



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Private Individual
Name:	Alan Richardson
Email Address:	[REDACTED]
Reference:	GDKLAP-121215
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Topic

Compact Growth - Housing - Population Growth

Submission

Higher densities should be at Blacklion, Drummin, Farrankelly and Mill Road Greystones.

New housing at the above locations plus Charlesland.

Use the unused IDA business park.

The Grove and Farrankelly could be used.

File

Response to the Draft Development Plan for Greystones 240124.docx, 0.04MB

census_of_population_2016_greystones-delgany_theme_5.pdf, 0.27MB

Response to the Draft Development Plan for Greystones -Delgany 2022 to 2028

Reference: Chapter 3 – Core Strategy concerning Greystones- Delgany – a Level 3 Town

1. Table 3.1 – Wicklow Population Projections

The actual population according to the CSO for 2022 was 155,851. Your estimate for 2026 is 155k to 157.5k and for 2031 160.5k to 164k. These would appear to be significant underestimates which will have a negative impact on plans for housing, roads, schools, transport, jobs and services.

As the growth from 2016 to 2022 was 9.4%, it would be prudent to allow for at least a 10% growth from 2022 on 155.9k of 15.59k to 171.49k and a further 10% of 17.15k to 188.64k for 2031. This shows a discrepancy of 14k in 2026 and 25k in 2031. It is imperative that you revise your figures significantly upwards to cater for this growth. This will impact on all the points mentioned above. The growth in the decade from 2016 to 2026 is given as 25% which puts your figures into serious question.

2. Table 3.2 – Housing targets

The total target number for the period 2020-2031 is	14,949
Less: Built 2017-2020	3,230
Built Q2 of 2021 to Q2 of 2022	1,404
Built Q3 of 2022 to Q4 of 2023 (8,467 x 6Qs – 25%)	<u>2,117</u> <u>6,751</u>
Net figure to be built from 2024 to 2031	8,198

This will only provide sufficient housing stock for 21,315 persons based on the CSO average of 2.6 persons per housing unit. Against the figures quoted above, this gives a potential shortfall against the 10% growth in the two periods above of 39k less 21k which is net shortage of 18k. To ensure adequate housing for the higher figures, the number of housing units needs to be increased by 6.92k on a housing need of 2.6 persons per unit.

3. Table 3.3 – Level 3 – Self-sustaining growth town

This states that there are good transport links for this area. This is not supported by any tangible evidence by an independent body. Anecdotally, this area is served by inadequate transport bus and train services and insufficient park and ride facilities. The motorway (N11) is of a high standard towards Dublin but is compromised by its ending in Enniscorthy instead of running all the way to Rosslare Harbour. Bus services are infrequent, especially the 84X and the routing of the 84 to Blackrock defies logic. The train service is grossly inadequate with a poor Dart service and a woeful service running to Wicklow/Gorey/Wexford/Rosslare Harbour. This combined with a lack of any new Park & Ride facilities indicates that lip service is the only thing that is adequate about the public transport service for Greystones.

4. Table 3.4 Population and Housing Allocation

It is unclear what is meant by 'housing allocation'? Is this some sort of lottery system to be applied by the Council as to who lives in Wicklow? Using the baseline of 18,021 for 2016, a growth of 25% gives a figure of 22,526 not 21,727 for 2028. It is noted that it is the share of the overall population that is a 25% figure and not the growth rate. Again, this is much lower than compound growth rates of 10% per 5-year period up to 2031.

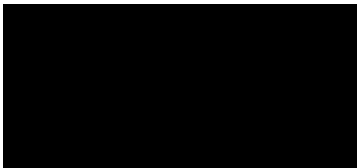
5. Table 3.5 Housing targets to 2031

The table shows a figure of 6,766 units for Greystones in 2016 whereas the CSO shows a figure of 6,256 units for the same year which is a discrepancy of 450 units (a difference of 7.2%). The figures for the period to 2028 of 508 and 170 to 2031 appear short of housing needs for both periods. By not providing sufficient zoning for new planning applications means that councillors are responsible for driving housing prices artificially higher than they need to be and to deny housing to those seeking accommodation in the area.

