Ballycoog Ballyknockan Ballynacarrig (Brittas Bay)	Connary Coolafancy Coolkenno Donaghmore Grangecon Greenan	Kirikee Knockanarrigan Lackan Moneystown Rathdangan Valleymount
9	Rural Clusters	Ballinglen Ballyduff Ballyfolan Ballynultagh Baltyboys Boleynass Barraniskey Carrigacurra Crab Lane Coolattin Croneyhorn	Crossbridge Davidstown Glenmalure Goldenhill Gorteen Kilamoat Kilcarra Killiskey Kilmurray (NMKY) Kilmurray (Kilmacanogue) Kilquiggan	Kingston Macreddin Moyné Mullinacluff Oldcourt Park Bridge Rathmoon Redwells Stranakelly Talbotstown Tomacork Tomriland
10	Rural Areas i.e. any location outside the development boundary of any settlement listed above			

4.3.2 Population distribution

The population allocated to County Wicklow by the Regional Planning Guidelines for the Greater Dublin Area requires to be distributed throughout the County. This population distribution is required to underpin the NSS and the RPG settlement strategy for gateways and hubs. In this regard, the RPGs indicate that 42% of the growth allocated to County Wicklow should be directed to the Metropolitan Area settlements of Bray and Greystones, with the remainder of the growth allocated to be distributed around the County, with the majority being directed into the growth towns. In this regard, the population figures have been crafted to gradually increase the proportion of the County's residents living in the 21 towns from 72% in 2006 to 75% in 2016 and 76% in 2022.

It is necessary for this plan to also make provision for rural growth in the County in accordance with '*Sustainable Rural Housing – Guidelines for Planning Authorities*' given the high proportion of the County's residents living in rural areas and the likelihood that demand for rural housing will continue into the future, notwithstanding the overall aim to direct new population into designated settlements.

In this regard, in 2006, approximately 35,500 persons were residents outside of the 21 designated towns in the County, of which approximately 30,300 were residents in the open countryside (24% of the total County population). This plan allows for rural population growth to c. 40,500 in 2016 and 43,000 in 2022. This equates to an overall reduction in the proportion resident in rural areas from 28% in 2006 to c. 24.7% in 2016 and 24.3 % in 2022. This is considered to be in accordance the provisions of the NSS, the RPGs and the Sustainable Rural Housing Guidelines.

Population has been allocated over the period of the plan 2010-2016 and up to 2022 in order to provide a longer term timeframe for the planning and delivery of services, in particular water infrastructure. The current availability or otherwise of such infrastructure will not therefore dictate the growth target for each town up to 2022, but where it is known (based on the water services investment programme) that services are likely to be unavailable within the period of this plan (i.e. up to 2016), more substantial growth will be targeted for the next plan period, up to 2022.

The 2011 figure is based on an estimate of actual and likely growth in the settlements between 2006 and 2011 having regard to known capacities and developments granted permission between 2006-2009.

It is never possible to manage growth in any particular settlement to come in at an exact population figure at a set time. As the four largest growth centres, representing towards two thirds of the projected County growth, are reliant on the cooperation and financing of the National Roads Authority and the Railway Procurement Agency (Bray), an extended waste water treatment plant (Greystones), augmented water supply (Wicklow Town) and a waste water treatment plant that has been tied up in, inter alia, the Courts for seventeen years (Arklow) it is not possible to predict this with any accuracy whatsoever. The population allocations in this plan have thus incorporated 'compensatory headroom' of 12% in 2016 and 23% in 2022 to accommodate this uncertainty and to ensure that there will be sufficient capacity in other settlements if some growth towns are unable to deliver the necessary infrastructure to service their projected populations.

