

VOLUME THREE**APPENDICES****APPENDIX NUMBER 1****DEVELOPMENT AND DESIGN STANDARDS****AMENDMENT V3 – 117****Preface & Section 2.1**

Add the following guidance documents to list

- *DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities*
- *Road Safety Audit, TII Publication: TII GE-STY-01024*
- *DMRB detail be changed from 'NRA' to 'TII'.*

AMENDMENT V3 – 118**Section 1.3 Protecting Nature & Biodiversity**

Landscaping and biodiversity enhancement plans shall generally be required for new developments, particularly but not limited to those on greenfield sites, and shall be submitted with the planning application. These plans shall highlight existing landscape natural features (such as trees, hedgerows, verges, watercourses etc) to be retained and enhanced, and detail new landscaping and biodiversity enhancement measures including (but not limited to) species, number, size and location of new planting, the provision of swift bricks / boxes or towers, bat boxes, etc. and measures to protect ecological corridors, water courses etc. The plan should put an emphasis on the use of native species where possible. Planting schemes shall take account of future maintenance requirements. All landscaping design and management shall be pollinator friendly. ~~They should~~ generally accor~~ding~~ with the planting and maintenance approach set out in the Pollinator Friendly Planting Code of the All-Ireland Pollinator Plan.

AMENDMENT V2 – 119**Section 1.4.3 Noise Pollution**

Noise nuisance is defined in Section 108 of the EPA Act 1992 as "Any noise which is so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood". The Planning Authority will use the Development Management process to ensure that future development are designed and constructed in such a way as to minimise noise disturbance and prevent noise nuisance. *The Planning Authority will have regard to the WHO / Europe Night Noise Guidelines (2009) in the assessment of applications with potential night-time noise implications.*

AMENDMENT V3 – 120**Section 1.4.4 Light Pollution**

Applications for permission which include the provision of new street lighting or significant on site / on building lighting shall be accompanied by a certificate from a suitably qualified professional in the field confirming that all lighting has been so positioned and designed to eliminate or mitigate impacts on adjoining properties, particular residences (light trespass) or on the night (sky glow).

The design of lighting in new development shall integrate a hierarchy of light intensity zones to ensure that environmental impact is minimised as far as possible particularly in areas proximate to ecological corridors.

Regard shall be taken of Guidance Notes for the Reduction of Light Pollution (Institute of Lighting Engineers, 2000), 'Guidance Note for the Reduction of Obtrusive Light' (ILP 2021) and 'Guidance Note 9: Domestic Exterior Lighting' (ILP 2019).

AMENDMENT V2 – 121**Section 1.4.6 ~~Waste &~~ Construction Management**

~~All development will be required to comply with the provisions of Waste Management Acts and Regulations;~~
All construction sites shall be appropriately managed to ensure that environmental emissions are strictly controlled. ~~Where necessary (such as for larger scale developments or developments in ecologically sensitive areas) this will be enforced by requiring (by planning condition) the agreement and implementation a 'construction and demolition environmental management plan' (CEMP), which will set out detailed measures to manage waste arising from the construction activity.~~ which should set out, at a minimum, the various best practice construction measures/mechanisms that will be put in place during the construction phase to avoid, or mitigate, the impacts of: construction traffic, waste, noise, lighting, dust, storm water run-off etc, on adjoining residences and properties, on existing biodiversity, public roads, etc.

~~In drawing up such plans, developers should have regard to DoEHLG guidance publication 'Best Practice Guidelines on the preparation of Waste Management Plans for Construction and Demolition Projects' (2006) as may be amended and revised.~~ In particular, such plans will set out:

- Construction programme for the works
- Hours of operation
- A traffic management plan
- Noise and dust mitigation measures ~~(including details of a truck wheel wash at the site entrance)~~
- Details of construction lighting
- Waste minimisation and management plan, including recycling / re-use of waste where possible (in accordance with circular economy principles);
- Measures for the protection of natural features, including (but not limited to) mature trees and hedgerows, protected species, ecological corridors and watercourses

A Construction Manager will be required to be appointed to liaise directly with the various sections of the ~~Planning~~ Local Authority ~~and that should include a biodiversity officer, should one be appointed.~~

AMENDMENT V3 – 122**Section 2.1.8 Bicycle Parking****Table 2.4 - Bicycle parking standards**

Type of Development	Cycle Parking Standard
Residential units	1 space per bedroom + 1 visitor space per 2 5 units

AMENDMENT V3 – 123**Section 2.3.1 Residential developments**

- The design and layout of all individual and multi house developments shall provide for on site waste storage (including recyclables) and composting facilities;
- For traditional housing layouts, this will normally require the inclusion of sufficient space to the side or rear of a dwelling for the storage of waste, including up to 4 wheelie bins (recyclables, glass, organic and residual waste);
- For terraced houses (i.e. those units with no side laneways / gardens) wheelie bin enclosures may be provided to the front of houses, subject to the highest quality of location and design / construction that allows for full enclosure of all bins in such manner that bins are not visible from public areas and do not allow for the emission of odours; such structures must be shown and detailed at the application stage;
- For courtyard type developments and apartment developments (i.e. those developments that include houses with either no / limited private gardens), communal bin storage and composting areas shall be provided;
- In apartment developments, this may be in the form of grouped individual bins in car parking areas or a designated waste building;
- Waste storage areas shall be designed and screened so as not to cause any adverse visual impact on the proposed complex and located so as not cause noise impact.

AMENDMENT V3 – 124**New Section 2.5****Section 2.5 Military Aviation**

Applications for development located within the zones shown on Map X at the Department of Defence Glen of Imaal training area, Danger Area 5 (EI-D5) airspace surrounding the Glen of Imaal or Coolmoney Camp at Knockanarrigan shall address possible adverse impacts arising from the development, if any, on the safe operation of these military installations, including impact on military flight operation

AMENDMENT V3 – 125**Section 3.1.1 Intensity of development (density)**

- Density' will only be allowed to be generated from land that is capable of being built upon; land which is ultimately unsuitable for such purposes (e.g. due to excessive slope) will not be considered to be part of the density equation even if it forms part of the overall site. Any such areas should be clearly shown on planning applications drawings;
- The density that can be achieved on any site will ultimately depend on compliance with 'qualitative' standards such as fit with surroundings, height, open space provision, adequate privacy, car parking etc and the density ultimately proposed should be the outcome of the design process rather than the starting point;
- ~~Where a new 'neighbourhood' centre forms part of a large-scale greenfield expansion area, plot ratio in the neighbourhood hub (i.e. only that area forming an integrated part of the shopping / community facilities provided) should be in the region of 1:1~~

AMENDMENT V3 – 126**Section 3.1.4 Open space**

- Within apartment developments, private and communal amenity space shall be provided in accordance Design Standards for new Apartments (DSFNA) (2018) **as amended and as may be amended in the future**. Care should be taken to ensure that such places receive adequate sunlight and meet the highest safety standards. The front wall of balconies should be made from opaque material and be at least 1m in height.
- Dwellings ~~(including own door duplexes)~~ shall generally be provided with private open space at the following **minimum** rates:

House size	Minimum private open space
1-2 bedrooms	50sqm
3+ bedrooms	60-75sqm

Own door duplexes shall generally be provided with private open space at a minimum rate of 10sqm per bedroom.

It will be expected that private open space provided will exceed these standards whenever possible and such minimum standards will only be acceptable for up to 50% of the units in any development.

AMENDMENT V3 – 127**Section 4.1.2 Intensity of development**

The Planning Authority will require all employment developments to be of an appropriate intensity, making best use of zoned serviced land, while ensuring the highest quality of development and the protection of the residential and visual amenities of the area. measured by plot ratio and site coverage. The following standards will normally apply, except where other specified in a local plan, or where local conditions require otherwise:

Table 4.1 – Density standards

	Site coverage		Plot ratio
	Max initial	Max final	
Offices	60%	75%	1.5
Manufacturing	40%	60%	1
Distribution/Warehousing	30%	50%	1
Retail warehousing	30%	50%	1

The Planning Authority will not permit an employment development where it is considered that there is an unacceptable over development of the site.

AMENDMENT V3 – 128**Section 8.5 Residential public open space**

Public open space in residential developments shall be provided in accordance with the following standards:

- Public open space will normally be required at a rate of 15% of the site area – areas within the site that are not suitable for development or for recreational use must be excluded before the calculation is made;
- Where a public park is being provided by the same developer (or by a group of developers in a combined Action Area) in close proximity to the residential development site, the public open space provided on site may be reduced to 7.5% of the residential site area, with the remainder being made up in the park;
- The need to provide public open space in town centre developments may be waived, particularly where public amenity space such as a town park or beach is in close proximity;
- Open spaces shall be attractively landscaped through the use of both hard and soft landscaping where appropriate. Open spaces should incorporate existing features and encourage pedestrian use by suitable paving;
- In greenfield developments, subject to the size of the site, a hierarchy of open spaces shall be provided to provide for the different play needs of different age groups. In this regard, all developments shall aim to include:
 - At least one, flat space with dimensions on not less than 20m x 40m, suitable for ball games (trees should only be planted around the perimeter)
 - A number of smaller spaces immediately adjacent to dwellings, with interesting contours and natural features, suitable for play activities of younger children.

- The layout and orientation of residential developments should maximize the potential for passive surveillance of open spaces - all efforts shall be taken to ensure that all houses are in visual range of one open area.
- In larger developments (in excess of 1ha), consideration should be given to dedicating part of the residential open space (not exceeding 25% of the total space) to community gardens; at a minimum, landscaping plans will be required to identify a suitable area (in terms of soil type, gradient, light, drainage etc) within the residential open space area that would be suitable for future community garden use by the resident community.

APPENDIX NUMBER 3 HOUSING STRATEGY

AMENDMENT V3 – 129

The Proposed Amendments to 'Appendix 3, Housing Strategy' are presented in full as one amendment with all proposed changes presented in red for new text and ~~blue strikethrough~~ for deleted text.

Wicklow County Development Plan

Interim Housing Strategy

2022-2028

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1. Introduction

1.1 Statutory Background

This document sets out Wicklow's Interim Housing Strategy for the period 2022 - 2028, which is the likely lifetime of the new Wicklow County Development Plan.

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000 (as amended). Section 94 of the Act requires that *'each planning authority shall include in any development plan it makes in accordance with Section 12 a strategy for the purpose of ensuring that the proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy'*.

The procedures for the preparation of a Housing Strategy are set out in the Act. In particular, the Act specifies that the Housing Strategy will:

- Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs;
- Ensure that housing is available for persons who have different levels of income;
- 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 between persons of different social backgrounds;
- Provide that as a general policy a specific % (not exceeding 10%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social housing in the area.

Thus the Housing Strategy encompasses both the role of the Authority as the provider of social and special housing and its broader land use planning responsibilities.

The National Planning Framework acknowledges that the housing sector is more complex since the requirement for housing strategies was introduced under the Planning and Development Act 2000. Accordingly the NPF has identified that an enhanced methodology is required - Housing Need Demand Assessment (HNDA) ~~to support the preparation of housing strategies. In the absence of Ministerial guidance on the preparation of HNDA the Planning Authority has prepared this interim Housing Strategy. This will be reviewed following the publication of HNDA guidelines. Objective 37 of the NPF provides for a HNDA to be undertaken in each local authority area in order to ensure long-term strategic housing needs are met.~~

The purpose of the HNDA is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures;
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile;
- Inform policies about the proportion of social and affordable housing required;
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

HNDA is required to be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with section 11(1) of the 2000 Act, after the date of Circular 14/2021 (14 April 2021). As the notice of the review of the Wicklow County Development Plan occurred before the date of this circular, HNDA is not being carried out at this time. It will however be carried out in due course, and should it identify that amendment of the

County Development Plan is necessary to reflect its outcomes, the plan will be varied accordingly. Therefore until this exercise is completed, this Housing Strategy is to be considered an 'interim' one.

1.2 Context

In the drafting of this Housing Strategy, regard has been taken of the following national, regional and local policy documents:

- Project Ireland 2040: National Planning Framework (NPF)(2018)
- 'Implementation Roadmap for the NPF' (2018)
- Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities' (2020)
- Programme for Government: Our Shared Future (2020)
- Eastern & Midland Regional Assembly: Regional Spatial & Economic Strategy 2019-2031
- Part V of the Planning and Development Act 2000 – Guidelines for Planning Authorities (DoEHLG 2000)

Project Ireland 2040: National Planning Framework (NPF)

The NPF predicts that between 2018 and 2040, an average output of at least 25,000 new homes will need to be provided in Ireland every year to meet people's needs for well-located and affordable housing, with increasing demand to cater for one- and two-person households. Within this figure, there is a wide range of differing housing needs that will be required to be met. The Framework states that achieving this level of supply will require increased housing output into the 2020s to deal with a deficit that has built up since 2010. To meet projected population and economic growth as well as increased household formation, annual housing output will need to increase to 30,000 to 35,000 homes per annum in the years to 2027 and will be subject to monitoring and review.

The NPF identifies a number of national core principles to guide future housing as follows.

National Core Principles to Guide Housing

- Ensure a high standard quality of life for future residents as well as environmentally and socially sustainable housing and placemaking through integrated planning and consistently excellent design.
- Allow for choice in housing location, type, tenure and accommodation in responding to need.
- Prioritise the location of new housing provision in existing settlements as a means to maximising better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure.
- Tailor the scale and nature of future housing provision to the size and type of settlement where it is planned to be located.
- Integrate housing strategies where settlements straddle boundaries (county and/or regional).
- Utilise existing housing stock as a means to meeting future demand.

(Source: National Planning Framework, 2018)

Implementation Roadmap for the NPF (July 2018)

Subsequent to the publication of the NPF in 2018, a NPF 'Roadmap' circular was issued to all planning authorities, setting out projected county population ranges (in the format of minimum and maximum parameters), for both 2026 and 2031. These population projections, set out in Appendix 2 of the NPF

Roadmap, have subsequently been incorporated into the statutory Regional Spatial and Economic Strategies (RSESs) adopted by each of three Regional Assemblies.

For Wicklow the 2026 and 2031 projections are 155,000 - 157,500 and 160,500 – 164,000 respectively, from the 2016 base of 142,500.

The 'Roadmap' specifies that scope for 'headroom', not exceeding 25%, can be considered to 2026 in those counties where projected population growth is projected to be at or above the national average baseline, including County Wicklow.

Housing Supply Target Methodology for Development Planning

Under Section 28 of the Planning & Development Act, 2000 (as amended), the '*Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities*' were issued on 18th December 2020.

These Guidelines are intended to assist in providing the required consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions.

The methodology utilises research undertaken by the ESRI – '*Regional Demographics and Structural Housing Demand at a County Level*' (Dec 2020). The ESRI research model enables structural household demand levels for each local authority area to be set out under the four different scenarios for each year to 2040. The identified NPF '50:50 City' scenario is the recommended housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy.

The NPF '50:50 City' scenario results in an alternative spatial distribution, where population growth is more evenly distributed between the Eastern and Midland regional assembly area and the rest of the country and where counties with larger cities attract higher inflows. The scenario captures two core national policy objectives - aiming to have population growth more evenly distributed throughout Ireland and less focused on Dublin and its surrounding area, and also taking advantage of the potential of cities to accommodate more compact growth and to drive regional development.

Programme for Government: Our Shared Future 2020

'Programme for Government – Our Shared Future' launched in 2020, emphasises the role of the private housing stock, addresses the challenges of viability, access to finance, land availability, infrastructure delivery, building standards, quality and regulation, as well as sufficient skilled labour capacity.

The key housing priorities guiding the Programme for Government are as follows:

- Homelessness
- Affordable home ownership
- Public and social housing
- Land Development Agency
- Rent reform and cost rental
- Planning and Reform

Specifically, the Programme for Government provides for an expansion in the stock of social housing by 50,000 dwellings over five years, the launch of a new affordable homes programme and the upgrading of 500,000 existing dwellings by 2030. The Affordable Housing Bill 2020 was published in January and subject

to successful passage through the Dáil and Seanad provides statutory underpinning for three affordable schemes:

- local authorities delivering affordable homes for sale on public land,
- a shared equity scheme, and
- the cost rental support model.

Regional Spatial and Economic Strategy 2019 (RSES)

The RSES recognises that housing affordability and supply issues are impacting upon health and wellbeing, due to overcrowding, with people residing in substandard accommodation or becoming homeless. The slow growth of housing stock compared to rates of population growth and household formation has led to an increase in the average number of persons per household to around 2.8 in the Region, based on the 2016 census, which saw a reversal of the long-term decline in the average household size. The RSES points out that there is a need to incentivise mobility in the housing market, to address social isolation among older people and to offer more choice by way of an increased supply of accommodation for all life stages. The RSES highlights the importance of housing quality to secure positive health outcomes.

The RSES provides that a further allowance of transition population targets (NPO 68¹ in the NPF) by way of up to 20% of the targeted growth in the city being transferred to other settlements in the Metropolitan Area Strategic Plan (MASP) shall apply only to the three Metropolitan Key Towns in the MASP namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors. In accordance with NPO 68, the Regional Assembly in July 2020 approved the 'transfer' of population growth of 13,000 from the city to the metropolitan area settlement of Bray, of which 9,500 would be to that part of Bray located in Co. Wicklow.

1.3 Review of the 2016 - 2022 Housing Strategy

The 2016-2022 Housing Strategy set out the following objectives. A brief review of whether each objective has been achieved is set out below.

1. **HS1** *To ensure the delivery of sufficient new homes to accommodate the growth of the County to 158,000 persons in 2022.*

In accordance with the Regional Planning Guidelines for the GDA (2010), the 2016-2022 County Development Plan set out a target population for 2022 of 158,000 and target housing stock of 69,822.

The 2011 Census showed that the population of Wicklow was 136,640 and had a housing stock of 54,351.

Census 2016 revealed that the County's population was 142,425, with a housing stock of 54,986. Therefore in order to meet the 2022 targets as set out in the 2016 County Development Plan, further population growth of 15,675 and housing stock growth of 14,836 units would have been required during the 2016-2022 period (or 2,473 units per annum).

¹ National Policy Objectives 68 of the NPF states: 'A Metropolitan Area Strategic Plan¹ may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan area. This will be subject to:

- any relocated growth being in the form of compact development, such as infill or a sustainable urban extension;
- any relocated growth being served by high capacity public transport and/or related to significant employment provision; and National Policy Objective 9, as set out in Chapter 4.

While no updated County population or housing stock figures are available until a new Census is carried out, the CSO publishes quarterly housing completions for each County which provides an insight into progress of housing construction.

Table 1.1

CSO House Completions 2011 – 2019												
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average 17-20	Total 11-20	Average 11- 20
218	149	138	155	293	354	479	589	1116	1,046	808	4,537	454

Source: CSO

Since Between Q1 2017 and Q4 2021, 3,230 units have been completed which is an average of 808 units per year.

Although the number of units is well below the target identified in the 2016 County Development Plan, the data shows that the County has seen a consistent increase in the number of housing completions year on year since 2012.