6. Table 3.6 housing developments and extant permissions

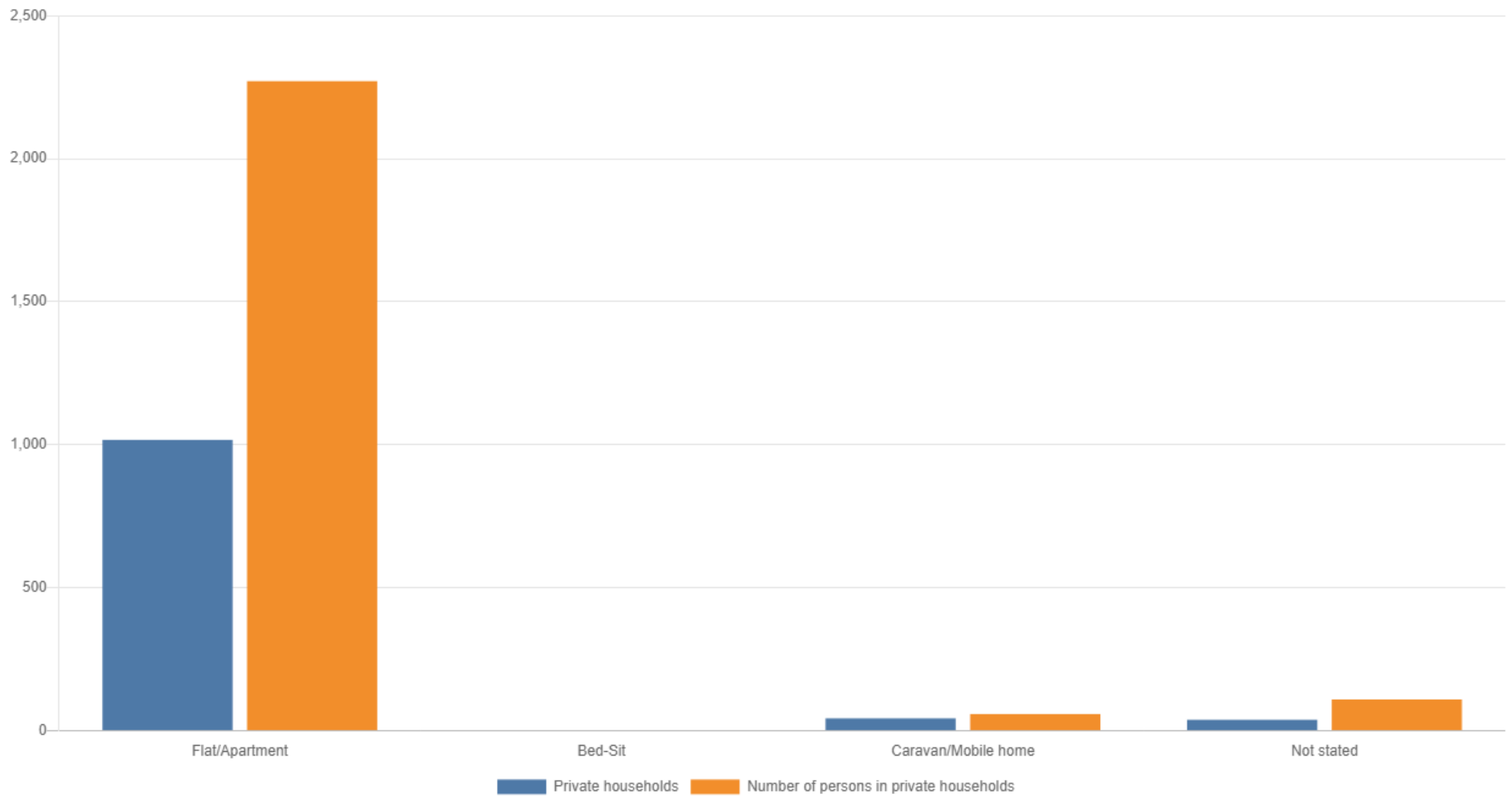
This is a very misleading table as gives no indication of the levels of permissions that could be given up to 2031 from the zoned land that currently exists. The council should always have sufficient zoned lands to cater for higher than 'population allocations. There needs to be a mindset change in dealing with population growth rather than population reduction.

I attach for reference the CSO figures for Greystones 2016.