Table 4.3 B: Historical population figures for County towns 1996-2006 and growth estimates & targets up to 2022

Settlement type	Settlement	1996	2002	2006	2011	2016	2022
Metropolitan Consolidation Town	Bray	25,760	28,002	28,814	30,000	40,000	45,000
Large Growth Town 1	Wicklow / Rathnew	8,727	10,776	11,919	14,000	19,000	24,000
Large Growth Town 2	Arklow	8,557	9,993	11,759	13,000	19,000	23,000
	Greystones/ Delgany	11,296	11,913	14,569	16,000	21,000	24,000
Moderate Growth Town	Blessington	1,860	2,509	4,018	4,500	6,000	7,500
	Newtown	2,528	2,521	2,548	3,500	6,000	7,500
Small Growth Towns	Ashford	1,215	1,356	1,494	1,600	2,500	3,000
	Aughrim	745	871	960	1,200	1,500	2,000
	Baltinglass	1,127	1,260	1,735	2,000	3,000	3,500
	Carnew	795	809	892	1,200	1,500	2,000
	Enniskerry	1,275	1,904	1,881	2,000	2,500	3,000
	Kilcoole	2,694	2,826	3,252	3,750	4,500	5,000
	Rathdrum	1,234	1,387	1,528	2,000	3,000	5,000
	Tinahely	630	692	965	1,050	1,250	1,550
Rural Towns	Avoca	490	564	622	700	800	900
	Donard	162	201	182	200	300	400
	Dunlavin	693	914	897	1,000	2,000	2,500
	Kilmacanogue	818	834	839	915	1,000	1,100
	Newcastle	763	851	938	1,000	1,500	1,750
	Roundwood	446	518	571	700	1,100	1,300
	Shillelagh	324	278	311	450	600	750
Total town population		72,139	80,979	90,694	99,850	138,050	164,750
% of County		70%	71%	72%	73%	75%	76%
Headroom in towns						12%	23%
Smaller settlements							
Large villages				3,135	3,635	4,135	4,635
Small villages				1,059	1,309	1,559	1,809
Rural clusters				980	1,080	1,180	1,280
Total in villages/clusters				5,174	6,024	6,874	7,724
No. of rural dwellers				30,328	31,978	33,628	35,278
County total		102,683	114,676	126,196	138,691	164,280	176,800

Source: CSO Census of population, RPGs allocation and Wicklow Forward Planning Department

While the Census does not generally provide population surveys for smaller settlements, populations can be estimated based on the recorded number of houses in the GeoDirectory in each as of April 2006 (the time of the 2006 Census) multiplied by the County average household size in 2006 (2.89). Growth targets for settlements below Level 6 are set out in Chapter 6 (Rural Development).

4.3.3 Settlement Objectives

- SS1** To implement the County Wicklow settlement strategy having regard to the availability of services and in particular, to direct growth into the designated metropolitan growth centre and the large, moderate and small growth towns in the Greater Dublin hinterland area.
- SS2** To ensure that the designated large growth towns will insofar as is practical, be self sufficient, incorporating necessary employment, retail, social and services infrastructure.
- SS3** To require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement.
- SS4** To implement the population growth targets as set out in Table 4.3, to monitor development and the delivery of services on an ongoing basis and to review population allocations where service delivery is impeded.

4.4 Housing Strategy

The Wicklow Housing Strategy sets out:-

- The demand for new housing that will arise out of the projected growth in County population over the life of the strategy and this development plan (i.e. up to 2016);
- An assessment of the availability of zoned and serviced land, to meet this housing demand;
- An evaluation of housing affordability over the life of the strategy based on projections of future income and house prices.

4.4.1 Demand for housing

The demand for housing is a result of the formation of new households. This can be either fuelled by indigenous growth e.g. young adults moving out of the family home and buying their first property, or the movement of new households into the County. There has been a strong rate of household growth in County Wicklow between 1996 and 2006, with both intercensal periods showing an increase of around 17%.

Table 4.4 A: Number of households & household size, Co. Wicklow 1996-2006

Year	1996		2002		2006	
	Number of households	Average household size	Number of households	Average household size	Number of households	Average household size
	31,134	3.22	36,572	3.06	42,870	2.89
increase			+6,298		+5,438	
% increase			+17.2%		+17.5%	

Source: CSO Census of population 1996, 2002 & 2006

However, housing growth in the future in County Wicklow will not be determined having regard to past trends – instead, the demographic analysis on trends has been carried out at a regional level in the RPGs and a housing ‘allocation’ given to County Wicklow. The RPGs allocate housing growth in Wicklow from c. 49,088 units in 2006 to 68,351 in 2016 and 82,012 units in 2022.