2. **HS2** *To ensure that houses are delivered in the locations required, to implement a balanced settlement strategy that provides for growth towns of varying sizes throughout the County.*

A review of housing commencements and completions in the County revealed that between 2016 and the end of 2020, a total of 3,230 units had been completed with a further 2,650 estimated to have commenced / be under construction as of the end of 2020. Of the units completed, 1,860 units or 58% were located in the County's higher level settlements (Bray, Wicklow-Rathnew, Arklow, Blessington and Greystones-Delgany), while 71% of those units under construction are located in these same towns. The towns of Newtownmountkennedy, Rathdrum and Ashford also recorded high numbers of commencements and completions.

3. **HS3** *To ensure sufficient zoned land is available in all growth settlements to meet projected housing demand.*

The housing target in the 2016 County Development Plan for 2022 was 69,822, an increase of 15,471 units. Of the 15,471 units, 13,473 were targeted to be developed in settlements. The housing yield of land zoned in Local Area Plans (Bray, Wicklow-Rathnew, Arklow, Greystones-Delgany & Kilcoole, Blessington, Newtownmountkennedy and Rathdrum), at the time of adoption of the 2016 County Development Plan, was 23,513 units. Land zoned as part of the settlement plans which formed part of the County Development Plan had capacity for a further 4,369 units. Therefore there was adequate land zoned to cater for the housing target.

4. **HS4** *To ensure that water services are or will be available during the currency of the plan, sufficient to meet the housing demand.*

The table below, taken from the 2016 – 2022 housing strategy, shows the estimated number of housing that would have been possible to develop given the infrastructure capacities as of September 2015.

Town	Total housing yield of zoned land ²	Total housing yield of serviced land ³
Bray	4,689	2,086
Wicklow / Rathnew	5,640	5,640
Arklow	4,000	0
Greystones/ Delgany	3,767	2,000
Blessington	1,840	0
Newtown	1,706	750
Ashford	858	858
Aughrim	287	0
Baltinglass	521	75
Carnew	365	0
Dunlavin	840	0
Enniskerry	470	300
Kilcoole	782	250
Rathdrum	1,089	300
Tinahely	231	50
Avoca	120	0
Donard	37	37
Kilmacanogue	151	151
Newcastle	211	0
Roundwood	195	0
Shillelagh	83	0
Total	27,873	12,497

The table illustrates that a number of settlements had infrastructure deficiencies. Given the housing target of 15,471 units up to 2022, of which 13,473 were targeted to be developed in the urban settlements, there was inadequate serviced land available (enough land serviced to accommodate c. 93% of the urban housing growth targeted). The deficiencies in Arklow and Blessington, both of which were targeted for significant growth, have not been addressed to date and this has impacted on the delivery of housing in these settlements. Infrastructure deficiencies have also impeded development in Aughrim, Dunlavin, Tinahely and Avoca.

5. **HS5** *To ensure that investment in infrastructure is distributed in a balanced manner around the County, with priority given to designated growth towns.*

There has been limited major investment in infrastructure between 2016 and 2021:

- (a) IW is making a significant investment in the Vartry Water Supply Scheme to ensure a safe and sustainable water supply for the north Wicklow and south Dublin area, estimated at c. €150m and due for completion in 2021. The project includes *inter alia* the construction of a new water treatment plant at Vartry, the construction of a new 4km pipeline from Vartry and Callowhill and the upgrade / replacement of other infrastructure. The scheme will ensure that water complies with water quality standards set out in the EU Drinking Water Directive and the national Drinking Water Regulations. The project will also ensure that this critical water supply network can operate safely through any intense rainfall events

² As of Sept 2015, including the amended zoning provisions of the adopted County Development Plan 2016-2022

³ as of Sept 2015

- (b) Arklow / Ballyduff Water Treatment Plant Upgrade – Irish Water has invested €5 million in a new water treatment plant that serves 13,000 customers from a combination of both ground and surface water sources which has improved the water quality in the area and further secured the water supply.
- (c) Irish Water, working in partnership with Wicklow County Council, has invested €650,000 to upgrade the water treatment plant in Avoca, Co. Wicklow.
- (d) Plans for the delivery of the Arklow Wastewater Treatment plant are at an advanced stage. The new plant has been designed to provide an ultimate treatment capacity for a PE (population equivalent) of up to 36,000. The necessary planning, land and licences have been secured and the procurement of the construction contract is concluding. Subject to Ministerial consent, construction work is planned to begin in the second half of 2021.

6. **HS6** *To require that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, shall be devoted to social housing.*

In accordance with Policy Objective HD4 of the County Development Plan 2016-2022, the Planning Authority has required that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, is devoted to social housing.

7. **HS7** *To require all applicants for permission that will include social 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.*

Applicants for developments including social and / or affordable housing have generally engaged in pre-planning discussions with both the Housing and Planning departments, in order to establish at the outset the location, house size and house design requirements of the Local Authority.

8. **HS8** *To require the highest standard of design in all new social development or development containing an element of social housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.*

The highest standard of design has been required 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. All new social housing are to NZEB (Nearly Zero Emissions Building) standard.

9. **HS9** *To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, traveller 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.*

Developers have been encouraged, as part of the Part V obligations, to deliver housing that addresses special need categories – namely, elderly accommodation, traveller 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.

1.4 Approach

The approach adopted is summarised below:

- Project the number of expected household formations in the County for the period ~~from 2021 to 2028~~ of the Development Plan, which will be Q3 2022 to Q2 2028. The methodology for translating population targets into housing targets is set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020).
- Project the levels and distribution of household disposable incomes across these households over the period in question. This involves the application of available national income data to Wicklow and the characterisation of different income groupings across households within the County.
- Assess housing affordability in the County over the period, based on the income projections made.
- Project the levels and distributions of house prices over the period. A distribution of house price bands is then constructed which is matched up with the above-mentioned affordability bands.

1.5 Methodology and Data Sources

In preparing the strategy, reference was made to the following guidelines and data sets⁴:

- Department of the Environment, Heritage and Local Government guidelines – "Part V of the Planning and Development Act 2000 – Housing Supply – A Model Housing Strategy and step-by-step guide", December 2000;
- Implementation Roadmap for the NPF (July 2018);
- Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities (December 2020);
- CSO Census data;
- CSO quarterly data on house completions;
- CSO income data;
- House price data from the Property Price Register.

Where data was available on a national basis only, enabling assumptions were necessarily made regarding how - if at all - the position in Wicklow departed from national trends. In all cases where standard national projections (either in population, incomes or prices) were used, care was taken to make whatever adjustment might render the dataset more appropriate to the particular circumstances of Wicklow. Notwithstanding this issue of the application of (adjusted) national data to the County specific context, a principal concern throughout the preparation of this strategy has been that all available data-sets should be identified and accessed, and that any inference or interpretation drawn from that data should be clearly stated, well-reasoned, and well founded.

In relation to house price data in particular, the Planning Authority has constructed its own forecasts of house price trends. Due to the unknown impact of external factors on the economy, such as COVID-19 and Brexit, at the time of drafting this strategy (2020 / 2021), it is not possible to source predictions upon which there is consensus.

Therefore in order to make the analysis robust, the 'best case' scenario (in terms of housing affordability) is utilised for the analysis. Similarly, with regard to predicting the growth of disposable income a 'best case'

⁴ This strategy was drafted in mid 2015 and utilised data available at that time. For example, Census data utilised is from 2011.

position is used for analysis, as the combination of these scenarios (i.e. assuming growth in disposable income⁵, with moderate house price growth) would give the least justification for seeking the maximum 10% social housing (or 20% social and affordable housing in certain circumstances) under Part V.

⁵ The disposable income is determined by calculating the average income between 2000 and 2017 based on CSO data.

2. Estimating Housing Demand

2.1 Population Trends

The most up to date population data is the 2016 Census. According to the 2016 census, the population of the state was 4,761,865, an increase of 173,613 persons compared with 2011. This represents an increase of 3.8 % over a 5 year period, or slightly under 0.8 % on an annual average basis. The population change is driven by three elements - births, deaths and net migration (immigration less emigration). The decrease in the population growth rate is due largely to a fall in the state's births rate.

Table 2.1: Population of State 1996 -2016

State	Population	% Change
1996	3,626,087	
2002	3,917,203	8.03%
2006	4,239,848	8.24%
2011	4,588,252	8.22%
2016	4,761,865	3.78%

Source: CSO Population at Each Census 1841 to 2016

The 'Eastern Region' of the Eastern and Midlands Region, made up of counties Kildare, Louth, Meath and Wicklow, had a population of 688,857 in 2016. This represents around 14.5% of the population of the State. It too has seen a decreasing trend in population growth over a 5 year period between 2011 and 2016, decreasing from 11.38% between 2006 and 2011 to 5.33% 2011-2016.

Table 2.2: Population of Eastern Region 1996 -2016

Eastern Region	Population	% Change
1996	439,573	
2002	514,446	17.03%
2006	586,627	14.03%
2011	653,984	11.48%
2016	688,857	5.33%

Source: CSO Census of Population 1996, 2002, 2006, 2011 and 2016

Wicklow's population increased from 136,640 in 2011 to 142,425 in 2016. This represents an increase of 4.2%; while this is lower than previous intercensal growth rates, it is slightly higher than the State's growth rate.

Table 2.3: Population of Wicklow 1996 -2016

Wicklow	Population	% Change
1996	102,683	
2002	114,676	11.68%
2006	126,194	10.04%
2011	136,640	8.28%
2016	142,425	4.23%

Source: CSO Census Population 1996, 2002, 2006, 2011, 2016

In accordance with national and regional policy, the draft Wicklow 'Core Strategy' 202~~21~~²⁴ – 202~~78~~⁷⁸ sets out the following population and housing targets.

Table 2.4 Population Targets County Wicklow 2026, 2031

	2016	2026	2031	Total growth 2016-2031
County Wicklow plus 25% headroom (2026 only) plus MASP allocation (2031)	142,425	155,000 - 157,500 158,144 – 161,269	160,500 – 164,000 170,000 – 173,500	18,075 – 21,575 27,575 – 31,075
of which Bray (min)				9,500

Source: NPF, NPF Roadmap, RSES, WCC, draft Wicklow CDP

~~These targets have been distributed as set out in Table 2.5.~~

Table 2.5 Wicklow Settlement / Aggregate Settlement Population Targets 2016-2031

Level	Settlement	Population 2016	Population target 2031	% of total County growth to 2031 by tier	
1	Bray	29,646	40,425	KEY TOWNS	52%
2	Wicklow – Rathnew	14,114	19,470		
3	Arklow	13,226	16,440	SELF SUSTAINING GROWTH TOWNS	25%
	Greystones – Delgany	18,021	21,630		
	Blessington	5,234	6,035		
4	Baltinglass	2,251	2,725	SELF SUSTAINING TOWNS	10%
	Enniskerry	1,877	1,920		
	Kilcoole	4,244	4,315		
	Newtownmountkennedy	3,552	5,220		
	Rathdrum	1,716	2,480		
5	Ashford	5,710	7,210	SMALL TOWNS TYPE 1	5%
	Aughrim				
	Carnew				
	Dunlavin				
	Tinahely				
6	Avoca	3,835	4,345	SMALL TOWNS TYPE 2	2%
	Donard				
	Kilmacanogue				
	Newcastle				
	Roundwood				
	Shillelagh				
7-9	Villages / nodes	5,672	6,010	VILLAGES	1%
10	Open countryside	33,327	35,280	OPEN COUNTRYSIDE	6%
	Total	142,425	173,505		100.0%

2.2 Housing Stock Requirements

The methodology for translating population targets into housing targets is set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020).

Table 2.56 Housing Demand NPF Roadmap / Ministerial Guidelines 2017-2031

County Wicklow	Total	Per annum
ESRI NPF scenario projected new household demand 2017 to 2031	10,976	732
Actual new housing supply 2017-2019	2,190	730
Homeless households, and estimated unmet demand as at Census 2016	150	
Housing demand 2020 - 2031	8,936	745

Source: ~~Prepared in accordance with Appendix 1~~ 'Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities' (DHLGH, 2020).

Methodology is provided in the guidelines to establish the housing demand up to 2026, taking into account the 25% 'headroom' up to 2026 that is afforded to County Wicklow in the NPF 'Roadmap', ~~as well as the number of units completed in 2020. In addition, further guidance and data has been provided by the Department into the crafting of the population and housing targets for the development plan 6-year period, which integrates the +25% for 2026 methodology as well as units completed / estimated to be completed by the time the plan is adopted.~~

In accordance with said guidance, the following table sets out the housing target for the plan period i.e. up to Q2 2028.

Table 2.6: Housing supply targets for Q3 2022 – Q2 2028 Development Plan

-	County Wicklow	Annual average households	Total Households
A	<u>ESRI NPF scenario project new household demand 2017 to Q2 2028</u>	<u>716</u>	<u>8,238⁶</u>
B	<u>Actual new housing supply 2017 to Q3 2022</u>	<u>976</u>	<u>4,634⁷</u>
C	<u>Homeless households and unmet demand</u>		<u>150</u>
D	<u>Plan housing demand = Total (A-B+C)</u>		<u>3,754</u>
E	<u>Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy</u>	<u>Mid-Point between ESRI NPF and baseline scenarios to 2026 in lieu of A above</u>	<u>Adjusted total demand</u>
E1	<u>ESRI baseline scenario projected new household demand 2017 to Q4 2026</u>	<u>796</u>	<u>7,960</u>
E2	<u>ESRI NPF scenario projected new household demand to Q2 2028</u>	<u>1,111</u>	<u>1,111</u>
E3	<u>Mid-Point between A-E2 (ESRI NPF and baseline scenarios, to Q4 2026</u>	<u>754</u>	<u>7,544</u>
E4	<u>Adjusted total demand calculation based on E + E3 in lieu of A above</u>	<u>695</u>	<u>4,171</u>
F	<u>Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified)</u>	<u>Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above, plus up to 25%</u>	<u>Adjusted Total Demand</u>
F1	<u>E3 +25%</u>	<u>943</u>	<u>9,429</u>
F2	<u>Remainder plan period demand to Q2 2028</u>	<u>1,111</u>	<u>1,111</u>
F3	<u>Adjusted Total Demand calculation based on E3 in lieu of A above and F1 +E2</u>	<u>1,009</u>	<u>6,056</u>

In this regard, the housing demand up to for the period Q3 2022 to Q2 2028 is 6,056 units. 2021 up to 2026 is 4,981 units.

Taking into account

- the overall target for 2016-2031 of 11,126 (as shown on Table 2.5 above)⁸;
- the units already completed up to 2020 (3,230);
- the estimated unit completions for 2021 and the first half of 2022 (1,404);
- the calculated housing delivery target units between Q3 2022 and Q2 2028 (6,056);

the growth remaining for the Q3 2028- Q4 2031 period appears unreasonably low, at 436 units over a 3 ½ year period or 125 units per annum. However, it is assumed well before 2028, growth targets will be reviewed / revised and new targets will be provided for the post 2028 period.

Thereafter it is assumed that housing demand will be delivered evenly up to 2031, up to the total target of 11,126 units (10,976 + 150 as per the table above).

⁶ Source: DHLGH - ESRI

⁷ Source: Completions 2017-2020 (3,230) PLUS estimate of completions 2021 (936) and Q1+Q2 2022 (468)

⁸ 10,976 + 150

Table 2.7 Housing Demand NPF Roadmap / Ministerial Guidelines 2022, 2028, 2031

County Wicklow	Units delivered 2017-2020	<u>Estimated completions</u> 2021 – 2026 <u>+ Q1/Q2 2022</u>	<u>2027 – 2028</u> <u>Q3 2022 – Q2 2028</u>	<u>Q3 2029 – Q4 2031</u>	Total
New housing demand	3,230	<u>4,981,404</u>	<u>1,166,056</u>	<u>1,749,436</u>	11,126

Neither the NPF 'Roadmap' nor the 2020 Guidelines take account of the additional population allocation to Bray as per the MASP. This equates to 3,820 units⁹, and assuming they will be delivered over a 9.510 year period from Q3 2022 to Q4 2031¹⁰, this equates to 402,382 units per annum. This will be assumed to be delivered in a linear even manner and no 'front loading' for 2026 is provided for as per the MASP:

Table 2.8 Housing Demand NPF Roadmap / Ministerial Guidelines 2026, 2028, 2031+MASP

County Wicklow	Units delivered 2017-2020	2021-2026	2027-2028	2029-2031	Total
New housing demand	3,230	6,891	1,930	2,895	14,946

County Wicklow	Units delivered 2017-2020	<u>Estimated completions</u> <u>Q1 2021 – Q2 2022</u>	<u>Target</u> <u>Q3 2022 – Q2 2028</u>	<u>Target</u> <u>Q3 2028 - 2031</u>	Total
New housing demand	<u>3,230</u>	<u>1,404</u>	<u>8,469</u>	<u>1,843</u>	<u>14,946</u>

Table 2.9 Annual housing delivered / delivery targets 2017-2031

Year	Completions	Estimated completions up to Q2 2022	Targeted completions Q3 2022 – Q4 2031
2017	479		
2018	588		
2019	1,116		
2020	1,046		
2021		936	
2022		468	706
2023			1,411
2024			1,411
2025			1,411
2026			1,411
2027			1,411
2028			969
2029			528
2030			528
2031			528

⁹ Using the same ratio of population: housing units as provided for in the guidelines

¹⁰ This is in accordance with the RSES which indicates that this additional allocation is for the period up to 2031 (medium term) and takes into account that development projects on the two identified 'strategic sites' in Bray (Bray Golf Club and Fassaroe) comprising in excess of 1,500 units are at an advanced stage as of Q3 2021

Table 2.10 Wicklow Settlement / Aggregate Settlement Housing Targets ~~2026, Q2~~ 2028, 2031

Level	Settlement	Housing—Stock 2016	Further Housing-Unit Growth up to 2026	Housing-Unit Growth up to 2028	Housing-Unit Growth up to 2031
1	Bray	11,232	2,855	3,654	4,855
2	Wicklow—Rathnew	5,456	992	1,270	1,687
3	Arklow	5,406	632	810	1,076
	Greystones—Delgany	6,766	614	786	1,044
	Blessington	1,914	295	378	502
4	Baltinglass	903	85	110	145
	Enniskerry	648	66	84	111
	Kilcoole	1,451	112	144	191
	Newtownmountkennedy	1,222	360	460	612
	Rathdrum	669	117	150	200
5	Ashford	2,390	115	223	294
	Aughrim				
	Carnew				
	Dunlavin				
	Tinahely				
6	Avoca	1,534	116	147	195
	Donard				
	Kilmacanogue				
	Newcastle				
	Roundwood				
	Shillelagh				
7-10	Villages / clusters Open countryside	15,395	474	606	806
	Total	54,986	6,891	8,821	11,719

Having established the population and housing growth parameters for the County for the plan period (to Q2 2028) and the longer term period of end Q4 2031, these targets must then be allocated to the various settlements / aggregate settlement groups as established in the Wicklow settlement hierarchy (see Chapter 3 of the Development Plan).