24/01/2024

Private households by type of accommodation



Additional data shown in table

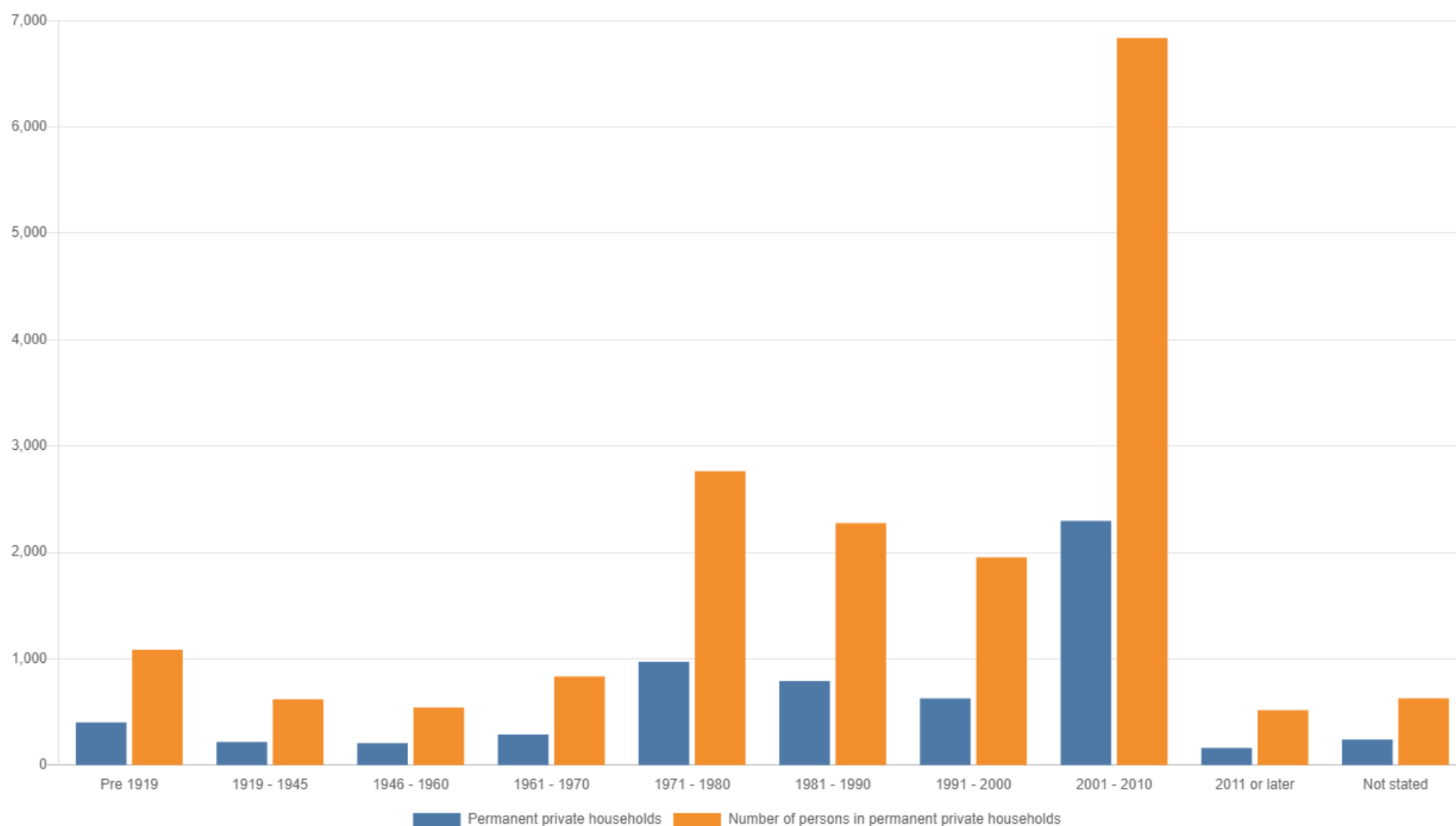
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Type of Accommodation	Private households (Number)	Number of persons in private households (Number)
House/Bungalow	5,161	15,680
Flat/Apartment	1,016	2,271
Bed-Sit	0	0
Caravan/Mobile home	42	57
Not stated	37	108
Total	6,256	18,116

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Permanent private households by year built