Demand for housing up 2016

- The 2006 Census found that there were 49,088 housing units in the County on the night of the Census, but that only 42,472 were occupied. The RPGs assume an average household size in Wicklow of 2.57 on the basis of the total County population of 126,196 persons.
- The RPGs assume a household size in Wicklow of 2.56 by 2016 and use an 'excess factor' of 6% i.e. 6% of new residential units built will not result in population growth, these houses being vacant due to market friction or because of their use as second homes.
- Therefore of the 68,351 houses in the County in 2016, only 64,250 will generate population. Given the County population target of 164,280, this will give an average household size of 2.556 (or 2.56 used in the RPGs)
- Therefore the total number of housing units required in the County by 2016 will be c. 64,250 compared to the existing number of 49,088 in 2006. The growth in units required is therefore c. **15,160 units**.
- This plan allows for a total number of housing units in the rural area of 15, 846 in 2016, which is a growth by c. **2,023 units**.
- This plan allows for a total number of units in the 'urban' area i.e. the 21 towns in the County of 48,351 units, which is growth by c. **13,137 units**

These three figures are clearly shown in Table 4.4 B.

Table 4.4 B: Demand for housing in Wicklow up to 2016

Settlement	2006	2016	Adjusted for headroom	Population growth 2006-2016	Number of new residential units required 2006-2016
Bray	28,814	40,000	35,865	7,051	2,820
Wicklow / Rathnew	11,919	19,000	17,036	5,117	2,027
Arklow	11,759	19,000	17,036	5,277	2,090
Greystones / Delgany	14,569	21,000	18,829	4,260	1,698
Blessington	4,018	6,000	5,380	1,362	541
Newtownmountkennedy	2,548	6,000	5,380	2,832	1,113
Ashford	1,494	2,500	2,242	748	296
Aughrim	960	1,500	1,345	385	153
Baltinglass	1,735	3,000	2,690	955	377
Carnew	892	1,500	1,345	453	179
Enniskerry	1,881	2,500	2,242	361	145
Kilcoole	3,252	4,500	4,035	783	313
Rathdrum	1,528	3,000	2,690	1,162	458
Tinahely	965	1,250	1,121	156	63
Avoca	622	800	717	95	39
Donard	182	300	269	87	34
Dunlavin	897	2,000	1,793	896	353
Kilmacanogue	839	1,000	897	58	24
Newcastle	938	1,500	1,345	407	161
Roundwood	571	1,100	986	415	164
Shillelagh	311	600	538	227	89
Total in towns	90,694	138,050	123,778	33,084	13,137
Total Rural population	35,502		40,502	5,000	2,023
Total County population	126,196		164,280		15,160

Demand for housing up 2022

- The 2006 Census found that there were 49,088 housing units in the County on the night of the Census, but that only 42,472 were occupied. The RPGs assume an average household size in Wicklow of 2.57 on the basis of the total County population of 126,196 persons.
- The RPGs assume a household size in Wicklow of 2.3 by 2022 and use an 'excess factor' of 6% i.e. 6% of new residential units built will not result in population growth, these houses being vacant due to market friction or because of their use as second homes.
- Therefore of the 82,012 houses in the County in 2022, only 77,091 will generate population. Given the County population target of 176,800, this will give an average household size of 2.293 (2.3 used in the RPGs)
- Therefore the total number of housing units required in the County by 2022 will be 77,091 compared to the existing number of 49,088 in 2006. The growth in units required is therefore c. 28,000 units.
- This plan allows for a total number of housing units in the rural area of 18,697 in 2022, which is a growth by c. 4,950 units.
- This plan allows for a total number of units in the 'urban' area i.e. the 21 towns in the County of 58,173 units, which is growth by c. 23,050 units.