Housing growth rates targeted for each settlement / settlement tier are reflective of the respective position of each settlement or groups of settlement in the overall hierarchy, the tier designation and any growth parameters associated with same as may be provided in the NPF or RSES, and the capacity of that settlement / settlement tier for growth having regard to the asset based assessment.

In a small number of cases, the targeted housing growth rate has had to take account of significant legacy housing developments already in train, which would result in a higher growth rate than may have been appropriate for the settlement given its position in the hierarchy and asset capacity.

<u>Level</u>	<u>Settlement</u>	<u>Justification</u>
<u>1</u>	<u>Bray</u>	<u>Key Towns are identified for growth rates of c. 35% having regard to their identification on the RSES are towns suitable for higher levels of growth.</u>
<u>2</u>	<u>Wicklow - Rathnew</u>	
<u>3</u>	<u>Arklow</u>	
	<u>Greystones - Delgany</u>	<u>Towns in Level 3 are targeted for growth rates of 25%-30%, with slight variations based on capacity / past trends.</u>
	<u>Blessington</u>	
<u>4</u>	<u>Baltinglass</u>	
	<u>Enniskerry</u>	<u>Towns in Level 4 are generally targeted for growth rates around 20%-25%. Newtownmountkennedy (at c.65%) and Rathdrum (at c.45%) will significantly exceed this target due to legacy housing developments under construction. The goal for these towns is to limit further development, other than for town centre infill / regeneration.</u>
	<u>Kilcoole</u>	
	<u>Newtownmountkennedy</u>	
	<u>Rathdrum</u>	
<u>5</u>	<u>Ashford</u>	<u>Towns in Level 5 are generally targeted for growth rates of 15%-20%. Ashford (at c.60%) will significantly exceed this target due to legacy housing developments under construction. The goal for this town is to limit further development, other than for town centre infill / regeneration.</u>
	<u>Aughrim</u>	
	<u>Carnew</u>	
	<u>Dunlavin</u>	
	<u>Tinahely</u>	
<u>6</u>	<u>Avoca</u>	<u>Towns in Level 6 are generally targeted for growth rates of 10%-15%.</u>
	<u>Donard</u>	
	<u>Kilmacanogue</u>	
	<u>Newcastle</u>	
	<u>Roundwood</u>	
	<u>Shillelagh</u>	
<u>7 - 9</u>	<u>Villages / clusters</u>	<u>Growth rate of 5%-10% identified as appropriate for rural villages and open countryside.</u>
<u>10</u>	<u>Open countryside</u>	

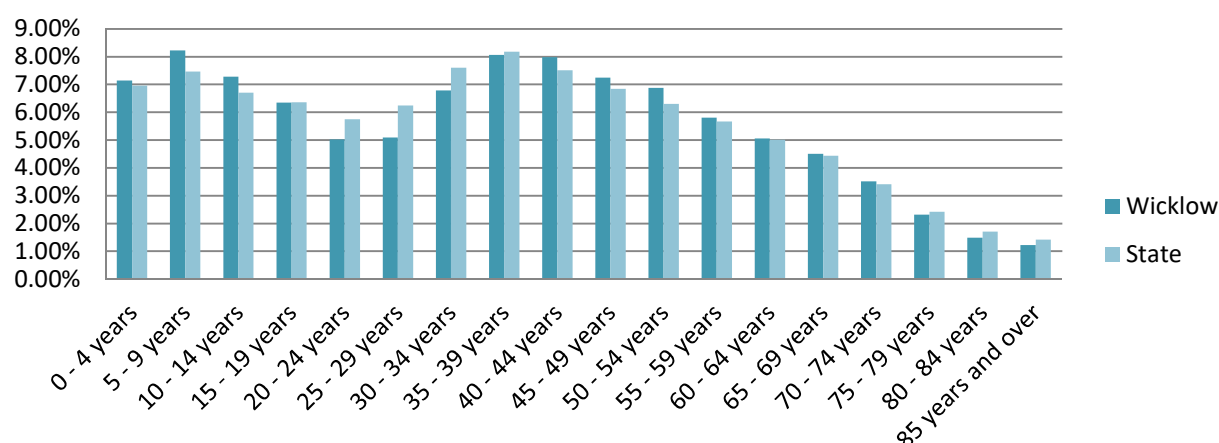
<u>Level</u>	<u>Settlement</u>	<u>Housing Stock 2016</u>	<u>Completions 2017-2020</u>	<u>Estimated completions 2021-Q2 2022</u>	<u>Housing Growth Q3 2022-Q2 2028</u>	<u>Housing Growth Q3 2028-Q4 2031</u>	<u>Total Housing Growth 2016-2031</u>
<u>1</u>	<u>Bray</u>	<u>11,232</u>	<u>165</u>	<u>100</u>	<u>4,026</u>	<u>771</u>	<u>5,062</u>
<u>2</u>	<u>Wicklow - Rathnew</u>	<u>5,456</u>	<u>650</u>	<u>200</u>	<u>1,267</u>	<u>275</u>	<u>2,392</u>
<u>3</u>	<u>Arklow</u>	<u>5,406</u>	<u>165</u>	<u>100</u>	<u>790</u>	<u>166</u>	<u>1,221</u>
	<u>Greystones - Delgany</u>	<u>6,766</u>	<u>875</u>	<u>400</u>	<u>508</u>	<u>170</u>	<u>1,953</u>
	<u>Blessington</u>	<u>1,914</u>	<u>5</u>	<u>40</u>	<u>393</u>	<u>81</u>	<u>519</u>
<u>4</u>	<u>Baltinglass</u>	<u>903</u>	<u>46</u>	<u>40</u>	<u>85</u>	<u>24</u>	<u>195</u>
	<u>Enniskerry</u>	<u>648</u>	<u>34</u>	<u>40</u>	<u>36</u>	<u>15</u>	<u>125</u>
	<u>Kilcoole</u>	<u>1,451</u>	<u>97</u>	<u>20</u>	<u>140</u>	<u>30</u>	<u>287</u>
	<u>Newtownmount-kennedy</u>	<u>1,222</u>	<u>250</u>	<u>100</u>	<u>433</u>	<u>99</u>	<u>882</u>
	<u>Rathdrum</u>	<u>669</u>	<u>132</u>	<u>100</u>	<u>68</u>	<u>31</u>	<u>331</u>
<u>5</u>	<u>Ashford</u>	<u>2,390</u>	<u>255</u>	<u>90</u>	<u>129</u>	<u>41</u>	<u>515</u>
	<u>Aughrim</u>						
	<u>Carnew</u>						
	<u>Dunlavin</u>						
	<u>Tinahely</u>						
<u>6</u>	<u>Avoca</u>	<u>1,534</u>	<u>46</u>	<u>30</u>	<u>114</u>	<u>28</u>	<u>218</u>
	<u>Donard</u>						
	<u>Kilmacanogue</u>						
	<u>Newcastle</u>						
	<u>Roundwood</u>						
	<u>Shillelagh</u>						
<u>7-9</u> <u>10</u>	<u>Villages / clusters / Open countryside</u>	<u>15,395</u>	<u>510</u>	<u>134</u>	<u>478</u>	<u>117</u>	<u>1249</u>
	<u>Total</u>	<u>54,968</u>	<u>3,230</u>	<u>1,404</u>	<u>8,467</u>	<u>1,848</u>	<u>14,949</u>

2.3 Demographic and Occupancy Trends (2016)

The demand for housing and the type of housing that will be required in the County will be influenced by the age profile of the County and its household composition.

2.3.1 Age Structure

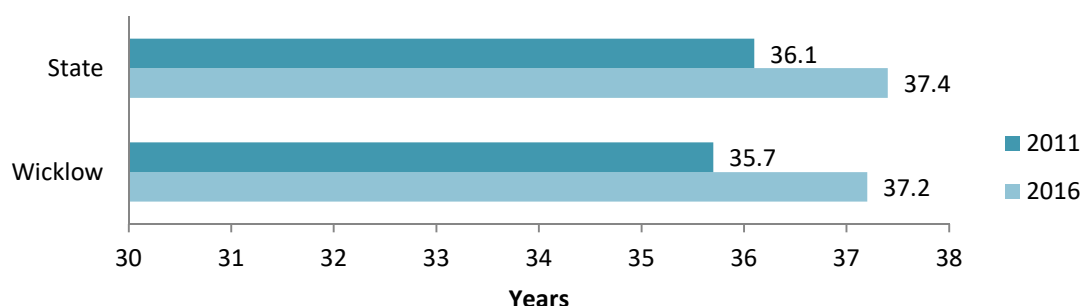
Fig. 2.1 2016 Age Cohorts for Wicklow and the State



Source: CSO Population 2011 to 2016

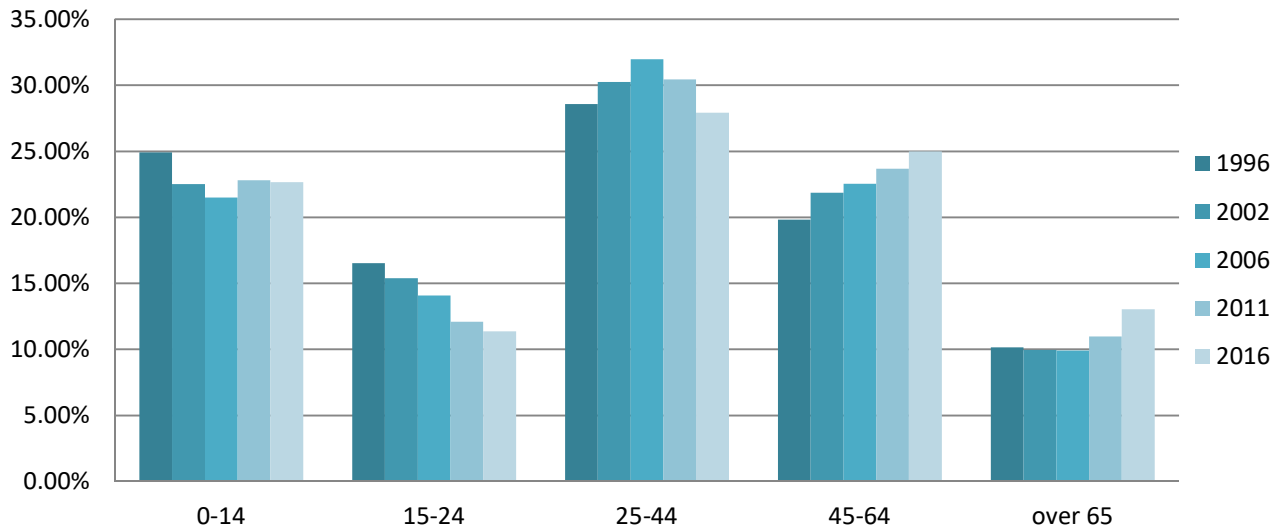
- The percentage of persons under 19 in Wicklow is 29% compared to 27.5% for the State;
- The percentage of persons under 24 in Wicklow is 34% compared to 33.2% for the State;
- The percentage of persons between 25-44 in Wicklow is 28% compared to 29.5% for the State;
- The percentage of persons between 45-64 in Wicklow is 25% compared to 23.8% for the State;
- The percentage of persons over 65 in Wicklow is 13% compared to 13.4% for the State.

Fig. 2.2 Mean Average Age 2011-2016



Source: CSO Census 2011 and 2016

The age profile for Wicklow between 1996 and 2016 indicates an increase in the older age profile for the county. This can be seen in the mean average age of the county which has increased from 35.7 in 2011 to 37.2 in 2016.

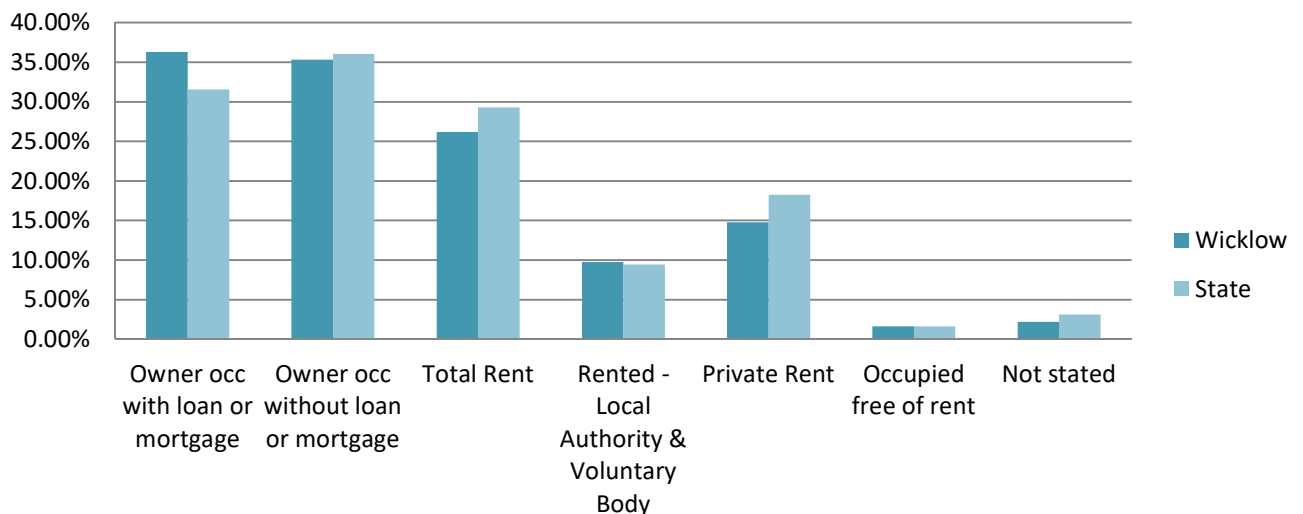
Fig. 2.3 Age Cohorts County Wicklow 1996-2016


Source: CSO Census Population 1996, 2002, 2006, 2011, 2016

The graph above illustrates the notable decline in the 15-24 age cohort. Since 2006, there has also been a decline in the 25 – 44 age cohort. In contrast, there has been a steady increase in the 45-64 age cohort. Since 2006, there has been a gradual increase in the over 65s.

2.3.2 Housing Tenure

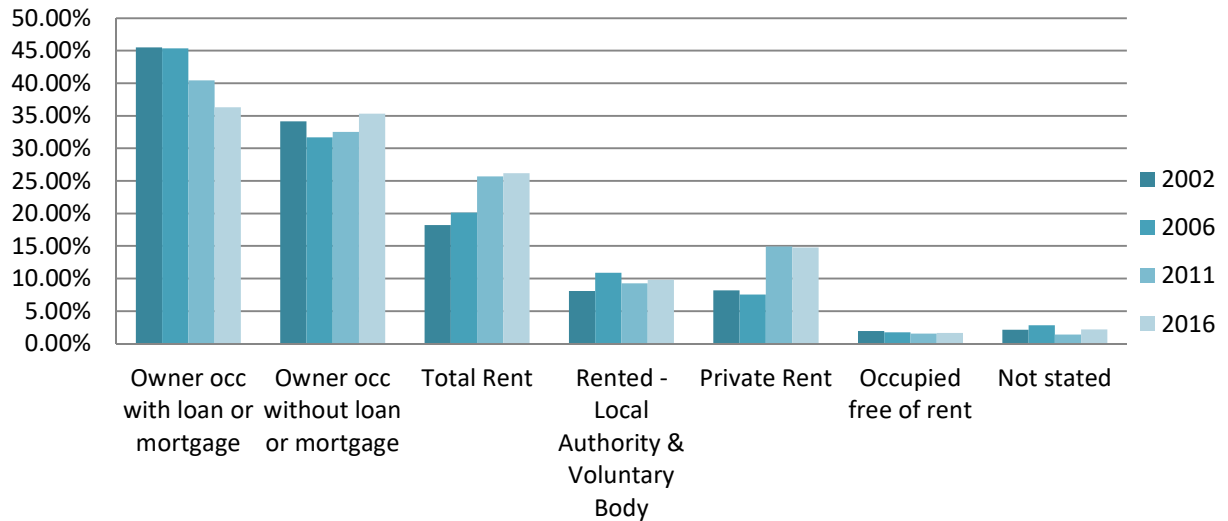
County Wicklow has a higher rate of owner occupied houses than the regional or national average; with c. 71.5% of households occupying their own homes either with or without a mortgage (the regional average is 64.9% and state average is 67.5%). This represents a slight decline from 2011 when home ownership rates were 73% for Wicklow and 70% for the state. Wicklow has a lower rate of renting (all forms of renting) than the State average, and this is mainly due to a lower rate of renting from private landlords, as the rate of renting from the Local Authority is in fact slightly higher in Wicklow than the national average.

Fig. 2.4 Housing Tenure 2016


Source: CSO Private Households in Permanent Housing Units 2011 to 2016

With respect to changes in tenure since 2002, the starkest change continues to be the increased rate of people renting, particularly renting from private landlords. There is also a notable decrease in the number of owner occupiers paying mortgages.

Fig 2.5 Wicklow Housing Tenure 2002-2016



Source: CSO, Private Households in Permanent Housing Units 2002, 2006, 2011 and 2016

2.3.3 Household Size

Table 2.11 Average Household Size

	1971	1981	1991	2002	2006	2011	2016
Wicklow	3.95	3.71	3.41	3.07	2.89	2.83	2.87
State	3.94	3.68	3.34	2.95	2.81	2.73	2.75

Source: CSO Average Number of Persons per Private Household in Permanent Housing Units 1971 to 2016

Census 2016 revealed that the average number of persons per household recorded an increase for the first time since 1966. In 2011 there were on average 2.73 persons per household. This increased to 2.75 in 2016. Despite this, it is assumed that in the medium to long term, the average number of persons in private households will once again decline due to wider demographic trends associated with lower fertility rates and an ageing population. The National Planning Framework indicates that the average household size is expected to decline to 2.5 persons by 2040.

Nationally, the growth in household size was confined to the urban areas (i.e. settlements with a population of 1,500 persons or more) with an increase from 2.64 to 2.69. However in rural areas, the downward trend in the average number of persons per household continued in the 2011-2016 intercensal period (2.87 to 2.84).

Table 2.12 illustrates the breakdown of household size in County Wicklow relative to the state average. As can be seen, Wicklow has a lower percentage of one and two person households than the state. However, the County has a higher percentage of three, four and five person households than the state average.