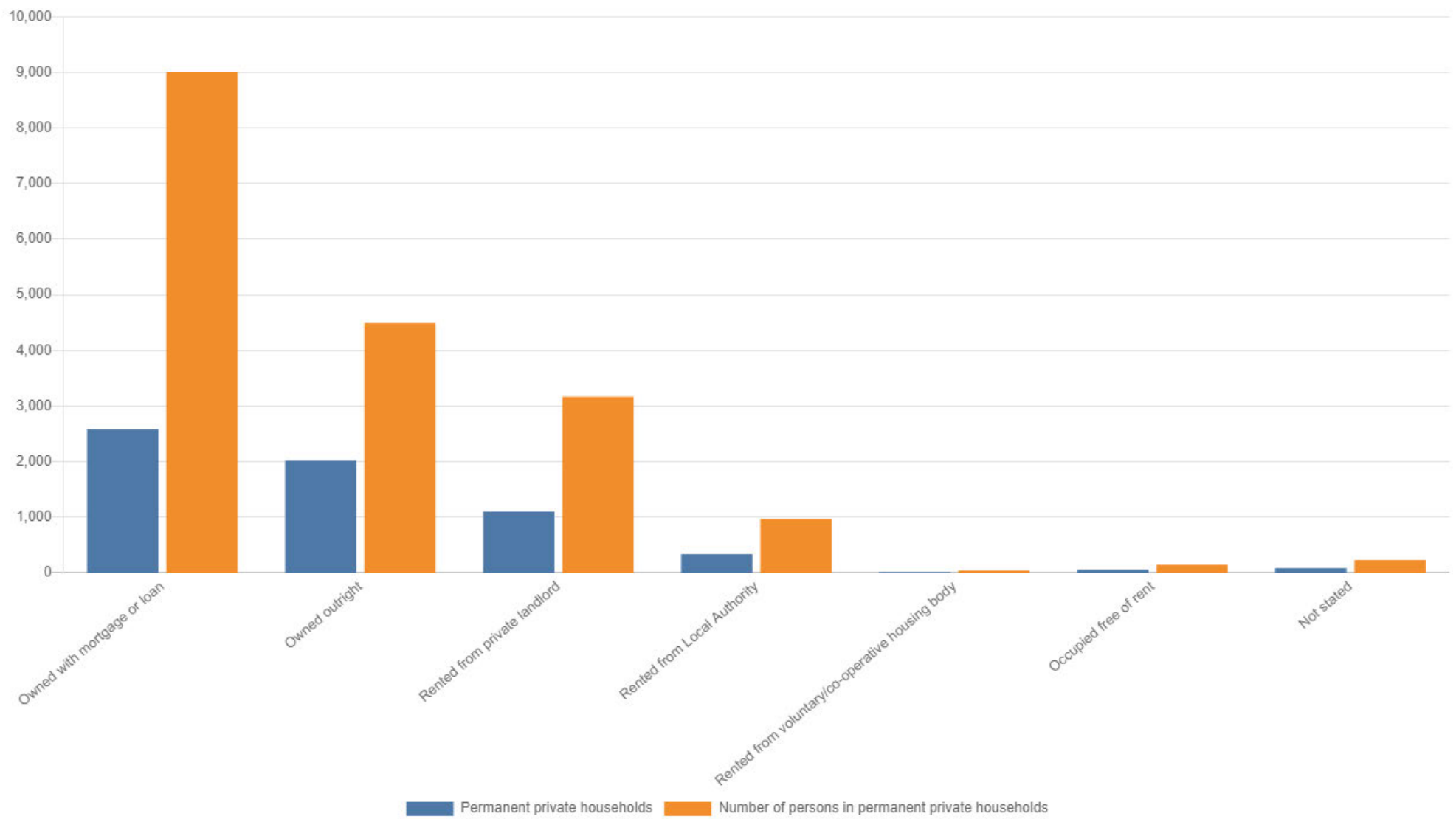
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Year Built ↑↓	Permanent private households (Number) ↑↓	Number of persons in permanent private households (Number) ↑↓
Pre 1919	403	1,085
1919 - 1945	219	620
1946 - 1960	208	543
1961 - 1970	289	834
1971 - 1980	971	2,764
1981 - 1990	793	2,276
1991 - 2000	629	1,953
2001 - 2010	2,297	6,836
2011 or later	163	518
Not stated	242	630
Total	6,214	18,059

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Permanent private households by type of occupancy