Table 4.4 C: Demand for housing in Wicklow up to 2022

Settlement	2006	2022	Adjusted for headroom	Population growth 2006-2022	Number of new residential units required 2006-2022
Bray	28,814	45,000	36,546	7,732	4,724
Wicklow / Rathnew	11,919	24,000	19,491	7,572	3,861
Arklow	11,759	23,000	18,679	6,920	3,569
Greystones / Delgany	14,569	24,000	19,491	4,922	2,830
Blessington	4,018	7,500	6,091	2,073	1,092
Newtownmountkenedy	2,548	7,500	6,091	3,543	1,664
Ashford	1,494	3,000	2,436	942	481
Aughrim	960	2,000	1,624	664	335
Baltinglass	1,735	3,500	2,842	1,107	564
Carnew	892	2,000	1,624	732	361
Enniskerry	1,881	3,000	2,436	555	330
Kilcoole	3,252	5,000	4,061	809	505
Rathdrum	1,528	5,000	4,061	2,533	1,176
Tinahely	965	1,550	1,259	294	173
Avoca	622	900	731	109	77
Donard	182	400	325	143	71
Dunlavin	897	2,500	2,030	1,133	536
Kilmacanogue	839	1,100	893	54	63
Newcastle	938	1,750	1,421	483	255
Roundwood	571	1,300	1,056	485	238
Shillelagh	311	750	609	298	145
Total in towns	90,694	164,750	133,798	43,104	23,051
Total rural population	35,502		43,002	7,500	4,950
Total County population	126,196		176,800		28,000

4.4.2 Supply of housing

The supply of new housing will clearly be dependent on market factors, but assuming a market in equilibrium, if there is a demand for housing, there will be housing supply. The role of a land use plan is therefore to ensure that there are no obstacles to the delivery of housing. In this regard, it will be necessary to ensure that there is zoned and serviced land available for housing development.

4.4.2.1 Availability of zoned land

Table 4.4 D below details the current development capacity in County Wicklow having regard to the amount of land that is zoned for development. The development capacity (in units) for each town is based on the densities possible to achieve on each of the available plots of zoned land, as per the provisions of the local plan applicable or the prevailing pattern of development in the area.

4.4.2.2 Availability of infrastructure

There are restrictions in the County with regard to transport infrastructure (roads, rail, public transport etc), which present a bottleneck to the release or development of zoned land, particularly in the major settlements on the east coast, which are in main significantly dependent on the N11 / M11.

Deficiencies in public transport are a particular problem, including in the proposed new significant urban expansion area of Fassaroe in Bray.

Deficiencies in social and economic infrastructure persist, but the County Development Plan and Local Area Plans will control the role out of new residential development such that it is commensurate with development of this necessary social and economic infrastructure.

However, restrictions in Sanitary Services have and continue to present serious blockages to development. Table 4.4 D shows the amount of land in the towns in the County that is serviceable (as of March 2010) by water supply and wastewater collection / treatment systems, and any planned service improvements on the basis of investment planned over the period of this plan.

Table 4.4 D: Development capacity in Wicklow up to 2016

Settlement	Amount of undeveloped zoned land (Ha)	Capacity of zoned land (units)	Capacity of water services (units) 2010	Planned water services capacity increase by 2016
Bray	74	4,178	1,750	2,550
Wicklow / Rathnew	392	8,154	0	3,500
Arklow	135	4,886	0	400*
Greystones / Delgany	111	2,087	0	2,850
Blessington	n/a	n/a	n/a	-
Newtownmountkennedy	63	1,602	0	1,700
Ashford	63	1,248	0	500
Aughrim	24	436	10	-
Baltinglass	45	863	250	-
Carnew	33	493	1,040	-
Enniskerry	22	345	880	-
Kilcoole	29	619	0	1,300
Rathdrum	41	995	100	-
Tinahely	27	394	250	-
Avoca	n/a	n/a	n/a	-
Donard	n/a	n/a	n/a	-
Dunlavin	34	512	0	-
Kilmacanogue	n/a	n/a	n/a	-
Newcastle	34	380	0	-
Roundwood	14	194	30	-
Shillelagh	19	228	150	-
Total	1,158	27,614	4,460	13,400

Source: Wicklow County Council Water Services Department

* Assuming the planned Arklow WWTP is delivered before 2016

As can be seen from this table, the lack of water services in fact restricts the number of units that could be delivered up to 2016 to c. 18,000 units. Given the growth targets for these towns of c. 13,000 units up to 2016 (as set out in Table 4.4 B), the overall growth target for the towns should be achievable. However, given the growth target of c. 23,000 units in the same towns up to 2022, significant upgrades in water infrastructure will be required, and should be planned for during the lifetime of this plan, given the time lag between inception and delivery of any project.