Table 2.12 Private Households by Size

	1 person	2 person	3 person	4 person	5 person plus
Wicklow	20.1%	27.8%	18.5%	18.9%	14.5%
State	23.4%	28.5%	17.4%	16.9%	13.5%

Source: CSO Private Households 2011 to 2016

2.3.4 Housing Stock

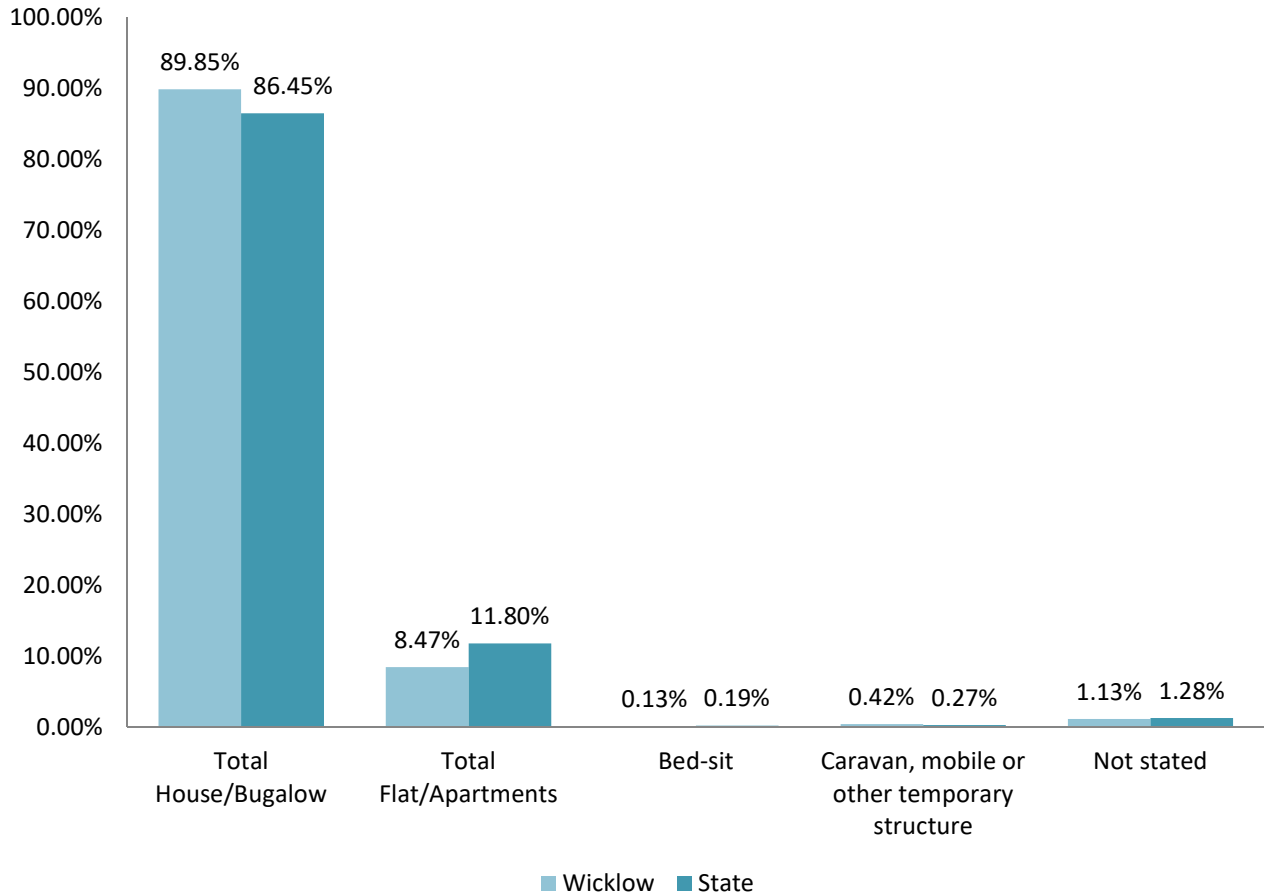
The total housing stock in County Wicklow in 2016 was 54,986. This represented an increase of 635 units compared with 2011. The vacancy rate declined from 9.9% in 2011 to 8.1% in 2016. This compares with the State's vacancy rate which declined from 14.5% to 12.3% over the same period.

As stated in the National Vacant Housing Reuse Strategy¹¹ a vacancy rate of between 2.5% and 6% is considered normal in a properly functioning housing market. This vacancy rate allows for dwellings under renovation, in between tenancies (in both public and private housing stock) and those dwellings left vacant while being sold.

¹¹ <https://www.gov.ie/en/publication/9f259-national-vacant-housing-reuse-strategy/>

2.3.5 Housing Type

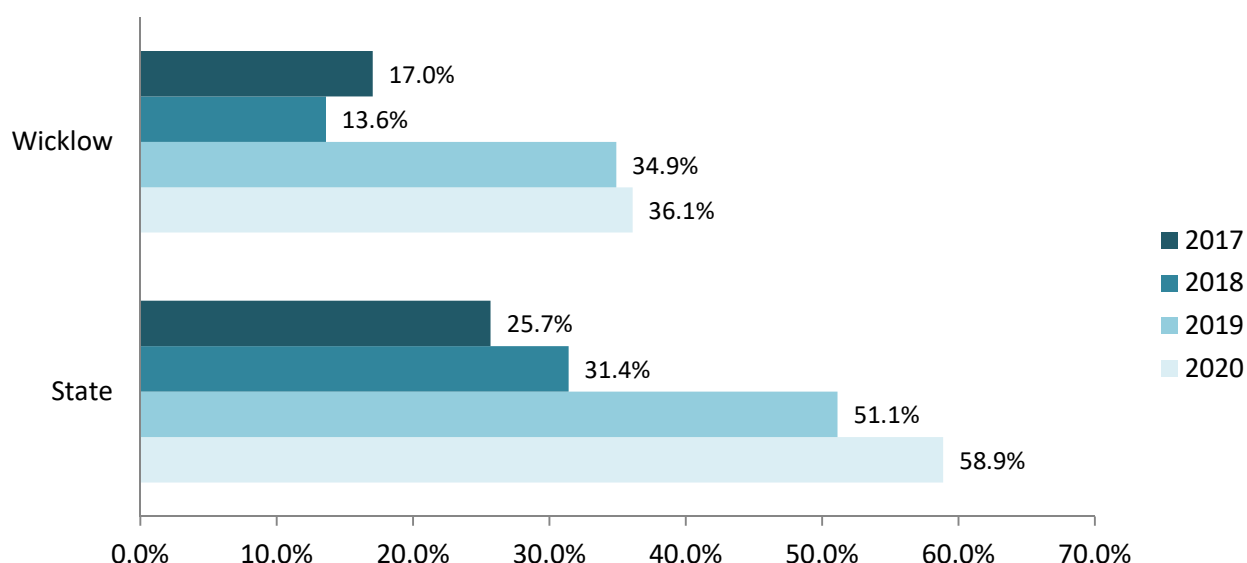
In terms of the type of housing, the majority of accommodation (almost 90%) in the County comprises dwelling houses¹². This is higher than the state average which is 86.4%. As of 2016 there were 4,170 apartments / flats in the County which equates to approximately 8.5% of private households, lower than the state average of 11.8%.



Source: CSO, Census 2016

Planning permission data indicates a growing trend towards the provision of more apartments as a percentage of total new housing applications. As Fig. 2.7 illustrates, between 2017 and 2019/2020, permission for new apartments in the County increased from 17% to ~~34.9%~~ 36.1%. This compares with the state average of 25.7% in 2017 to ~~51.1%~~ 58.9% in ~~2019~~ 2020.

¹² This includes detached, semi-detached and terraced.

Fig 2.7 Planning permission for flats/apartments 2017-2020

Source: CSO Planning Permissions Granted for New Houses and Apartments ¹³
[\(updated chart\)](#)

2.3.6 Implications for Housing Strategy

- With respect to age structure, the steady increase in the proportion of the County that is over 45 will in due course, require additional provision to be made for housing suitable for 'empty nesters' and older persons in need of specially adapted housing or housing with relevant services.
- At the other end of spectrum, the proportion of those in the 15-24 age cohort has been falling, which may suggest an easing off in pressure for new 'starter homes' from those already resident in the County during the lifetime of this strategy, as these are likely to be the persons seeking such housing up to 2028.
- However, given the increase in population in the under 14 age cohort, this easing off is unlikely to continue beyond 2028, when this large cohort is likely to start needing housing of their own.
- Notwithstanding the modest increase in household size between 2011 and 2016, it is likely that household size will start to fall again. The National Planning Framework indicates that the average household size is expected to decline to 2.5 persons by 2040. Accordingly, provision should be made in housing plans for more 1 and 2 bedroom units. However, it needs to be borne in mind that c. 69% of all 2 person households (or 40% of all 1 and 2 person households) are either a husband and wife or cohabitating couple household with no children and while a proportion of these may be 'empty nesters', there is a strong likelihood that many of such households could expand to 3 or 4 person households within the lifetime of this strategy.
- The increase in renting from the private sector does not necessarily imply an increased demand for this type of housing, but instead a lack of finance to purchase and a lack of supply of new homes on the market. Any housing strategy must ensure that there is adequate supply of zoned and serviced land to address the supply side as the demand appears to be there – the obstacle to be addressed being funding for both the developer and the purchaser.

¹³ <https://www.cso.ie/en/statistics/construction/planningpermissions/>

3. Household Incomes & Projections

3.1 Estimated Distribution of Household Disposable Incomes

Household incomes are a key determinant of affordability, as set out in Section 93(1) of the Act. With rising house prices, an important measure of house price affordability is the ratio of house prices to disposable income.

Income distribution (i.e. the proportion of households in certain income groups), rather than average income is utilised as it allows more meaningful comparisons to house prices. The income distribution for Wicklow was developed as follows:

- The CSO Household Budget Survey for 2015-2016 (which is undertaken every 5 years) was used as the starting point to determine household income distribution for the life time of strategy. It contains the estimated data on total income and disposable income of household on a national level.
- This distribution was then adjusted on the basis of assumptions made about the gap between Wicklow and national levels of household income. To adjust this to a county level an inflated / deflated rate is used to estimate disposable income in Wicklow. Wicklow's average annual household disposable income data was obtained by using CSO Quarterly Accounts for 2016 and County Income and Regional GDP from 2016. This had updated disposable income data for 2016, including a new inflator / deflator of 0.9775 for the county.

Table 3.1: Estimate of Wicklow's Average Annual Household Disposable Income by gross household income deciles 2016¹⁴

Income range	Average weekly disposable income (State)	Adjusted weekly disposable income (State)	% of households in each decile	Average annual disposable income (State)	Wicklow deflator 2016	Average annual household disposal household income Wicklow 2016	Number of households in Wicklow 2016
	2015-2016	2016		2016			
	€	€		€		€	
1st decile	€197.4	€207.09	9.83%	€10,768.80	0.9775	€10,526.69	4835
2nd decile	€324.4	€340.33	10.57%	€17,697.06	0.9775	€17,299.18	5202
3rd decile	€465.86	€488.73	10.47%	€25,414.15	0.9775	€24,842.77	5152
4th decile	€593.56	€622.70	10.44%	€32,380.60	0.9775	€31,652.59	5138
5th decile	€725.85	€761.49	10.25%	€39,597.44	0.9775	€38,707.18	5044
6th decile	€865.88	€908.39	9.94%	€47,236.52	0.9775	€46,174.52	4893
7th decile	€1,026.46	€1,076.86	9.62%	€55,996.68	0.9775	€54,737.72	4735
8th decile	€1,215.55	€1,275.23	9.65%	€66,312.14	0.9775	€64,821.26	4749
9th decile	€1,473.25	€1,545.59	9.61%	€80,370.50	0.9775	€78,563.55	4728
10th decile	€2,229.05	€2,338.50	9.62%	€121,601.81	0.9775	€118,867.86	4735
			100.00%				49211

Source: CSO Household Budget Survey 2015-2016 & Quarterly Accounts

¹⁴ Due to rounding, numbers presented in Table 3.1 and throughout other tables within this documents may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures

CSO Quarterly Accounts for 2017-2019 were used to determine household disposable income for the same period.

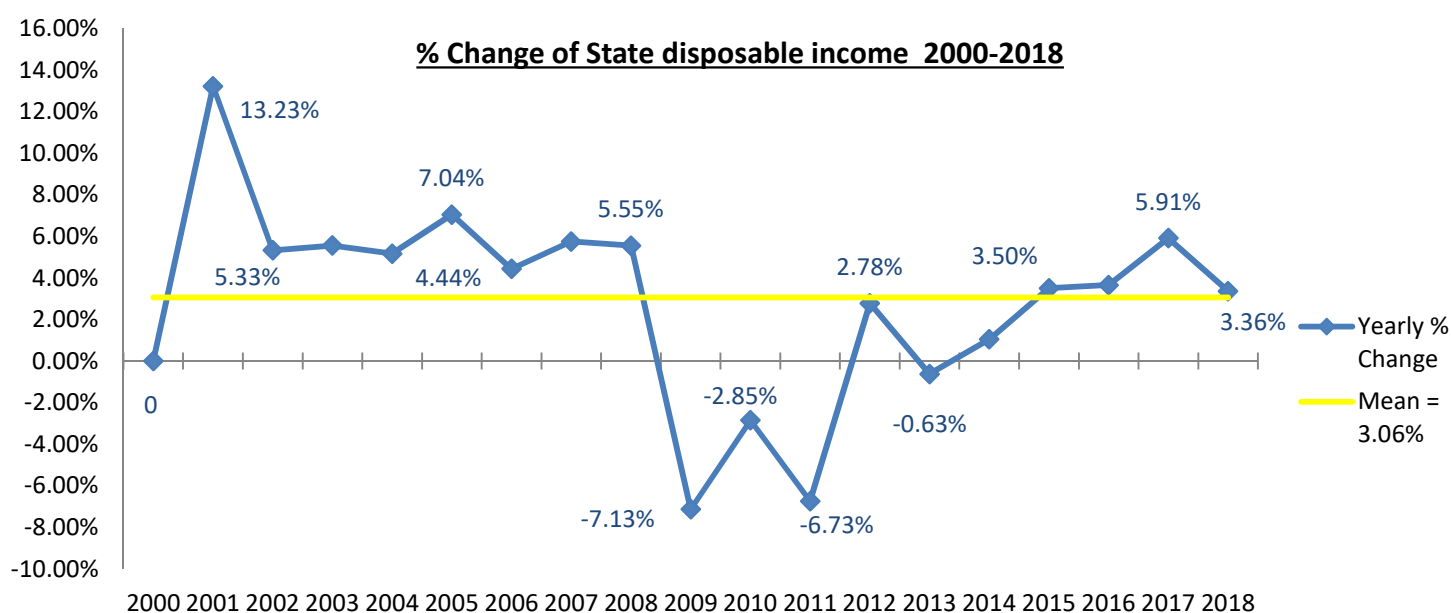
Table 3.2: Percentage change of disposables income 2017 -2019 2020

Year	2017	2018	2019
% Change of total disposable income	5.49%	4.34%	7.86%

Year	2017	2018	2019	2020
% Change of total disposable income	7.44%	4.53%	4.89%	7.32%

Source: CSO Quarterly Accounts

In terms of projecting household disposable income over the period of the strategy and up to 2031, assumptions will be based upon CSO Quarterly Account from 2000-2018 on a State level. This period has seen the rise and fall of the economy during and post Celtic tiger period. It is a good insight on how income has been affected over a long period of time and allows us to calculate average growth of disposable income.



Source: CSO
(updated chart)

The chart shows the fluctuation of disposable income growth during and post 'Celtic tiger'. Over this period the mean disposable income growth rate within the state was just slightly over 3.1%-3.0% per annum.

Taking into account the current economic uncertainty as a result of COVID 19 and Brexit, an average of 2% disposable income growth is assumed from 2020 to 2022 for 2021 and 2022. An average of 3% disposable income growth is assumed thereafter for the purposes of this housing strategy.

3.2 Projected Household Disposable Income Distribution in Wicklow

Tables 3.3 and 3.4 set out the projected household disposable income distribution in Wicklow 2016 – 2024 and the percentage projected household disposable income distribution in Wicklow 2024–2028 respectively.

Table 3.3: Projected Household Disposable Income Distribution in Wicklow 2016–2024

-	2016	2017	2018	2019	2020	2021	2022	2023	2024
%-change	-	5.49%	4.34%	7.86%	2.00%	2.00%	2.00%	3.00%	3.00%
1st decile	€10,526.69	€11,104.60	€11,586.54	€12,497.25	€12,747.19	€13,002.14	€13,262.18	€13,660.04	€14,069.84
2nd decile	€17,299.18	€18,248.90	€19,040.91	€20,537.52	€20,948.27	€21,367.24	€21,794.58	€22,448.42	€23,121.87
3rd decile	€24,842.77	€26,206.64	€27,344.01	€29,493.25	€30,083.11	€30,684.78	€31,298.47	€32,237.42	€33,204.55
4th decile	€31,652.59	€33,390.32	€34,839.46	€37,577.84	€38,329.40	€39,095.98	€39,877.90	€41,074.24	€42,306.47
5th decile	€38,707.18	€40,832.20	€42,604.32	€45,953.02	€46,872.08	€47,809.52	€48,765.71	€50,228.68	€51,735.54
6th decile	€46,174.52	€48,709.50	€50,823.49	€54,818.21	€55,914.58	€57,032.87	€58,173.53	€59,918.73	€61,716.30
7th decile	€54,737.72	€57,742.82	€60,248.85	€64,984.41	€66,284.10	€67,609.78	€68,961.98	€71,030.84	€73,161.77
8th decile	€64,821.26	€68,379.95	€71,347.64	€76,955.56	€78,494.67	€80,064.57	€81,665.86	€84,115.83	€86,639.31
9th decile	€78,563.55	€82,876.69	€86,473.54	€93,270.35	€95,135.76	€97,038.48	€98,979.25	€101,948.62	€105,007.08
10th decile	€118,867.86	€125,393.71	€130,835.79	€141,119.49	€143,941.88	€146,820.71	€149,757.13	€154,249.84	€158,877.34

Table 3.4: Percentage Projected Household Disposable Income Distribution in Wicklow 2024–2028

-	2024	2025	2026	2027	2028
%-change		3.00%	3.00%	3.00%	3.00%
1st decile	€14,069.84	€14,491.94	€14,926.70	€15,374.50	€15,835.73
2nd decile	€23,121.87	€23,815.53	€24,529.99	€25,265.89	€26,023.87
3rd decile	€33,204.55	€34,200.68	€35,226.70	€36,283.51	€37,372.01
4th decile	€42,306.47	€43,575.66	€44,882.93	€46,229.42	€47,616.30
5th decile	€51,735.54	€53,287.61	€54,886.24	€56,532.83	€58,228.81
6th decile	€61,716.30	€63,567.78	€65,474.82	€67,439.06	€69,462.23
7th decile	€73,161.77	€75,356.62	€77,617.32	€79,945.84	€82,344.21
8th decile	€86,639.31	€89,238.49	€91,915.64	€94,673.11	€97,513.30
9th decile	€105,007.08	€108,157.30	€111,402.01	€114,744.07	€118,186.40
10th decile	€158,877.34	€163,643.66	€168,552.97	€173,609.56	€178,817.84

Table 3.3: Projected Household Disposable Income Distribution in Wicklow 2016 -2024

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
% change	-	7.44	4.53%	4.89%	7.32%	2.00%	2.00%	3.00%	3.00%
1st decile	€10,526.69	€11,309.87	€11,822.21	€12,400.32	€13,308.02	€13,574.18	€13,845.67	€14,261.04	€14,688.87
2nd decile	€17,299.18	€18,586.24	€19,428.19	€20,378.23	€21,869.92	€22,307.32	€22,753.46	€23,436.07	€24,139.15
3rd decile	€24,842.77	€26,691.07	€27,900.18	€29,264.50	€31,406.66	€32,034.79	€32,675.49	€33,655.75	€34,665.43
4th decile	€31,652.59	€34,007.54	€35,548.09	€37,286.39	€40,015.75	€40,816.07	€41,632.39	€42,881.36	€44,167.80
5th decile	€38,707.18	€41,586.99	€43,470.88	€45,596.61	€48,934.28	€49,912.97	€50,911.23	€52,438.56	€54,011.72
6th decile	€46,174.52	€49,609.90	€51,857.23	€54,393.05	€58,374.62	€59,542.11	€60,732.95	€62,554.94	€64,431.59
7th decile	€54,737.72	€58,810.20	€61,474.30	€64,480.40	€69,200.36	€70,584.37	€71,996.06	€74,155.94	€76,380.62
8th decile	€64,821.26	€69,643.96	€72,798.83	€76,358.70	€81,948.15	€83,587.12	€85,258.86	€87,816.62	€90,451.12
9th decile	€78,563.55	€84,408.68	€88,232.39	€92,546.95	€99,321.39	€101,307.82	€103,333.97	€106,433.99	€109,627.01
10th decile	€118,867.86	€127,711.63	€133,496.97	€140,024.97	€150,274.80	€153,280.29	€156,345.90	€161,036.28	€165,867.36

Table 3.4: Percentage Projected Household Disposable Income Distribution in Wicklow 2024 -2028

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
% change		3.00%	3.00%	3.00%	3.00%
1st decile	€14,688.87	€15,129.53	€15,583.42	€16,050.92	€16,532.45
2nd decile	€24,139.15	€24,863.32	€25,609.22	€26,377.50	€27,168.83
3rd decile	€34,665.43	€35,705.39	€36,776.55	€37,879.85	€39,016.24
4th decile	€44,167.80	€45,492.83	€46,857.62	€48,263.35	€49,711.25
5th decile	€54,011.72	€55,632.07	€57,301.03	€59,020.07	€60,790.67
6th decile	€64,431.59	€66,364.54	€68,355.47	€70,406.14	€72,518.32
7th decile	€76,380.62	€78,672.04	€81,032.20	€83,463.16	€85,967.06
8th decile	€90,451.12	€93,164.66	€95,959.60	€98,838.38	€101,803.53
9th decile	€109,627.01	€112,915.82	€116,303.30	€119,792.40	€123,386.17
10th decile	€165,867.36	€170,843.38	€175,968.69	€181,247.75	€186,685.18

4. Affordability Analysis

The following section presents the results of a detailed housing demand and affordability assessment (as specified in the 2000 Model Housing Strategy and Step-by-Step Guide) for the area for the period of the housing strategy.