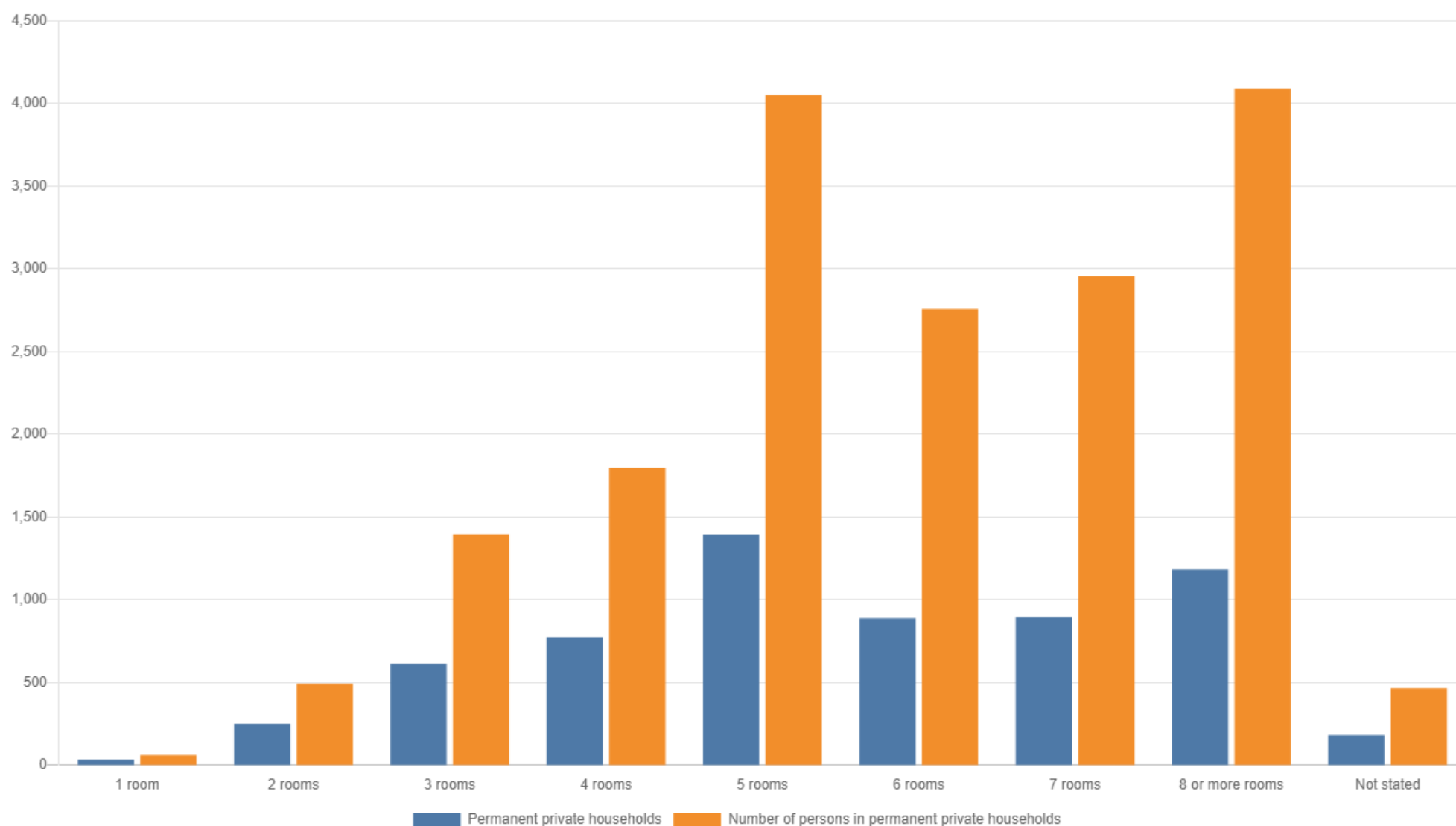
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Type of Occupancy	Permanent private households (Number) ↑↓	Number of persons in permanent private households (Number) ↑↓
Owned with mortgage or loan	2,583	9,008
Owned outright	2,021	4,490
Rented from private landlord	1,104	3,167
Rented from Local Authority	338	971
Rented from voluntary/co-operative housing body	18	44
Occupied free of rent	61	146
Not stated	89	233
Total	6,214	18,059

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Permanent private households by number of rooms



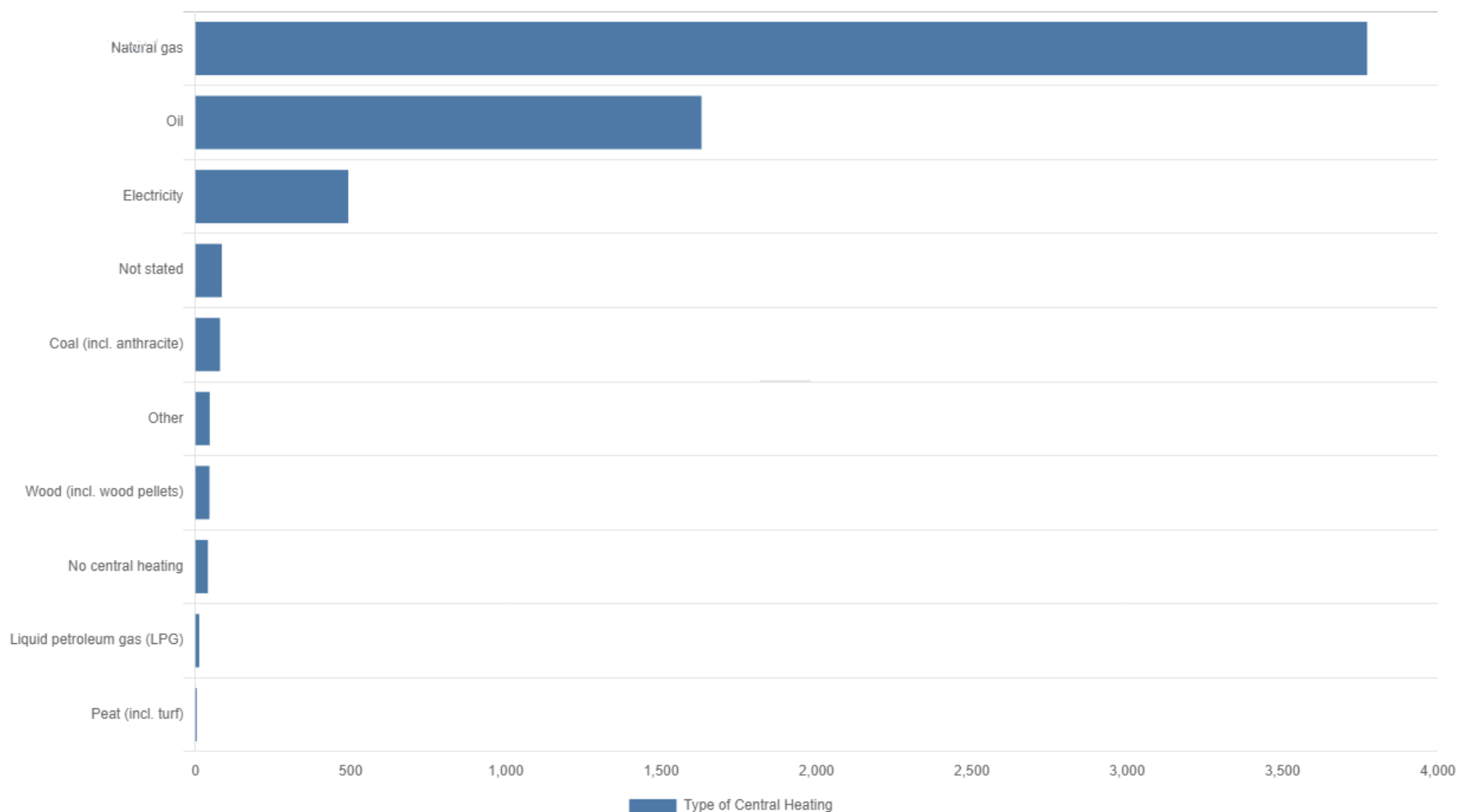
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Number of Rooms ↑↓	Permanent private households (Number) ↑↓	Number of persons in permanent private households (Number) ↑↓
1 room	34	61
2 rooms	250	492
3 rooms	613	1,395
4 rooms	774	1,797
5 rooms	1,394	4,049
6 rooms	888	2,757
7 rooms	895	2,955
8 or more rooms	1,184	4,088
Not stated	182	465
Total	6,214	18,059