It is important to note the infrastructural difficulties being experienced in Arklow, which is designated a Large Growth Town II in the County Settlement hierarchy and the Regional Planning Guidelines for the Greater Dublin Area. It is considered unlikely that wastewater collection and disposal infrastructural deficits will be resolved before 2016.

Furthermore, all of the major settlements in the west of the County (Baltinglass, Blessington and Dunlavin) are experiencing short to medium term restrictions on development, while only the settlement in Carnew in the south of the County has development capacity.

There are clear implications therefore for the spatial distribution of new residential units in the County, with the housing needs of those desiring or willing to live in the north and east of the County being met, but significant restrictions elsewhere in the County. This however generally correlates to the growth strategy for the County as set out in the Regional Planning Guidelines for the Greater Dublin Area.

4.4.3 Housing affordability

The Housing Strategy sets out a detailed evaluation of housing affordability over the plan period and forms part of the County Development Plan. Even assuming a scenario where house prices continue to fall yet incomes recover, between 33%-46% of new households formed every year over the plan period will experience affordability difficulties. The Housing Strategy for County Wicklow is included in Volume 2 of this plan.

4.4.4 Housing Objectives

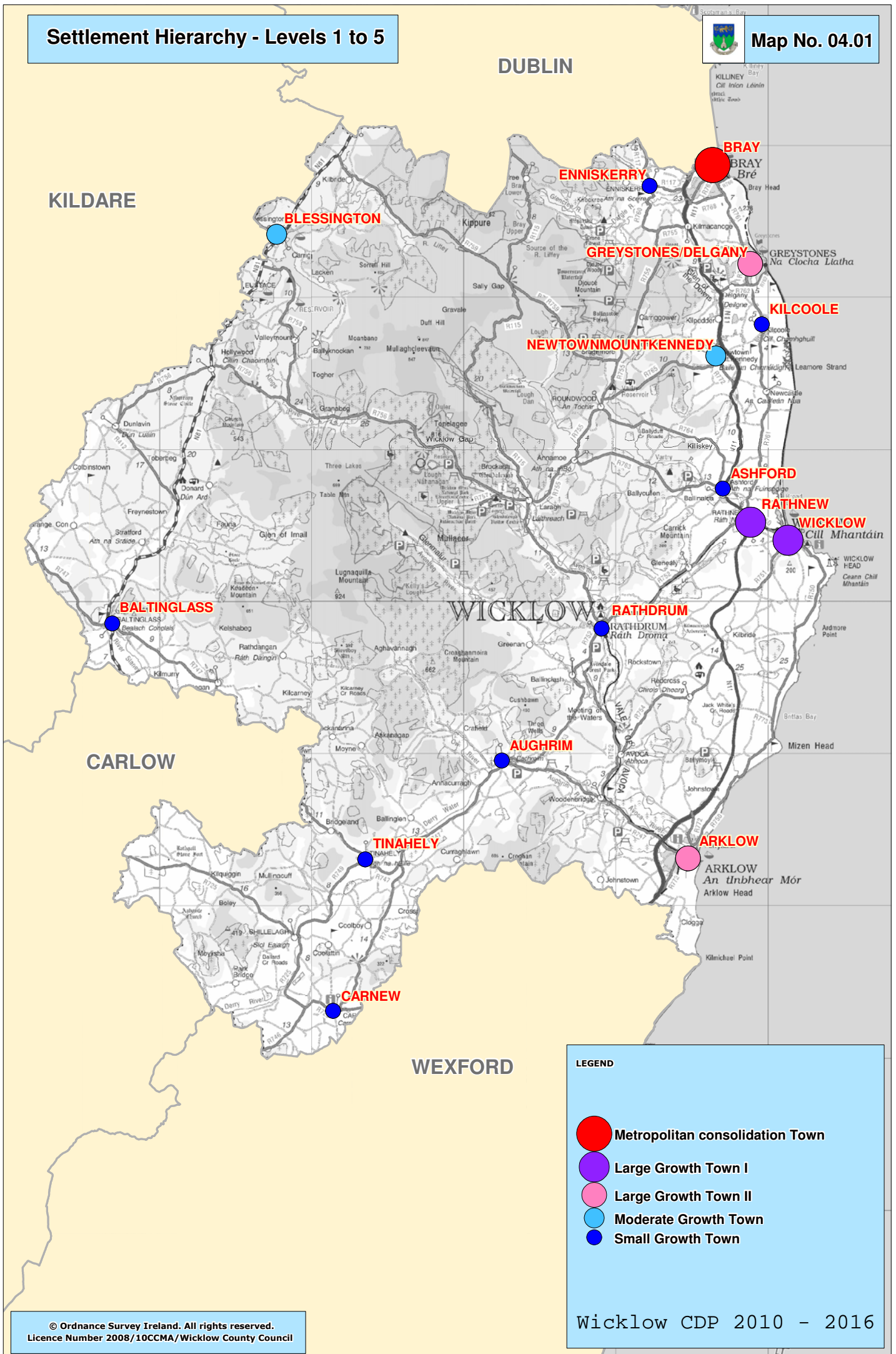
- HS1** To ensure adequate zoned and serviced land is available over the plan period to meet the housing needs of the growing population of the County and in particular, to allow the growth of the County to 164,280 persons in 2016.
- HS2** To ensure an equitable distribution of zoned land around the County, to ensure that new households are not overly restricted in their choice of location and can maintain a relationship with their own community.
- HS3** To ensure that development land is designated in a range of settlement types and sizes in order to provide for needs arising in all areas.
- HS4** To ensure that adequate infrastructure, in particular water infrastructure, is or will be made available to all zoned land.