It is important to note that the Model Housing Strategy was predicated on the concept of house purchase affordability and does not address the issue of rental affordability, an issue which is of increasing importance.

Using the 'annuity formula' set out in the Part V guidance, it is possible to project the value of a house that the various cohorts of the population will be able to afford.

The assessment is based on the following assumptions:

1. That no more than 35% of disposable income is to be spent on the cost of a mortgage.
2. Loan –To –Value ratio is 90%.
3. Terms of the loan are 25 years.
4. Annual Percent Rate of Interest (APR) of 4%.

The annuity formula used:

$$PV = Pt \left[\frac{1 - (1 - i)^{-n}}{i} \right]$$

Where

<i>PV</i>	=	total loan size (no greater than 90% of Market Value – Section 93(1))
<i>Pt</i>	=	monthly repayment amount
<i>i</i>	=	monthly interest rate
<i>n</i>	=	number of months over which the loan is to be paid. (25 years loan = 12*25 = 300 months)

Tables 4.1 and 4.2 present the affordability threshold calculations made using the annuity formula.

Table 4.1 — Maximum affordable house prices by disposable income band 2016-2024

-	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st decile	€64,630.33	€68,178.54	€71,137.48	€76,728.89	€78,263.47	€79,828.74	€81,425.31	€83,868.07	€86,384.11
2nd decile	€106,211.14	€112,042.13	€116,904.76	€126,093.48	€128,615.35	€131,187.65	€133,811.41	€137,825.75	€141,960.52
3rd decile	€152,526.27	€160,899.96	€167,883.02	€181,078.63	€184,700.20	€188,394.20	€192,162.09	€197,926.95	€203,864.76
4th decile	€194,336.27	€205,005.33	€213,902.56	€230,715.30	€235,329.61	€240,036.20	€244,836.92	€252,182.03	€259,747.49
5th decile	€237,649.07	€250,696.00	€261,576.21	€282,136.10	€287,778.82	€293,534.39	€299,405.08	€308,387.23	€317,638.85
6th decile	€283,496.00	€299,059.93	€312,039.13	€336,565.41	€343,296.72	€350,162.65	€357,165.90	€367,880.88	€378,917.31
7th decile	€336,071.17	€354,521.48	€369,907.71	€398,982.46	€406,962.11	€415,101.35	€423,403.37	€436,105.48	€449,188.64
8th decile	€397,980.74	€419,829.88	€438,050.50	€472,481.27	€481,930.90	€491,569.51	€501,400.90	€516,442.93	€531,936.22
9th decile	€482,353.77	€508,834.99	€530,918.43	€572,648.62	€584,101.59	€595,783.63	€607,699.30	€625,930.28	€644,708.19
10th decile	€729,808.71	€769,875.20	€803,287.79	€866,426.21	€883,754.73	€901,429.83	€919,458.42	€947,042.18	€975,453.44

Table 4.2 — Maximum affordable house prices by disposable income band 2025-2028

-	2025	2025	2026	2027	2028
1st decile	€88,975.64	€91,644.91	€94,394.25	€97,226.08	€100,142.86
2nd decile	€146,219.34	€150,605.92	€155,124.09	€159,777.82	€164,571.15
3rd decile	€209,980.70	€216,280.12	€222,768.53	€229,451.58	€236,335.13
4th decile	€267,539.92	€275,566.11	€283,833.10	€292,348.09	€301,118.53
5th decile	€327,168.02	€336,983.06	€347,092.55	€357,505.32	€368,230.48
6th decile	€390,284.83	€401,993.37	€414,053.17	€426,474.77	€439,269.01
7th decile	€462,664.30	€476,544.23	€490,840.56	€505,565.77	€520,732.75
8th decile	€547,894.31	€564,331.14	€581,261.07	€598,698.90	€616,659.87
9th decile	€664,049.43	€683,970.91	€704,490.04	€725,624.74	€747,393.49
10th decile	€1,004,717.04	€1,034,858.56	€1,065,904.31	€1,097,881.44	€1,130,817.88

Table 4.1 Maximum affordable house prices by disposable income band 2016-2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st decile	€64,630.33	€69,438.83	€72,584.41	€76,133.78	€81,706.78	€83,340.91	€85,007.73	€87,557.96	€90,184.70
2nd decile	€106,211.14	€114,113.25	€119,282.58	€125,115.50	€134,273.95	€136,959.43	€139,698.62	€143,889.58	€148,206.27
3rd decile	€152,526.27	€163,874.23	€171,297.73	€179,674.19	€192,826.34	€196,682.86	€200,616.52	€206,635.02	€212,834.07
4th decile	€194,336.27	€208,794.89	€218,253.29	€228,925.88	€245,683.25	€250,596.92	€255,608.86	€263,277.12	€271,175.44
5th decile	€237,649.07	€255,330.16	€266,896.61	€279,947.86	€300,440.04	€306,448.84	€312,577.82	€321,955.15	€331,613.81
6th decile	€283,496.00	€304,588.10	€318,385.95	€333,955.02	€358,400.53	€365,568.54	€372,879.91	€384,066.30	€395,588.29
7th decile	€336,071.17	€361,074.87	€377,431.56	€395,887.96	€424,866.96	€433,364.30	€442,031.58	€455,292.53	€468,951.31
8th decile	€397,980.74	€427,590.51	€446,960.36	€468,816.72	€503,134.10	€513,196.79	€523,460.72	€539,164.54	€555,339.48
9th decile	€482,353.77	€518,240.89	€541,717.21	€568,207.18	€609,799.94	€621,995.94	€634,435.86	€653,468.94	€673,073.00
10th decile	€729,808.71	€784,106.47	€819,626.50	€859,706.23	€922,636.73	€941,089.46	€959,911.25	€988,708.59	€1,018,369.85

Table 4.2 Maximum affordable house prices by disposable income band 2024-2028

	2024	2025	2026	2027	2028
1st decile	€90,184.70	€92,890.24	€95,676.95	€98,547.26	€101,503.68
2nd decile	€148,206.27	€152,652.45	€157,232.03	€161,948.99	€166,807.46
3rd decile	€212,834.07	€219,219.09	€225,795.66	€232,569.53	€239,546.62
4th decile	€271,175.44	€279,310.70	€287,690.02	€296,320.72	€305,210.34
5th decile	€331,613.81	€341,562.22	€351,809.09	€362,363.36	€373,234.26
6th decile	€395,588.29	€407,455.94	€419,679.62	€432,270.01	€445,238.11
7th decile	€468,951.31	€483,019.85	€497,510.44	€512,435.76	€527,808.83
8th decile	€555,339.48	€571,999.66	€589,159.65	€606,834.44	€625,039.48
9th decile	€673,073.00	€693,265.19	€714,063.15	€735,485.04	€757,549.60
10th decile	€1,018,369.85	€1,048,920.94	€1,080,388.57	€1,112,800.23	€1,146,184.24

5 House Prices & Rents

Given the measure of affordability now established for Wicklow over the strategy period, the remaining element required to complete the assessment of social housing need in the County is to make some estimate of the prices at which new housing will be introduced over the life of the strategy.

As set out above, as the principal function of this strategy is to determine if it will be necessary for the Local Authority to intervene in the housing market and require developers to dedicate lands / units for social housing, this strategy would be most defensible if a situation were to be considered where incomes grow steadily but house price growth is moderate, following longer term trends rather than extreme peaks and troughs, as this would give the least justification for seeking the maximum 10% social housing.

The housing market in Ireland has seen considerable volatility in prices in the past decade. From the time of economic downturn, both house prices and rents fell markedly and by 2013 prices were below 2007 levels. This time saw both housing supply and housing completions drop dramatically in contrast to population and housing demand.

The economic recovery from 2013 has led to rapid increase in both rental and house prices. Counties like Wicklow have experienced an acceleration in house prices and rents due to acute supply shortages and a tightening of credit availability. Housing supply has not kept up with demand and only in recent time has seen an upward turn in house completions; this and inward migration has added more pressure on housing/rental market.

5.1 Rental Market

The issue of affordability in the private rental sector was not addressed in detail in the Model Housing Strategy which was focused primarily on affordable house ownership. As a result, it does not provide any guidance on how to assess rental affordability at Local Authority level. It is expected that the forthcoming Ministerial Guidelines on Housing Needs Demand Assessment (HNDA) will provide guidance in this respect.

There has been a steady increase in the number of people renting in County Wicklow. By 2019 2020 the average rent for all property types in the county was €1,199 €1,293 (CSO / Residential Tenancies Board). This represents an increase of 40.7% 51.8% on the average rental price in 2011.

The eastern side of the county had the highest rental price in 2019 2020. Greystones has the highest average monthly rents at €1,543 €1,686, which is 20% 24.5% higher than Bray at €1,281 €1,354.

In general all parts of the county have seen rental increase between 2011 - 2019 2020 with the highest percentage increase in monthly rental price in both Blessington (58% 70.84%) and Greystones (56% 70.78%).

Table 5.1 — Average monthly rents in Wicklow between 2011 and 2019

Average Monthly Rents	2011	2012	2013	2014	2015	2016	2017	2018	2019
Baltinglass	€630	€635	€609	€626	€684	€745	€757	€810	€898
Arklow	€680	€646	€629	€647	€675	€731	€798	€878	€959
Wicklow Town	€793	€761	€757	€807	€856	€919	€994	€1,042	€1,070
Rathnew	€809	€815	€803	€810	€874	€984	€992	€1,006	€1,081
Blessington	€798	€800	€839	€899	€950	€1,035	€1,121	€1,185	€1,261
Bray	€926	€916	€935	€995	€1,072	€1,132	€1,196	€1,252	€1,281
Newtownmountkennedy	€994	€957	€947	€953	€1,013	€1,139	€1,304	€1,377	€1,320
Kilcoole	€977	€961	€962	€997	€1,079	€1,122	€1,219	€1,316	€1,350
Greystones	€989	€995	€1,029	€1,122	€1,195	€1,299	€1,407	€1,512	€1,543
County	€852	€835	€841	€887	€943	€1,022	€1,101	€1,161	€1,199

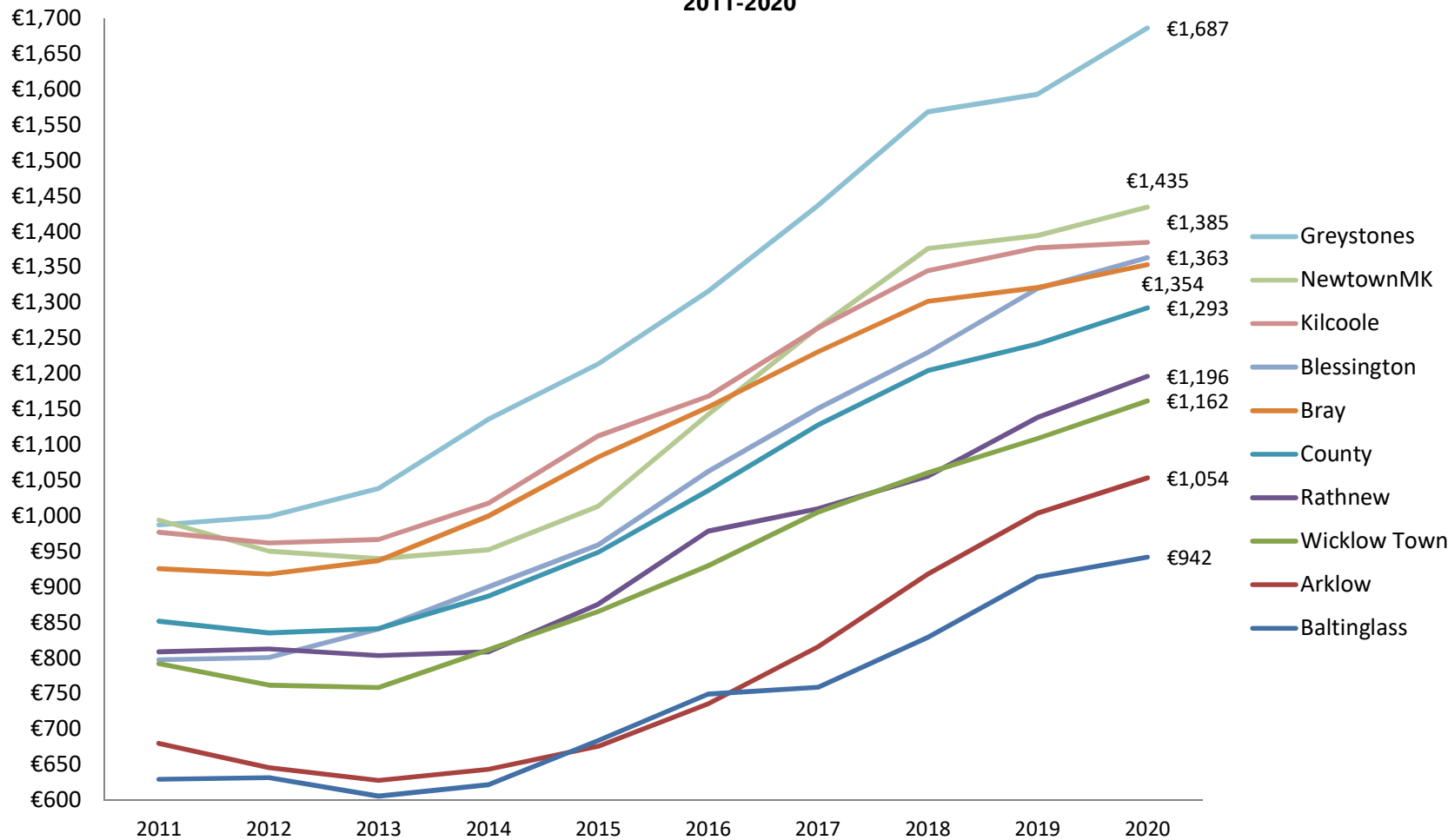
Table 5.1 — Average monthly rents in Wicklow between 2011 and 2020

Average Monthly Rents	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Baltinglass	630	632	606	622	684	749	759	829	914	942
Arklow	680	646	628	644	676	736	816	918	1004	1054
Wicklow Town	792	762	759	812	866	930	1005	1060	1109	1162
Rathnew	809	813	803	809	876	979	1010	1056	1138	1196
Bray	926	918	937	1000	1083	1153	1231	1302	1321	1354
Blessington	798	801	841	900	959	1062	1151	1230	1320	1363
Kilcoole	977	962	967	1018	1113	1168	1264	1345	1377	1385
Newtownmountkennedy	994	951	940	952	1014	1143	1265	1376	1395	1435
Greystones	988	999	1039	1136	1214	1316	1437	1568	1593	1687
County	852	836	842	887	949	1036	1128	1204	1242	1293

Source: CSO/ RTB Average Monthly Rent Report



**Fig. 5.1 Residential Tenancies Board Average Monthly Rents Within Wicklow
2011-2020**



[Source: CSO/ RTB Average Monthly Rent Report](#)
(updated chart)



5.2 Housing Market

Like the rental market in County Wicklow, house prices have also seen sharp increase during the period 2010 to 2019/2020. Taking the crude measurement of 'average house price' based on the total value of sales divided by total number of sales between 2010 and 2019/2020, average prices rose by 31%35.6%. In 2010, the average house price was €241,745. This increased to €318,763–€327,721 in 2019/2020 (CSO/Residential Property Price Register). This compares to the State which saw 15%38% increase over the same period.

All regions in Wicklow have experienced increase in house prices, with the highest increases in Greystones (21%35%) and Bray (17%27%). Analysis of property prices shows a difference between the east and west of the County. In 2019/2020 the mean property prices for all types of house on the eastern seaboard ranged from €335,123 to €441,741 €337,061 to €492,824 (Wicklow Town, Bray and Greystones) compared to the west where the prices range from €161,949 to €268,698€180,956 to €286,770 (Baltinglass and Blessington).