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Permanent private households by central heating



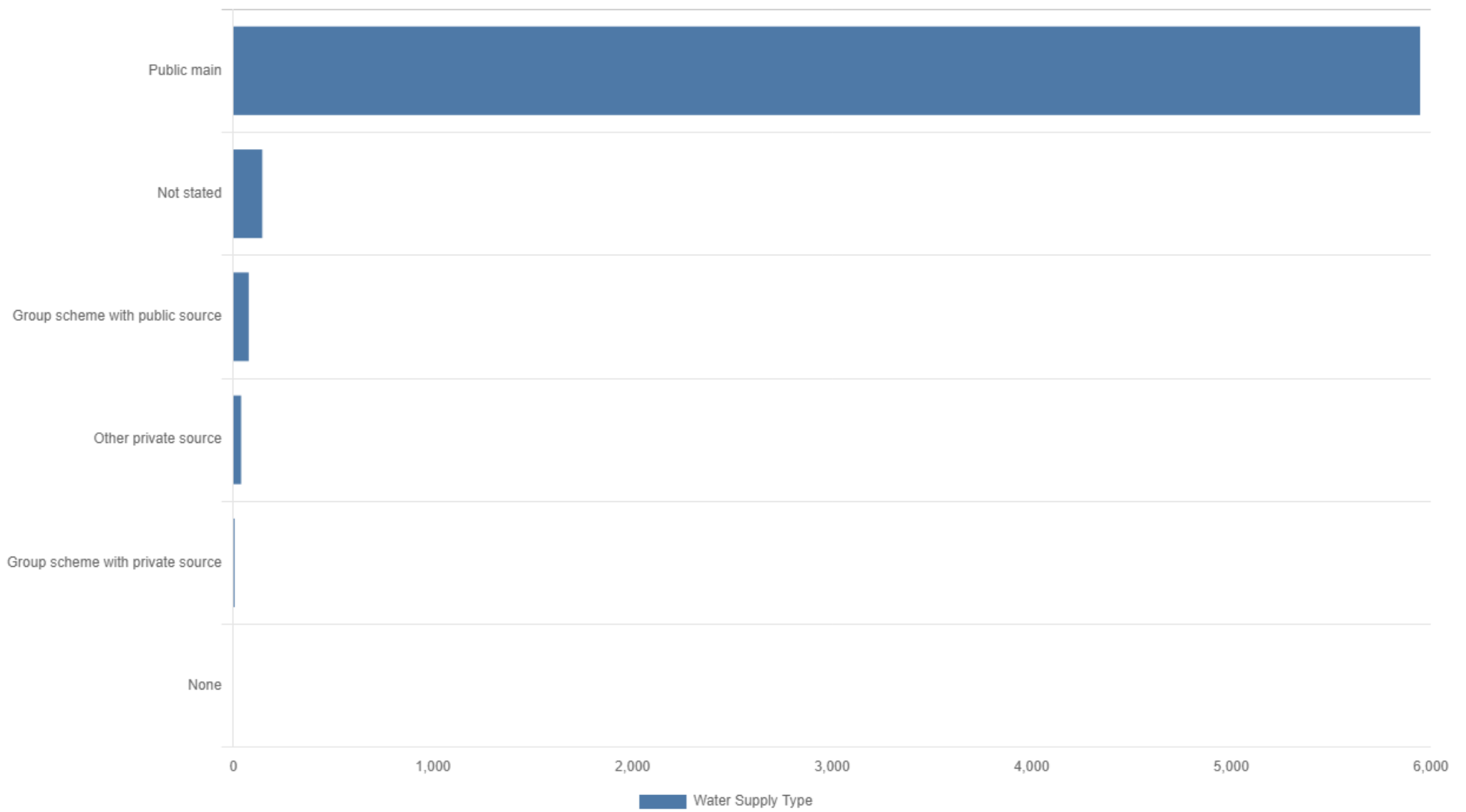
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Central Heating	Value
No central heating	41
Oil	1,630
Natural gas	3,773
Electricity	493
Coal (incl. anthracite)	80
Peat (incl. turf)	5
Liquid petroleum gas (LPG)	13
Wood (incl. wood pellets)	46
Other	47
Not stated	86
Total	6,214