- HS5** To require compliance with Part V of the Planning Act, in accordance with the County Housing Strategy, for all new residential or mixed use development (of which residential forms part), other than applications with the benefit of a certificate of exemption from Part V under Section 97 of the Planning Act.
- HS6** To require a 20% quota of social / affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on zoned land through the transfer of either:
- (a) 20% of the land of the site, or
 - (b) Housing units, where the total value of the planning gain of the unserviced site(s) of such units is equivalent in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site, or
 - (c) Fully or partially serviced housing sites where the total planning gain for the unserviced element of such sites are equivalent in monetary value to the planning gain on 20% of the land of the site, or
 - (d) A payment of such an amount, which is equivalent to the monetary value of the amount accruing to the Planning Authority, under the provisions of a, b or c above, (ie equal in monetary value to the planning gain to the Council on the transfer of 20% of the land of the site) or.
 - (e) The provision of (a), (b), (c) or (d) above at another area within Wicklow.

Planning gain means the difference between the open market value and the existing use value.

- HS7** To require a 20% quota of affordable housing to be provided for in all new residential or mixed use developments (of which residential forms part) on unzoned land, to be transferred in the same mechanism as set out in Objective HS6.
- HS8** To require all new social and / or affordable housing development (whether Local Authority / Voluntary or Part V schemes) to provide a minimum of 50% of the units at a size of 3 bedrooms or greater.
- HS9** To require all applicants for permission that will include social and / or affordable housing to engage in meaningful pre-planning discussions with both the Housing and Planning Authorities, in order to establish at the outset the location, house size and house design requirements of both Authorities.

HS10 To require the highest standard of design in all new social / affordable development or development containing an element of social / affordable housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.