Table 5.2 — Mean property sale prices for all type of properties in Wicklow 2010 to 2019 (€)

Mean Sale Price	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Baltinglass*	140,917	109,303	103,114	109,250	118,292	125,156	156,796	171,967	191,535	161,949
Arklow	193,332	158,372	129,944	129,255	150,850	160,519	188,143	203,880	207,738	206,249
Rathnew*	270,969	187,500	146,350	79,694	167,672	204,947	225,826	235,940	240,698	252,316
Newtown*	217,697	185,235	155,945	164,024	198,014	214,523	233,424	240,586	252,710	259,776
Blessington*	231,703	184,669	176,811	164,709	163,165	205,192	236,792	265,036	278,125	268,698
Kilcoole*	258,728	200,504	179,127	202,139	241,072	290,078	309,388	298,130	303,372	326,363
Wicklow Town	318,048	243,264	193,505	202,087	216,949	274,902	279,825	301,494	303,440	335,123
Greystones	365,734	321,123	313,646	306,024	358,829	403,073	389,632	414,136	451,892	441,741
Bray	339,748	286,420	256,662	330,606	322,996	341,972	379,233	385,888	404,871	397,384
County	241,745	169,034	184,159	211,138	232,781	259,545	286,551	310,173	308,847	318,763

Table 5.2 — Mean property sale prices for all type of properties in Wicklow 2010 to 2020 (€)

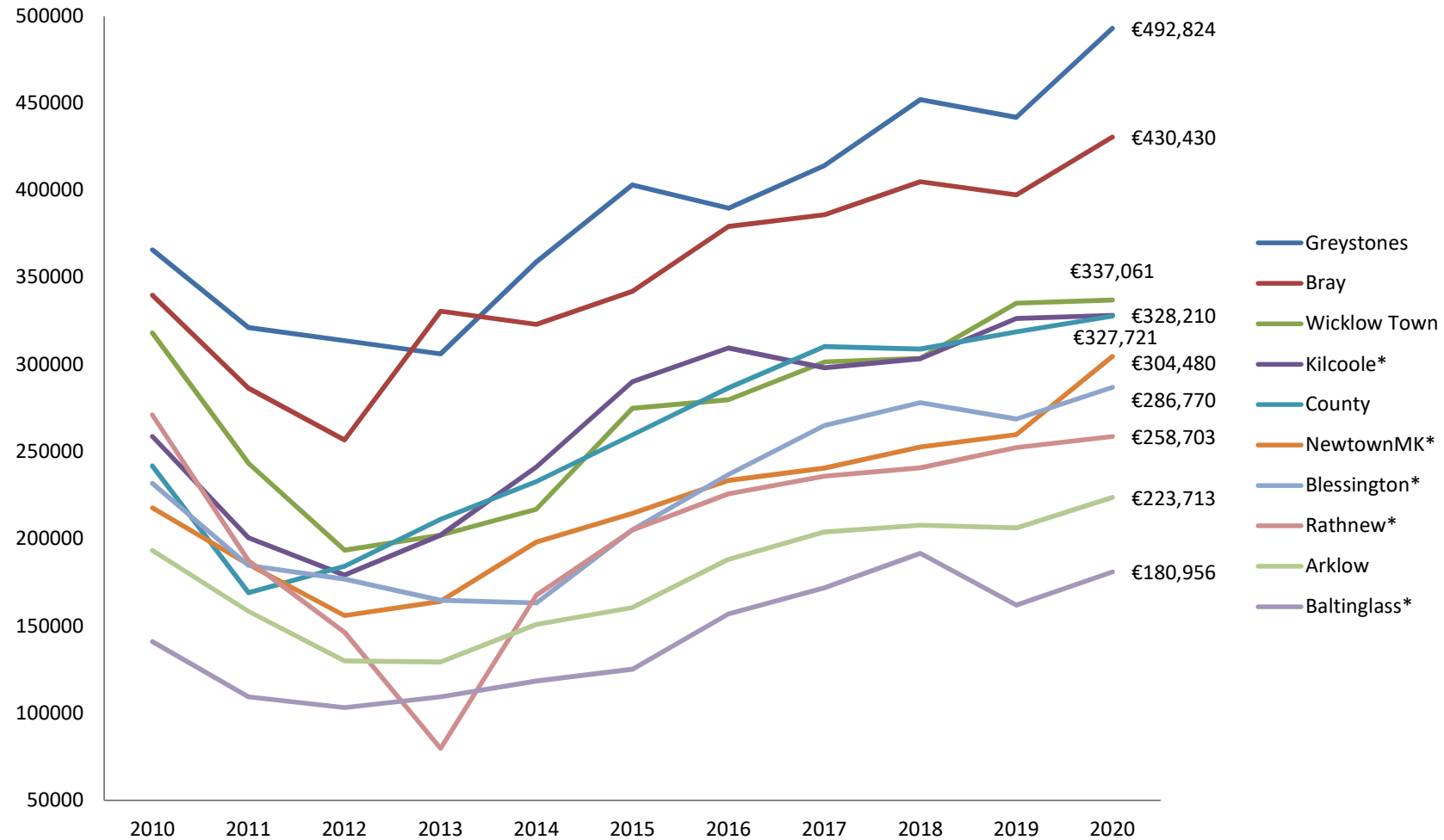
Mean Sale Price	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Baltinglass*	140,917	109,303	103,114	109,250	118,292	125,156	156,796	171,967	191,535	161,949	180,956
Arklow	193,332	158,372	129,944	129,255	150,850	160,519	188,143	203,880	207,738	206,249	223,713
Rathnew*	270,969	187,500	146,350	79,694	167,672	204,947	225,826	235,940	240,698	252,316	258,703
Blessington*	231,703	184,669	176,811	164,709	163,165	205,192	236,792	265,036	278,125	268,698	286,770
NewtownMK*	217,697	185,235	155,945	164,024	198,014	214,523	233,424	240,586	252,710	259,776	304,480
Kilcoole*	258,728	200,504	179,127	202,139	241,072	290,078	309,388	298,130	303,372	326,363	328,210
Wicklow Town	318,048	243,264	193,505	202,087	216,949	274,902	279,825	301,494	303,440	335,123	337,061
Bray	339,748	286,420	256,662	330,606	322,996	341,972	379,233	85,888	404,871	397,384	430,430
Greystones	365,734	321,123	313,646	306,024	358,829	403,073	389,632	414,136	451,892	441,741	492,824
County	241,745	169,034	184,159	211,138	232,781	259,545	286,551	310,173	308,847	318,763	327,721

Source: CSO Market-based Household Purchases of Residential Dwellings /RPPR and Wicklow County Council

* All towns denoted are estimated yearly prices calculated by Wicklow County Council using data from Residential Property Price Register.



**Fig. 5.2 Mean Property prices for all types of residential property within Wicklow
2010-2020**



Source: CSO Market-based Household Purchases of Residential Dwellings /RPPR and Wicklow County Council

* All towns denoted are estimated yearly prices calculated by Wicklow County Council using data from Residential Property Price Register

[\(updated chart\)](#)

5.3 Proportion of Houses in each band ~~2019~~2020

In accordance with the guidance set out in *Part V of the Planning and Development Act, 2000 – Housing Supply – A Model Strategy and Step by Step Guide (DoEHLG 2000)*, data has been collected on the number of houses that are available in price *bands*, that is, the number of houses that are available in the market within certain price ranges.

Table 5.3 House Proportion of Houses in each Band ~~2019~~2020

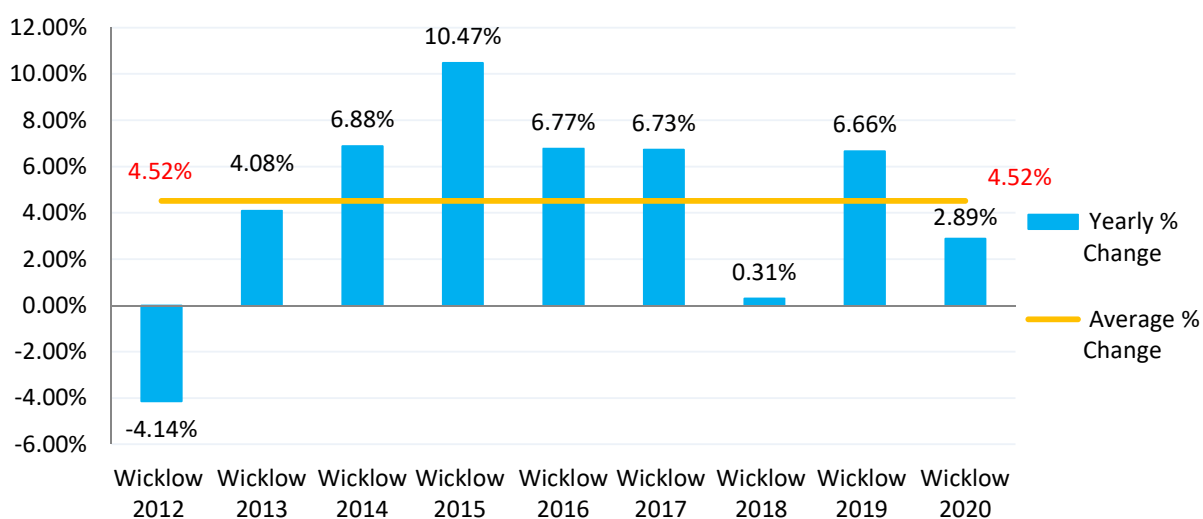
	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	Band 9	Band 10
Price band (000's €)	Under 99,999	100-149	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500+
2019 2020 % of Wicklow units in each band	3.5% 2.71%	4.3% 4.21%	8.3% 8.54%	17.1% 14.76%	16.3% 13.67%	13.4% 16.03%	11.9% 10.44%	8.5% 6.57%	4.7% 6.63%	11.7% 16.44%

Source: Residential Property Price Register

5.4 Estimated Property Prices

In projecting property prices over period of the strategy and up to 2031, assumptions will be based upon Residential Property Price Register for Wicklow for all residential property prices. Looking at the yearly percentage change for the period 2011-~~2019~~2020, the average property price rose ~~by 4.72%~~ by 4.52% in County Wicklow. This compares to the national average including Dublin over the same period of ~~5.85%~~ 5.22% and national average excluding Dublin of ~~4.74%~~ 4.33%.

Yearly % Change of Wicklow - all residential properties from 2012-2020



Source: Residential Property Price Register
([updated table](#))

~~The chart shows the annual change in property prices for all residential properties in the County. On average this came in at 4.72%. With so much uncertainty regarding the economic outlook as a result of COVID 19 and Brexit, 3% growth rate is assumed for 2021 and 2022 and 5% thereafter up to 2028.~~

The chart shows the annual change in property prices for all residential properties in the County. On average this came in at 4.52%. With so much uncertainty regarding the economic outlook as a result of COVID 19 and Brexit, 4% growth rate is assumed for 2021 up to 2028.

Table 5.4 House price band inflation Wicklow 2019-2028

Year	Average price increase/decrease	Band 1	Band 2		Band 3		Band 4		Band 5		Band 6		Band 7		Band 8		Band 9		Band 10
2019	-	99,999	100,000	149,999	150,000	199,999	200,000	249,999	250,000	299,999	300,000	349,999	350,000	399,999	400,000	449,999	450,000	499,999	500,000
2020	3%	102,999	103,000	154,499	154,500	205,999	206,000	257,499	257,500	308,999	309,000	360,499	360,500	411,999	412,000	463,499	463,500	514,999	515,000
2021	3%	106,089	106,090	159,134	159,135	212,179	212,180	265,224	265,225	318,269	318,270	371,314	371,315	424,359	424,360	477,404	477,405	530,449	530,450
2022	3%	109,272	109,273	163,908	163,909	218,544	218,545	273,181	273,182	327,817	327,818	382,453	382,454	437,090	437,091	491,726	491,727	546,362	546,364
2023	5%	114,735	114,736	172,103	172,105	229,472	229,473	286,840	286,841	344,208	344,209	401,576	401,577	458,944	458,945	516,312	516,314	573,681	573,682
2024	5%	120,472	120,473	180,709	180,710	240,945	240,946	301,182	301,183	361,418	361,419	421,655	421,656	481,891	481,893	542,128	542,129	602,365	602,366
2025	5%	126,496	126,497	189,744	189,745	252,992	252,994	316,241	316,242	379,489	379,490	442,738	442,739	505,986	505,987	569,234	569,236	632,483	632,484
2026	5%	132,820	132,822	199,231	199,232	265,642	265,643	332,053	332,054	398,464	398,465	464,874	464,876	531,285	531,287	597,696	597,697	664,107	664,108
2027	5%	139,461	139,463	209,193	209,194	278,924	278,925	348,655	348,657	418,387	418,388	488,118	488,120	557,850	557,851	627,581	627,582	697,312	697,314
2028	5%	146,434	146,436	219,652	219,654	292,870	292,872	366,088	366,090	439,306	439,308	512,524	512,526	585,742	585,743	658,960	658,961	732,178	732,179
% of Wicklow units in each band	-	3.55%	4.31%		8.31%		17.12%		16.31%		13.42%		11.90%		8.56%		4.76%		11.75%

Year	Average price increase/decrease	Band 1	Band 2		Band 3		Band 4		Band 5		Band 6		Band 7		Band 8		Band 9		Band 10
2019	-	99,999	100,000	149,999	150,000	199,999	200,000	249,999	250,000	299,999	300,000	349,999	350,000	399,999	400,000	449,999	450,000	499,999	500,000
2020	4%	103,999	104,000	155,999	156,000	207,999	208,000	259,999	260,000	311,999	312,000	363,999	364,000	415,999	416,000	467,999	468,000	519,999	520,000
2021	4%	108,159	108,160	162,239	162,240	216,319	216,320	270,399	270,400	324,479	324,480	378,559	378,560	432,639	432,640	486,719	486,720	540,799	540,800

Proposed Amendments to Draft Wicklow County Development Plan 2022-2028

2022	4%	112,485	112,486	168,728	168,730	224,972	224,973	281,215	281,216	337,458	337,459	393,701	393,702	449,944	449,946	506,188	506,189	562,431	562,432
2023	4%	116,985	116,986	175,478	175,479	233,971	233,972	292,463	292,465	350,956	350,958	409,449	409,450	467,942	467,943	526,435	526,436	584,928	584,929
2024	4%	121,664	121,665	182,497	182,498	243,329	243,331	304,162	304,163	364,995	364,996	425,827	425,829	486,660	486,661	547,493	547,494	608,325	608,326
2025	4%	126,531	126,532	189,797	189,798	253,063	253,064	316,328	316,330	379,594	379,596	442,860	442,862	506,126	506,128	569,392	569,394	632,658	632,660
2026	4%	131,592	131,593	197,388	197,390	263,185	263,186	328,982	328,983	394,778	394,780	460,575	460,576	526,371	526,373	592,168	592,169	657,965	657,966
2027	4%	136,856	136,857	205,284	205,285	273,712	273,714	342,141	342,142	410,569	410,571	478,998	478,999	547,426	547,428	615,855	615,856	684,283	684,285
2028	4%	142,330	142,331	213,495	213,497	284,661	284,662	355,827	355,828	426,992	426,994	498,158	498,159	569,323	569,325	640,489	640,490	711,654	711,656
% of Wicklow units in each band	-	2.71%	4.21%	8.54%	14.76%	13.67%	16.03%	10.44%	6.57%	6.63%	16.44%								

6. Conclusion

Affordability for each year of the strategy is set out in the following tables. The purpose of this analysis is to determine what proportion of new private housing developed will require to be devoted to social housing. As set out above, as the principal function of this strategy is to determine if it will be necessary for the Local Authority to intervene in the housing market and require developers to dedicate lands / units for social housing, this strategy assumes incomes grow steadily but house price growth is moderate, following longer term trends rather than extreme peaks and troughs, as this would give the least justification for seeking the maximum 10% social housing.



6.1 Affordability Index 2021

Year	Range	%	No.-of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No.-of units required within each band	%-of-units projected to-be provided in each band	No.-of units projected to-be provided in each band	Housing shortfall i.e. no.-of households not meeting affordability criteria	Housing shortfall as-%-of total housing units required
2021	1st decile	9.83%	113	113	79,829	Band 1	1	106,089	189	3.55%	41	149	12.95%
-	2nd decile	10.57%	121	234	131,188								
-	3rd decile	10.47%	120	354	188,394	Band 1 & 2	2	159,134	110	4.31%	49	61	5.27%
-	4th decile	10.44%	120	474	240,036	Band 2 & 3	3	212,179	120	8.31%	95	24	2.13%
-	5th decile	10.25%	118	592	293,534	Band 3 & 4	4	265,224	116	17.12%	197	-81	
-	6th decile	9.94%	114	706	350,163	Band 4 & 5	5	318,269	107	16.31%	187	-80	
-	7th decile	9.62%	110	816	415,101	Band 5 & 6	6	371,314	89	13.42%	154	-65	
-	8th decile	9.65%	111	927	491,570	Band 6,7 & 8	8	477,404	170	20.47%	235	-65	
-	9th decile	9.61%	110	1,038	595,784	Band 9	9	530,449	23	4.76%	55	-31	
-	10th decile	9.62%	110	1,148	901,430	Band 10	10	None	224	11.75%	135	89	
-	Total		1148						1,148				20.35%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
<u>2021</u>	<u>1st decile</u>	<u>9.83%</u>	<u>92</u>	<u>92</u>	<u>83,341</u>	<u>Band 1</u>	<u>1</u>	<u>108,159</u>	<u>151</u>	<u>2.71%</u>	<u>25</u>	<u>125</u>	<u>13.40%</u>
<u>-</u>	<u>2nd decile</u>	<u>10.57%</u>	<u>99</u>	<u>191</u>	<u>136,959</u>								
<u>-</u>	<u>3rd decile</u>	<u>10.47%</u>	<u>98</u>	<u>289</u>	<u>196,683</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>162,239</u>	<u>88</u>	<u>4.21%</u>	<u>39</u>	<u>48</u>	<u>5.14%</u>
<u>-</u>	<u>4th decile</u>	<u>10.44%</u>	<u>98</u>	<u>387</u>	<u>250,597</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>216,319</u>	<u>95</u>	<u>8.54%</u>	<u>80</u>	<u>16</u>	<u>1.66%</u>
<u>-</u>	<u>5th decile</u>	<u>10.25%</u>	<u>96</u>	<u>483</u>	<u>306,449</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>270,399</u>	<u>92</u>	<u>14.76%</u>	<u>138</u>	<u>-46</u>	<u>-</u>
<u>-</u>	<u>6th decile</u>	<u>9.94%</u>	<u>93</u>	<u>576</u>	<u>365,569</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>324,479</u>	<u>85</u>	<u>13.67%</u>	<u>128</u>	<u>-43</u>	<u>-</u>
<u>-</u>	<u>7th decile</u>	<u>9.62%</u>	<u>90</u>	<u>666</u>	<u>433,364</u>	<u>Band 5,6 & 7</u>	<u>7</u>	<u>432,639</u>	<u>154</u>	<u>26.47%</u>	<u>248</u>	<u>-94</u>	<u>-</u>
<u>-</u>	<u>8th decile</u>	<u>9.65%</u>	<u>90</u>	<u>756</u>	<u>513,197</u>	<u>Band 7 & 8</u>	<u>8</u>	<u>486,719</u>	<u>52</u>	<u>6.57%</u>	<u>62</u>	<u>-9</u>	<u>-</u>
<u>-</u>	<u>9th decile</u>	<u>9.61%</u>	<u>90</u>	<u>846</u>	<u>621,996</u>	<u>Band 8 & 9</u>	<u>9</u>	<u>540,799</u>	<u>18</u>	<u>6.63%</u>	<u>62</u>	<u>-44</u>	<u>-</u>
<u>-</u>	<u>10th decile</u>	<u>9.62%</u>	<u>90</u>	<u>936</u>	<u>941,089</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>200</u>	<u>16.44%</u>	<u>154</u>	<u>47</u>	<u>-</u>
<u>-</u>	<u>Total</u>		<u>936</u>						<u>936</u>				<u>20.20%</u>