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Permanent private households by water supply



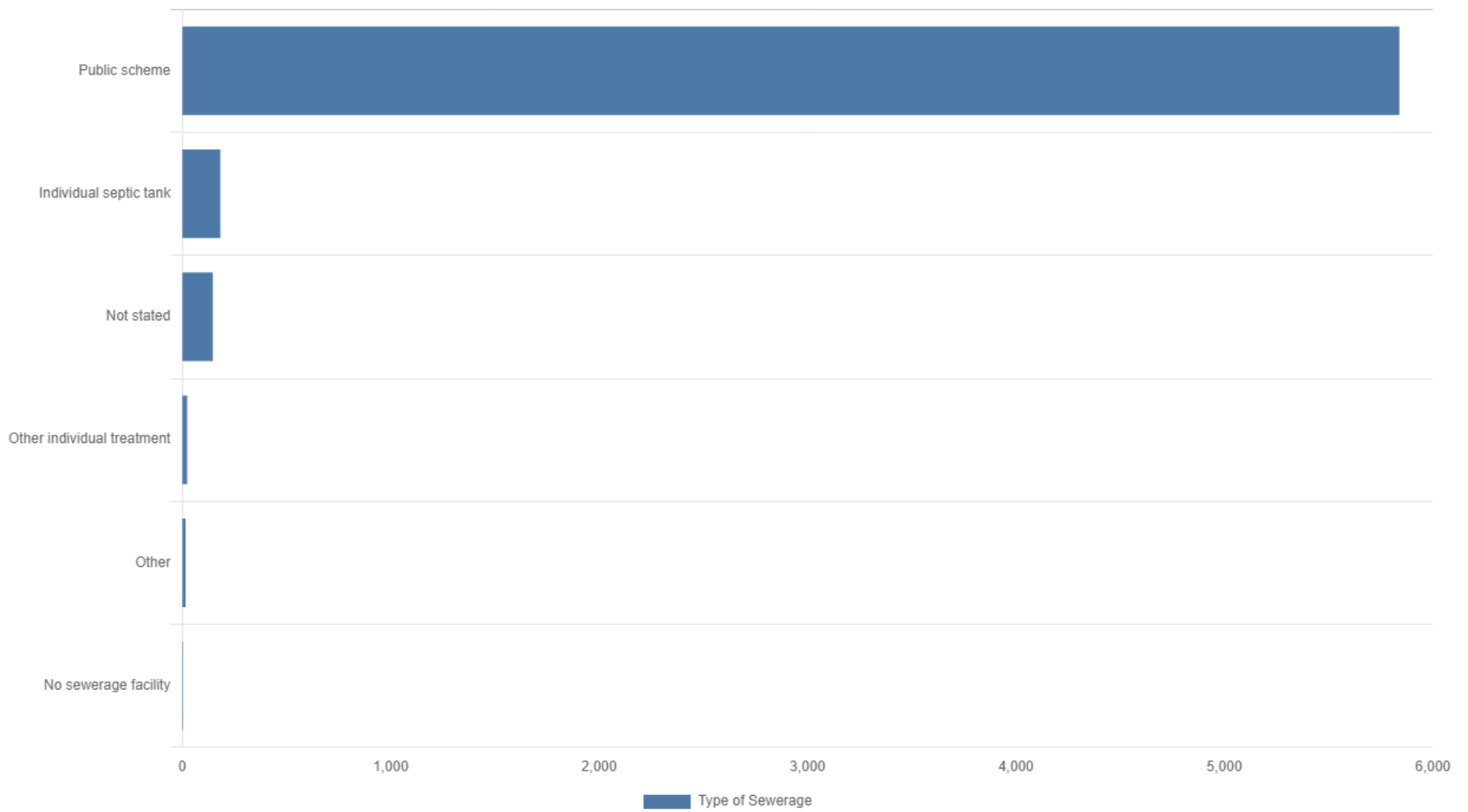
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Water Supply	Value
Public main	5,947
Group scheme with public source	77
Group scheme with private source	6
Other private source	39
None	0
Not stated	145
Total	6,214