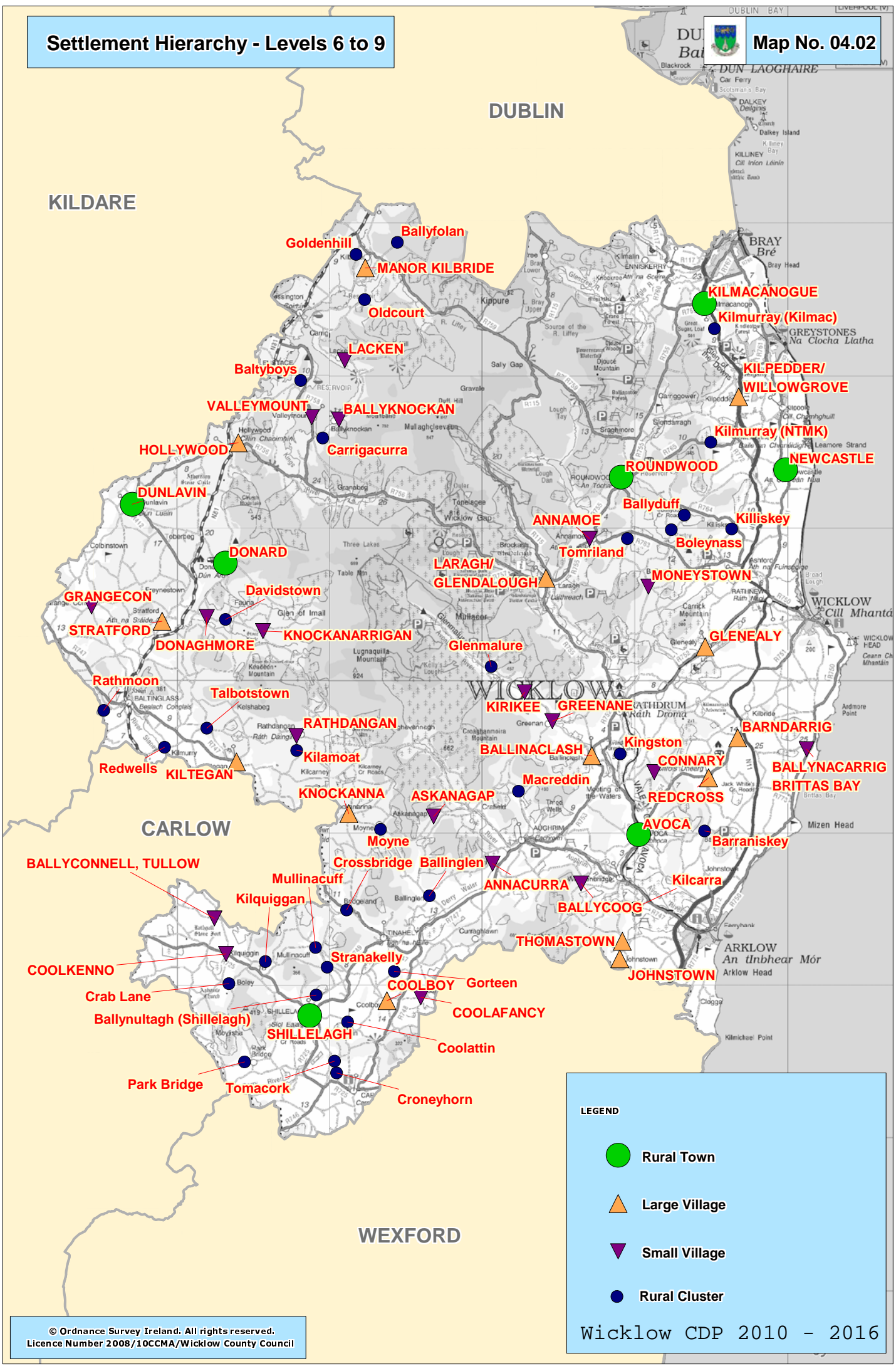
HS11 To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, travellers accommodation, specialised accommodation for the homeless and specially adapted accommodation for persons with disabilities – where the proposal is related to an identified local need and is consistent with other policies of the Development Plan.



LEGEND

- Metropolitan consolidation Town
- Large Growth Town I
- Large Growth Town II
- Moderate Growth Town
- Small Growth Town

Wicklow CDP 2010 - 2016



LEGEND

- Rural Town
- ▲ Large Village
- ▼ Small Village
- Rural Cluster

Wicklow CDP 2010 - 2016