6.2 Affordability Index 2022

Year	Range	%	No.-of houses required	Running total	Affordability by-each decile	Household band position	Upper band position	House price-in band upper value	No.-of units required within each band	%-of units projected to-be provided in-each band	No.-of units projected to-be provided in-each band	Housing shortfall i.e. no.-of households not-meeting affordability criteria	Housing shortfall as-%-of total housing units required
2022	1st decile	9.83%	113	113	81,425	Band 1	1	109,272	191	3.55%	41	151	13.11%
-	2nd decile	10.57%	121	234	133,811								
-	3rd decile	10.47%	120	354	192,162	Band 1 & 2	2	163,908	111	4.31%	49	62	5.37%
-	4th decile	10.44%	120	474	244,837	Band 2 & 3	3	218,544	121	8.31%	95	26	2.23%
-	5th decile	10.25%	118	592	299,405	Band 3 & 4	4	273,181	117	17.12%	197	-80	
-	6th decile	9.94%	114	706	357,166	Band 4 & 5	5	327,817	108	16.31%	187	-79	
-	7th decile	9.62%	110	816	423,403	Band 5 & 6	6	382,453	90	13.42%	154	-65	
-	8th decile	9.65%	111	927	501,401	Band 6, 7 & 8	8	491,726	172	20.47%	235	-63	
-	9th decile	9.61%	110	1,038	607,699	Band 9	9	546,362	23	4.76%	55	-31	
-	10th decile	9.62%	110	1,148	919,458	Band 10	10	None	215	11.75%	135	80	
-	Total		1148						1,148				20.71%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
<u>2022</u>	<u>1st decile</u>	<u>9.83%</u>	<u>115</u>	<u>115</u>	<u>85,008</u>	<u>Band 1</u>	<u>1</u>	<u>112,485</u>	<u>193</u>	<u>2.71%</u>	<u>32</u>	<u>161</u>	<u>13.71%</u>
-	<u>2nd decile</u>	<u>10.57%</u>	<u>124</u>	<u>239</u>	<u>139,699</u>								
-	<u>3rd decile</u>	<u>10.47%</u>	<u>123</u>	<u>362</u>	<u>200,617</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>168,728</u>	<u>112</u>	<u>4.21%</u>	<u>49</u>	<u>63</u>	<u>5.33%</u>
-	<u>4th decile</u>	<u>10.44%</u>	<u>123</u>	<u>485</u>	<u>255,609</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>224,973</u>	<u>122</u>	<u>8.54%</u>	<u>100</u>	<u>22</u>	<u>1.86%</u>
-	<u>5th decile</u>	<u>10.25%</u>	<u>120</u>	<u>605</u>	<u>312,578</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>281,215</u>	<u>118</u>	<u>14.76%</u>	<u>173</u>	<u>-56</u>	<u>-</u>
-	<u>6th decile</u>	<u>9.94%</u>	<u>117</u>	<u>722</u>	<u>372,880</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>337,458</u>	<u>109</u>	<u>13.67%</u>	<u>160</u>	<u>-52</u>	<u>-</u>
-	<u>7th decile</u>	<u>9.62%</u>	<u>113</u>	<u>835</u>	<u>442,032</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>393,701</u>	<u>90</u>	<u>16.03%</u>	<u>188</u>	<u>-98</u>	<u>-</u>
-	<u>8th decile</u>	<u>9.65%</u>	<u>113</u>	<u>948</u>	<u>523,461</u>	<u>Band 6,7 & 8</u>	<u>8</u>	<u>506,188</u>	<u>173</u>	<u>17.01%</u>	<u>200</u>	<u>-26</u>	<u>-</u>
-	<u>9th decile</u>	<u>9.61%</u>	<u>113</u>	<u>1,061</u>	<u>634,436</u>	<u>Band 8 & 9</u>	<u>9</u>	<u>562,431</u>	<u>24</u>	<u>6.63%</u>	<u>78</u>	<u>-54</u>	<u>-</u>
-	<u>10th decile</u>	<u>9.62%</u>	<u>113</u>	<u>1,174</u>	<u>959,911</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>233</u>	<u>16.44%</u>	<u>193</u>	<u>40</u>	<u>-</u>
-	<u>Total</u>		<u>1174</u>						<u>1174</u>				<u>20.90%</u>



6.3 Affordability Index 2023

Year	Range	%	No.-of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No.-of units required within each band	%-of units projected to be provided in each band	No.-of units projected to be provided in each band	Housing shortfall i.e. no.-of households not meeting affordability criteria	Housing shortfall as-%-of total housing units required
2023	1st decile	9.83%	113	113	83,868	Band 1	1	114,735	195	3.55%	41	154	13.43%
-	2nd decile	10.57%	121	234	137,826								
-	3rd decile	10.47%	120	354	197,927	Band 1 & 2	2	172,103	113	4.31%	49	64	5.55%
-	4th decile	10.44%	120	474	252,182	Band 2 & 3	3	229,472	123	8.31%	95	28	2.44%
-	5th decile	10.25%	118	592	308,387	Band 3 & 4	4	286,840	119	17.12%	197	-78	
-	6th decile	9.94%	114	706	367,881	Band 4 & 5	5	344,208	110	16.31%	187	-77	
-	7th decile	9.62%	110	816	436,105	Band 5 & 6	6	401,576	91	13.42%	154	-63	
-	8th decile	9.65%	111	927	516,443	Band 6,7 & 8	8	516,312	175	20.47%	235	-60	
-	9th decile	9.61%	110	1,038	625,930	Band 9	9	573,681	24	4.76%	55	-31	
-	10th decile	9.62%	110	1,148	947,042	Band 10	10	None	197	11.75%	135	62	
-	Total		1148						1,148				21.43%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
2023	1st decile	<u>9.83%</u>	<u>139</u>	<u>139</u>	<u>87,558</u>	<u>Band 1</u>	<u>1</u>	<u>116,985</u>	<u>234</u>	<u>2.71%</u>	<u>38</u>	<u>196</u>	<u>13.87%</u>
-	2nd decile	<u>10.57%</u>	<u>149</u>	<u>288</u>	<u>143,890</u>								
-	3rd decile	<u>10.47%</u>	<u>148</u>	<u>436</u>	<u>206,635</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>175,478</u>	<u>136</u>	<u>4.21%</u>	<u>59</u>	<u>76</u>	<u>5.42%</u>
-	4th decile	<u>10.44%</u>	<u>147</u>	<u>583</u>	<u>263,277</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>233,971</u>	<u>148</u>	<u>8.54%</u>	<u>120</u>	<u>28</u>	<u>1.96%</u>
-	5th decile	<u>10.25%</u>	<u>145</u>	<u>727</u>	<u>321,955</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>292,463</u>	<u>143</u>	<u>14.76%</u>	<u>208</u>	<u>-65</u>	-
-	6th decile	<u>9.94%</u>	<u>140</u>	<u>868</u>	<u>384,066</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>350,956</u>	<u>132</u>	<u>13.67%</u>	<u>193</u>	<u>-61</u>	-
-	7th decile	<u>9.62%</u>	<u>136</u>	<u>1,004</u>	<u>455,293</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>409,449</u>	<u>110</u>	<u>16.03%</u>	<u>226</u>	<u>-117</u>	-
-	8th decile	<u>9.65%</u>	<u>136</u>	<u>1,140</u>	<u>539,165</u>	<u>Band 6,7 & 8</u>	<u>8</u>	<u>526,435</u>	<u>210</u>	<u>17.01%</u>	<u>240</u>	<u>-30</u>	-
-	9th decile	<u>9.61%</u>	<u>136</u>	<u>1,275</u>	<u>653,469</u>	<u>Band 8 & 9</u>	<u>9</u>	<u>584,928</u>	<u>29</u>	<u>6.63%</u>	<u>94</u>	<u>-65</u>	-
-	10th decile	<u>9.62%</u>	<u>136</u>	<u>1,411</u>	<u>988,709</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>270</u>	<u>16.44%</u>	<u>232</u>	<u>38</u>	-
-	Total		<u>1411</u>						<u>1411</u>				<u>21.25%</u>



6.4 Affordability Index 2024

Year	Range	%	No.-of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No.-of units required within each band	%-of units projected to-be provided in-each band	No.-of units projected to-be provided in-each band	Housing shortfall i.e. no.-of households not meeting affordability criteria	Housing shortfall as-%-of total housing units required
2024	1st-decile	9.83%	113	113	86,384	Band 1	1	120,472	199	3.55%	41	158	13.76%
-	2nd-decile	10.57%	121	234	141,961								
-	3rd-decile	10.47%	120	354	203,865	Band 1 & 2	2	180,709	115	4.31%	49	66	5.74%
-	4th-decile	10.44%	120	474	259,747	Band 2 & 3	3	240,945	126	8.31%	95	30	2.65%
-	5th-decile	10.25%	118	592	317,639	Band 3 & 4	4	301,182	121	17.12%	197	-75	
-	6th-decile	9.94%	114	706	378,917	Band 4 & 5	5	361,418	112	16.31%	187	-75	
-	7th-decile	9.62%	110	816	449,189	Band 5 & 6	6	421,655	93	13.42%	154	-61	
-	8th-decile	9.65%	111	927	531,936	Band 6 & 7	7	481,891	74	11.90%	137	-63	
-	9th-decile	9.61%	110	1,038	644,708	Band 7,8 & 9	9	602,365	129	13.32%	153	-24	
-	10th-decile	9.62%	110	1,148	975,453	Band 10	10	None	179	11.75%	135	44	
-	Total		1148						1,148				22.16%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
<u>2024</u>	<u>1st decile</u>	<u>9.83%</u>	<u>139</u>	<u>139</u>	<u>90,185</u>	<u>Band 1</u>	<u>1</u>	<u>121,664</u>	<u>236</u>	<u>2.71%</u>	<u>38</u>	<u>198</u>	<u>14.03%</u>
-	<u>2nd decile</u>	<u>10.57%</u>	<u>149</u>	<u>288</u>	<u>148,206</u>								
-	<u>3rd decile</u>	<u>10.47%</u>	<u>148</u>	<u>436</u>	<u>212,834</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>182,497</u>	<u>137</u>	<u>4.21%</u>	<u>59</u>	<u>78</u>	<u>5.51%</u>
-	<u>4th decile</u>	<u>10.44%</u>	<u>147</u>	<u>583</u>	<u>271,175</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>243,329</u>	<u>150</u>	<u>8.54%</u>	<u>120</u>	<u>29</u>	<u>2.06%</u>
-	<u>5th decile</u>	<u>10.25%</u>	<u>145</u>	<u>727</u>	<u>331,614</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>304,162</u>	<u>144</u>	<u>14.76%</u>	<u>208</u>	<u>-64</u>	-
-	<u>6th decile</u>	<u>9.94%</u>	<u>140</u>	<u>868</u>	<u>395,588</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>364,995</u>	<u>133</u>	<u>13.67%</u>	<u>193</u>	<u>-59</u>	-
-	<u>7th decile</u>	<u>9.62%</u>	<u>136</u>	<u>1,004</u>	<u>468,951</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>425,827</u>	<u>111</u>	<u>16.03%</u>	<u>226</u>	<u>-116</u>	-
-	<u>8th decile</u>	<u>9.65%</u>	<u>136</u>	<u>1,140</u>	<u>555,339</u>	<u>Band 6,7 & 8</u>	<u>8</u>	<u>547,493</u>	<u>212</u>	<u>17.01%</u>	<u>240</u>	<u>-28</u>	-
-	<u>9th decile</u>	<u>9.61%</u>	<u>136</u>	<u>1,275</u>	<u>673,073</u>	<u>Band 8 & 9</u>	<u>9</u>	<u>608,325</u>	<u>29</u>	<u>6.63%</u>	<u>94</u>	<u>-65</u>	-
-	<u>10th decile</u>	<u>9.62%</u>	<u>136</u>	<u>1,411</u>	<u>1,018,370</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>258</u>	<u>16.44%</u>	<u>232</u>	<u>27</u>	-
-	<u>Total</u>		<u>1411</u>						<u>1411</u>				<u>21.61%</u>



6.5 Affordability Index 2025

Year	Range	%	No.-of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No.-of units required within each band	%-of units projected to-be provided in-each band	No.-of units projected to-be provided in-each band	Housing shortfall i.e. no.-of households not meeting affordability criteria	Housing shortfall as-%-of total housing units required
2025	1st-decile	9.83%	113	113	88,976	Band 1	1	126,496	203	3.55%	41	162	14.10%
-	2nd-decile	10.57%	121	234	146,219								
-	3rd-decile	10.47%	120	354	209,981	Band 1 & 2	2	189,744	118	4.31%	49	68	5.94%
-	4th-decile	10.44%	120	474	267,540	Band 2 & 3	3	252,992	128	8.31%	95	33	2.86%
-	5th-decile	10.25%	118	592	327,168	Band 3 & 4	4	316,241	124	17.12%	197	-73	
-	6th-decile	9.94%	114	706	390,285	Band 4 & 5	5	379,489	114	16.31%	187	-73	
-	7th-decile	9.62%	110	816	462,664	Band 5 & 6	6	442,738	95	13.42%	154	-59	
-	8th-decile	9.65%	111	927	547,894	Band 6 & 7	7	505,986	75	11.90%	137	-62	
-	9th-decile	9.61%	110	1,038	664,049	Band 7,8 & 9	9	632,483	132	13.32%	153	-21	
-	10th-decile	9.62%	110	1,148	1,004,717	Band 10	10	None	160	11.75%	135	25	
-	Total		1148						1,148				22.90%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
<u>2025</u>	<u>1st decile</u>	<u>9.83%</u>	<u>139</u>	<u>139</u>	<u>92,890</u>	<u>Band 1</u>	<u>1</u>	<u>126,531</u>	<u>239</u>	<u>2.71%</u>	<u>38</u>	<u>200</u>	<u>14.20%</u>
-	<u>2nd decile</u>	<u>10.57%</u>	<u>149</u>	<u>288</u>	<u>152,652</u>								
-	<u>3rd decile</u>	<u>10.47%</u>	<u>148</u>	<u>436</u>	<u>219,219</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>189,797</u>	<u>139</u>	<u>4.21%</u>	<u>59</u>	<u>79</u>	<u>5.61%</u>
-	<u>4th decile</u>	<u>10.44%</u>	<u>147</u>	<u>583</u>	<u>279,311</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>253,063</u>	<u>151</u>	<u>8.54%</u>	<u>120</u>	<u>31</u>	<u>2.17%</u>
-	<u>5th decile</u>	<u>10.25%</u>	<u>145</u>	<u>727</u>	<u>341,562</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>316,328</u>	<u>146</u>	<u>14.76%</u>	<u>208</u>	<u>-63</u>	-
-	<u>6th decile</u>	<u>9.94%</u>	<u>140</u>	<u>868</u>	<u>407,456</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>379,594</u>	<u>135</u>	<u>13.67%</u>	<u>193</u>	<u>-58</u>	-
-	<u>7th decile</u>	<u>9.62%</u>	<u>136</u>	<u>1,004</u>	<u>483,020</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>442,860</u>	<u>112</u>	<u>16.03%</u>	<u>226</u>	<u>-115</u>	-
-	<u>8th decile</u>	<u>9.65%</u>	<u>136</u>	<u>1,140</u>	<u>572,000</u>	<u>Band 6,7 & 8</u>	<u>8</u>	<u>569,392</u>	<u>214</u>	<u>17.01%</u>	<u>240</u>	<u>-26</u>	-
-	<u>9th decile</u>	<u>9.61%</u>	<u>136</u>	<u>1,275</u>	<u>693,265</u>	<u>Band 8 & 9</u>	<u>9</u>	<u>632,658</u>	<u>29</u>	<u>6.63%</u>	<u>94</u>	<u>-64</u>	-
-	<u>10th decile</u>	<u>9.62%</u>	<u>136</u>	<u>1,411</u>	<u>1,048,921</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>247</u>	<u>16.44%</u>	<u>232</u>	<u>15</u>	-
-	<u>Total</u>		<u>1411</u>						<u>1411</u>				<u>21.97%</u>



6.6 Affordability Index 2026

Year	Range	%	No.-of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No.-of units required within each band	%-of units projected to-be provided in-each band	No.-of units projected to-be provided in-each band	Housing shortfall i.e. no.-of households not meeting affordability criteria	Housing shortfall as-%-of total housing units required
2026	1st-decile	9.83%	113	113	91,645	Band 1	1	132,820	207	3.55%	41	166	14.44%
-	2nd-decile	10.57%	121	234	150,606								
-	3rd-decile	10.47%	120	354	216,280	Band 1 & 2	2	199,231	120	4.31%	49	70	6.14%
-	4th-decile	10.44%	120	474	275,566	Band 2 & 3	3	265,642	131	8.31%	95	35	3.08%
-	5th-decile	10.25%	118	592	336,983	Band 3 & 4	4	332,053	126	17.12%	197	-70	
-	6th-decile	9.94%	114	706	401,993	Band 4 & 5	5	398,464	117	16.31%	187	-71	
-	7th-decile	9.62%	110	816	476,544	Band 5 & 6	6	464,874	97	13.42%	154	-57	
-	8th-decile	9.65%	111	927	564,331	Band 6 & 7	7	531,285	76	11.90%	137	-60	
-	9th-decile	9.61%	110	1,038	683,971	Band 7,8 & 9	9	664,107	134	13.32%	153	-19	
-	10th-decile	9.62%	110	1,148	1,034,859	Band 10	10	None	141	11.75%	135	6	
-	Total		1148						1,148				23.66%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
2026	1st decile	<u>9.83%</u>	<u>139</u>	<u>139</u>	<u>95,677</u>	<u>Band 1</u>	<u>1</u>	<u>131,592</u>	<u>241</u>	<u>2.71%</u>	<u>38</u>	<u>203</u>	<u>14.36%</u>
-	2nd decile	<u>10.57%</u>	<u>149</u>	<u>288</u>	<u>157,232</u>								
-	3rd decile	<u>10.47%</u>	<u>148</u>	<u>436</u>	<u>225,796</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>197,388</u>	<u>140</u>	<u>4.21%</u>	<u>59</u>	<u>80</u>	<u>5.70%</u>
-	4th decile	<u>10.44%</u>	<u>147</u>	<u>583</u>	<u>287,690</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>263,185</u>	<u>152</u>	<u>8.54%</u>	<u>120</u>	<u>32</u>	<u>2.27%</u>
-	5th decile	<u>10.25%</u>	<u>145</u>	<u>727</u>	<u>351,809</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>328,982</u>	<u>147</u>	<u>14.76%</u>	<u>208</u>	<u>-61</u>	<u>-</u>
-	6th decile	<u>9.94%</u>	<u>140</u>	<u>868</u>	<u>419,680</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>394,778</u>	<u>136</u>	<u>13.67%</u>	<u>193</u>	<u>-57</u>	<u>-</u>
-	7th decile	<u>9.62%</u>	<u>136</u>	<u>1,004</u>	<u>497,510</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>460,575</u>	<u>113</u>	<u>16.03%</u>	<u>226</u>	<u>-113</u>	<u>-</u>
-	8th decile	<u>9.65%</u>	<u>136</u>	<u>1,140</u>	<u>589,160</u>	<u>Band 6 & 7</u>	<u>7</u>	<u>526,371</u>	<u>89</u>	<u>10.44%</u>	<u>147</u>	<u>-58</u>	<u>-</u>
-	9th decile	<u>9.61%</u>	<u>136</u>	<u>1,275</u>	<u>714,063</u>	<u>Band 7,8 & 9</u>	<u>9</u>	<u>657,965</u>	<u>157</u>	<u>13.21%</u>	<u>186</u>	<u>-30</u>	<u>-</u>
-	10th decile	<u>9.62%</u>	<u>136</u>	<u>1,411</u>	<u>1,080,389</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>236</u>	<u>16.44%</u>	<u>232</u>	<u>4</u>	<u>-</u>
-	Total		<u>1411</u>						<u>1411</u>				<u>22.33%</u>