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Permanent private households by sewerage facility



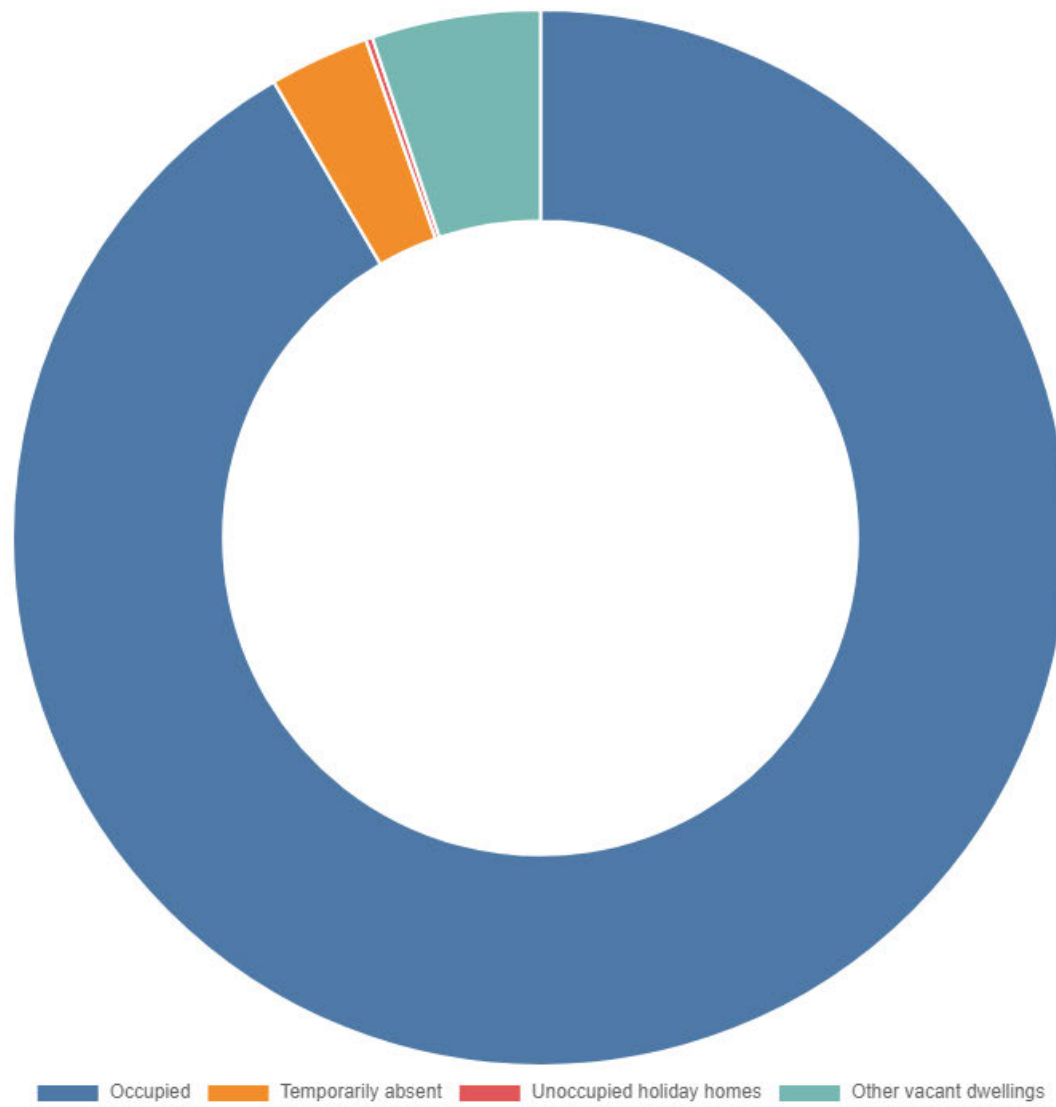
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Type of Sewerage	Value
Public scheme	5,840
Individual septic tank	183
Other individual treatment	24
Other	16
No sewerage facility	4
Not stated	147
Total	6,214

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Occupancy status of permanent dwellings on Census night



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Occupancy	Value
Occupied	6,229
Temporarily absent	208
Unoccupied holiday homes	14
Other vacant dwellings	351
Total	6,802

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