6.7 Affordability Index 2027

Year	Range	%	No.-of houses required	Running total	Affordability by each decile	Household band position	Upper band position	House price in band upper value	No.-of units required within each band	%-of units projected to-be provided in-each band	No.-of units projected to-be provided in-each band	Housing shortfall i.e. no.-of households not meeting affordability criteria	Housing shortfall as-%-of total housing units required
2027	1st-decile	9.83%	95	95	94,394	Band 1	1	139,461	177	3.55%	34	143	14.79%
-	2nd-decile	10.57%	102	197	155,124								
-	3rd-decile	10.47%	101	298	222,769	Band 1 & 2	2	209,193	103	4.31%	42	61	6.34%
-	4th-decile	10.44%	101	399	283,833	Band 2 & 3	3	278,924	112	8.31%	80	32	3.30%
-	5th-decile	10.25%	99	498	347,093	Band 3 & 4	4	348,655	108	17.12%	165	-57	
-	6th-decile	9.94%	96	593	414,053								
-	7th-decile	9.62%	93	686	490,841	Band 4,5 & 6	6	488,118	183	29.74%	287	-104	
-	8th-decile	9.65%	93	779	581,261	Band 6 & 7	7	557,850	66	11.90%	115	-49	
-	9th-decile	9.61%	93	872	704,490	Band 7,8 & 9	9	697,312	115	13.32%	129	-13	
-	10th-decile	9.62%	93	965	1,065,904	Band 10	10	None	102	11.75%	113	-12	
-	-Total		965						965				24.43%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
2027	1st decile	<u>9.83%</u>	<u>139</u>	<u>139</u>	<u>98,547</u>	<u>Band 1</u>	<u>1</u>	<u>136,856</u>	<u>243</u>	<u>2.71%</u>	<u>38</u>	<u>205</u>	<u>14.53%</u>
-	2nd decile	<u>10.57%</u>	<u>149</u>	<u>288</u>	<u>161,949</u>								
-	3rd decile	<u>10.47%</u>	<u>148</u>	<u>436</u>	<u>232,570</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>205,284</u>	<u>141</u>	<u>4.21%</u>	<u>59</u>	<u>82</u>	<u>5.80%</u>
-	4th decile	<u>10.44%</u>	<u>147</u>	<u>583</u>	<u>296,321</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>273,712</u>	<u>154</u>	<u>8.54%</u>	<u>120</u>	<u>34</u>	<u>2.37%</u>
-	5th decile	<u>10.25%</u>	<u>145</u>	<u>727</u>	<u>362,363</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>342,141</u>	<u>148</u>	<u>14.76%</u>	<u>208</u>	<u>-60</u>	<u>-</u>
-	6th decile	<u>9.94%</u>	<u>140</u>	<u>868</u>	<u>432,270</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>410,569</u>	<u>137</u>	<u>13.67%</u>	<u>193</u>	<u>-56</u>	<u>-</u>
-	7th decile	<u>9.62%</u>	<u>136</u>	<u>1,004</u>	<u>512,436</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>478,998</u>	<u>114</u>	<u>16.03%</u>	<u>226</u>	<u>-112</u>	<u>-</u>
-	8th decile	<u>9.65%</u>	<u>136</u>	<u>1,140</u>	<u>606,834</u>	<u>Band 6 & 7</u>	<u>7</u>	<u>547,426</u>	<u>90</u>	<u>10.44%</u>	<u>147</u>	<u>-57</u>	<u>-</u>
-	9th decile	<u>9.61%</u>	<u>136</u>	<u>1,275</u>	<u>735,485</u>	<u>Band 7,8 & 9</u>	<u>9</u>	<u>684,283</u>	<u>158</u>	<u>13.21%</u>	<u>186</u>	<u>-28</u>	<u>-</u>
-	10th decile	<u>9.62%</u>	<u>136</u>	<u>1,411</u>	<u>1,112,800</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>225</u>	<u>16.44%</u>	<u>232</u>	<u>-7</u>	<u>-</u>
-	Total		1411						1411				22.70%



6.8 Affordability Index 2028

Year	Range	%	No.-of houses required	Running total	Affordability by-each decile	Household band position	Upper band position	House price-in band upper value	No.-of units required within each band	%-of units projecte d-to-be provided in-each band	No.-of units projecte d-to-be provided in-each band	Housing shortfall i.e. no.-of households not-meeting affordability criteria	Housing shortfall as-%-of total housing units required
2028	1st decile	9.83%	95	95	97,226	Band 1	1	146,434	180	3.55%	34	146	15.15%
-	2nd decile	10.57%	102	197	159,778								
-	3rd decile	10.47%	101	298	229,452	Band 1 & 2	2	219,652	105	4.31%	42	63	6.55%
-	4th decile	10.44%	101	399	292,348	Band 2 & 3	3	292,870	122	8.31%	80	42	4.38%
-	5th decile	10.25%	99	498	357,505	Band 3 & 4	4	366,088	102	17.12%	165	-63	
-	6th decile	9.94%	96	593	426,475								
-	7th decile	9.62%	93	686	505,566	Band 4 & 5	5	439,306	87	16.31%	157	-70	
-	8th decile	9.65%	93	779	598,699	Band 5, 6 & 7	7	585,742	166	25.33%	244	-78	
-	9th decile	9.61%	93	872	725,625	Band 7 & 8	8	658,960	29	8.56%	83	-53	
-	10th decile	9.62%	93	965	1,097,881	Band 8,9 & 10	10	None	173	16.51%	159	14	
-	Total		965						965				26.08%



<u>Year</u>	<u>Range</u>	<u>%</u>	<u>No. of houses required</u>	<u>Running total</u>	<u>Affordability by each decile</u>	<u>Household band position</u>	<u>Upper band position</u>	<u>House price in band upper value</u>	<u>No. of units required within each band</u>	<u>% of units projected to be provided in each band</u>	<u>No. of units projected to be provided in each band</u>	<u>Housing shortfall i.e. no. of households not meeting affordability criteria</u>	<u>Housing shortfall as % of total housing units required</u>
2028	1st decile	<u>9.83%</u>	<u>95</u>	<u>95</u>	<u>101,504</u>	<u>Band 1</u>	<u>1</u>	<u>142,330</u>	<u>169</u>	<u>2.71%</u>	<u>26</u>	<u>142</u>	<u>14.69%</u>
-	2nd decile	<u>10.57%</u>	<u>102</u>	<u>198</u>	<u>166,807</u>								
-	3rd decile	<u>10.47%</u>	<u>101</u>	<u>299</u>	<u>239,547</u>	<u>Band 1 & 2</u>	<u>2</u>	<u>213,495</u>	<u>98</u>	<u>4.21%</u>	<u>41</u>	<u>57</u>	<u>5.90%</u>
-	4th decile	<u>10.44%</u>	<u>101</u>	<u>400</u>	<u>305,210</u>	<u>Band 2 & 3</u>	<u>3</u>	<u>284,661</u>	<u>107</u>	<u>8.54%</u>	<u>83</u>	<u>24</u>	<u>2.48%</u>
-	5th decile	<u>10.25%</u>	<u>99</u>	<u>500</u>	<u>373,234</u>	<u>Band 3 & 4</u>	<u>4</u>	<u>355,827</u>	<u>103</u>	<u>14.76%</u>	<u>143</u>	<u>-40</u>	-
-	6th decile	<u>9.94%</u>	<u>96</u>	<u>596</u>	<u>445,238</u>	<u>Band 4 & 5</u>	<u>5</u>	<u>426,992</u>	<u>95</u>	<u>13.67%</u>	<u>132</u>	<u>-37</u>	-
-	7th decile	<u>9.62%</u>	<u>93</u>	<u>689</u>	<u>527,809</u>	<u>Band 5 & 6</u>	<u>6</u>	<u>498,158</u>	<u>79</u>	<u>16.03%</u>	<u>155</u>	<u>-76</u>	-
-	8th decile	<u>9.65%</u>	<u>94</u>	<u>783</u>	<u>625,039</u>	<u>Band 6 & 7</u>	<u>7</u>	<u>569,323</u>	<u>62</u>	<u>10.44%</u>	<u>101</u>	<u>-39</u>	-
-	9th decile	<u>9.61%</u>	<u>93</u>	<u>876</u>	<u>757,550</u>	<u>Band 7,8 & 9</u>	<u>9</u>	<u>711,654</u>	<u>110</u>	<u>13.21%</u>	<u>128</u>	<u>-18</u>	-
-	10th decile	<u>9.62%</u>	<u>93</u>	<u>969</u>	<u>1,146,184</u>	<u>Band 9 & 10</u>	<u>10</u>	<u>None</u>	<u>146</u>	<u>16.44%</u>	<u>159</u>	<u>-13</u>	-
-	Total		<u>969</u>						<u>969</u>				<u>23.07%</u>

6.9 Summary & Conclusion

Affordability for each year of the strategy is set out in the tables above and is summarised below.

Year	2021	2022	2023	2024	2025	2026	2027	2028
New Household Formations	<u>1,148</u> <u>936</u>	<u>1,148</u> <u>1174</u>	<u>1,148</u> <u>1411</u>	<u>1,148</u> <u>1411</u>	<u>1,148</u> <u>1411</u>	<u>1,148</u> <u>1411</u>	<u>965</u> <u>1411</u>	<u>965</u> <u>969</u>
No. not meeting affordability criteria	<u>234</u> <u>189</u>	<u>238</u> <u>245</u>	<u>246</u> <u>300</u>	<u>254</u> <u>305</u>	<u>263</u> <u>310</u>	<u>272</u> <u>315</u>	<u>236</u> <u>320</u>	<u>252</u> <u>224</u>
% not meeting affordability criteria	<u>20.35%</u> <u>20.20%</u>	<u>20.71%</u> <u>20.90%</u>	<u>21.43%</u> <u>21.25%</u>	<u>22.16%</u> <u>21.61%</u>	<u>22.90%</u> <u>21.97%</u>	<u>23.66%</u> <u>22.33%</u>	<u>24.43%</u> <u>22.70%</u>	<u>26.08%</u> <u>23.07%</u>

It is therefore concluded that there is justification for seeking the maximum 10% (or 20% in certain circumstances) of land zoned for residential use, or for mixed of residential and other uses, to be reserved for the provision of social (and affordable) housing.

7. Housing Supply

Section 2.2 of this Strategy outlines the population and housing demand projections for the County up to 2031. These were prepared in accordance with the methodology for translating population targets into housing targets as set out in Ministerial Guidelines 'Housing Supply Target Methodology for Development Planning' (DHLGH December 2020).

~~In accordance with the methodology, housing demand for the period 2021 to 2026 is 4,981 units and thereafter it is assumed that housing demand will be delivered evenly up to 2031, up to the total target of 11,126 units.~~

~~However, neither the NPF 'Roadmap' nor the 2020 Ministerial Guidelines take account of the additional population allocation to Bray as per the MASP. This equates to 3,820 units¹⁵, and assuming they will be delivered over a 10 year period from 2022 to 2031, this equates to 382 units per annum. This will be assumed to be delivered in a linear even manner and no 'front loading' for 2026 is provided for as per the MASP.~~

Table 7.1 Housing Demand NPF Roadmap / Ministerial Guidelines 20262, 2028, 2031

County Wicklow	Units delivered 2017-2020	2021–2026	2027–2028	2029–2031	Total
New housing demand	3,230	4,981	1,166	1,749	11,126
New housing demand including Bray MASP allocation	3,230	6,981	1,930	2,895	14,946

County Wicklow	Units delivered 2017-2020	Estimated completions Q1 2021 – Q2 2022	Target Q3 2022 – Q2 2028	Target Q3 2028 - 2031	Total
New housing demand	3,230	1,404	8,467	1,848	14,949

It has also been shown that there will be significant affordability issues and that the Local Authority will be required to intervene in new developments to the maximum permitted extent of 10% (or 20% in certain circumstances). Intervention at this level, assuming all developments between 2021 and 2025 are eligible development with respect to Part V at the 10% rate, and all developments post 2026 are eligible at 20% rate, could yield up to 1,495,135 units up to 2031. In reality, the yield would be expected to be much lower given the number of housing developments that would, due to the number of houses or size of the site, be exempt from Part V requirements¹⁶.

7.1 Zoned Land

The County Development Plan 2022-2028 sets the population and housing targets for the County up to Q2 20282031. However, it only provides 'zoning' for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans', which will be reviewed after the adoption of the County Development Plan.

¹⁵ ~~Using the same ratio of population: housing units as provided for in the guidelines~~

¹⁶ ~~During the 2017 to 2020 period, Part V units accounted for only 4% of the total units delivered.~~

It is planned that these LAPs will be adopted following the adoption of the County Development Plan. Each LAP will cover a period of 6 years and zoning will be provided on the basis of the land needed to meet a 6 year horizon. The horizons utilised for each plan will also be cognisant of the fact the LAPs have the potential to be extended to last for up to 10 years, but no plan will include a timeline beyond 2031.

The zoning provisions of each Local Area Plan and Small Town Plan will be crafted on the basis of ensuring that the population and housing unit targets can be fulfilled. In accordance with national policy, 30% of the housing target will be delivered as compact growth i.e. within the existing built up area.

Table 7.2 to follow shows the housing growth targets for all the towns in the County that have development plans.

Table 7.2 Housing Growth Targets up to 2031

Level	Settlement	Further Housing Unit Growth Target up to 2031	Minimum target for compact growth ¹⁷	Maximum allowance outside built up envelope
1	Bray	4,855	1,456	3,398
2	Wicklow – Rathnew	1,687	506	1,181
3	Arklow	1,076	323	753
3	Greystones – Delgany	1,044	313	731
3	Blessington	502	151	351
4	Baltinglass	145	44	102
4	Enniskerry	111	33	78
4	Kilcoole	191	57	134
4	Newtownmountkennedy	612	184	429
4	Rathdrum	200	60	140
5	Ashford	294	294	0
5	Aughrim			
5	Carnew			
5	Dunlavin			
5	Tinahely			
6	Avea	195	195	0
6	Donard			
6	Kilmacanogue			
6	Newcastle			
6	Roundwood			
6	Shillelagh			

¹⁷ Defined as development within the existing built up envelope of the settlement

<u>Level</u>	<u>Settlement</u>	<u>Housing Stock 2016</u>	<u>Completions 2017-2020</u>	<u>Estimated completions 2021-Q2 2022</u>	<u>Housing Growth Q3 2022-Q2 2028</u>	<u>Housing Growth Q3 2028-Q4 2031</u>	<u>Total Housing Growth 2016-2031</u>
1	<u>Bray</u>	<u>11,232</u>	<u>165</u>	<u>100</u>	<u>4,026</u>	<u>771</u>	<u>5062</u>
2	<u>Wicklow - Rathnew</u>	<u>5,456</u>	<u>650</u>	<u>200</u>	<u>1,267</u>	<u>275</u>	<u>2392</u>
3	<u>Arklow</u>	<u>5,406</u>	<u>165</u>	<u>100</u>	<u>790</u>	<u>166</u>	<u>1,221</u>
	<u>Greystones - Delgany</u>	<u>6,766</u>	<u>875</u>	<u>400</u>	<u>508</u>	<u>170</u>	<u>1953</u>
	<u>Blessington</u>	<u>1,914</u>	<u>5</u>	<u>40</u>	<u>393</u>	<u>81</u>	<u>519</u>
4	<u>Baltinglass</u>	<u>903</u>	<u>46</u>	<u>40</u>	<u>85</u>	<u>24</u>	<u>195</u>
	<u>Enniskerry</u>	<u>648</u>	<u>34</u>	<u>40</u>	<u>36</u>	<u>15</u>	<u>125</u>
	<u>Kilcoole</u>	<u>1,451</u>	<u>97</u>	<u>20</u>	<u>140</u>	<u>30</u>	<u>287</u>
	<u>Newtownmount-kennedy</u>	<u>1,222</u>	<u>250</u>	<u>100</u>	<u>433</u>	<u>99</u>	<u>882</u>
	<u>Rathdrum</u>	<u>669</u>	<u>132</u>	<u>100</u>	<u>68</u>	<u>31</u>	<u>331</u>
5	<u>Ashford</u>	<u>2,390</u>	<u>255</u>	<u>90</u>	<u>129</u>	<u>41</u>	<u>515</u>
	<u>Aughrim</u>						
	<u>Carnew</u>						
	<u>Dunlavin</u>						
	<u>Tinahely</u>						
6	<u>Avoca</u>	<u>1,534</u>	<u>46</u>	<u>30</u>	<u>114</u>	<u>28</u>	<u>218</u>
	<u>Donard</u>						
	<u>Kilmacanogue</u>						
	<u>Newcastle</u>						
	<u>Roundwood</u>						
	<u>Shillelagh</u>						
7-9	<u>Villages / clusters</u>	<u>15,395</u>	<u>510</u>	<u>134</u>	<u>478</u>	<u>117</u>	<u>1249</u>
10	<u>Open countryside</u>						
	<u>Total</u>	<u>54,968</u>	<u>3,230</u>	<u>1,404</u>	<u>8,467</u>	<u>1,848</u>	<u>14,949</u>

The review of each LAP will ensure that each plan is consistent with the CDP 'Core Strategy' and its associated housing targets. The Core Strategy has determined that there is a surplus of land zoned for residential development in all of the towns with Local Area Plans. This surplus will be addressed as part of the review of the local area plans.

Table 7.3 — Future zoning requirements outside compact growth boundary (Levels 1-4)

Future Plan	Settlement	Core Strategy Housing Unit Target-maximum permissible outside compact growth boundary	Housing Yield of existing undeveloped zoned land outside compact growth boundary ¹⁸	Shortfall/surplus (UNITS)	Method of addressing shortfall / surplus
LAP	Bray	3,398	4,126	+728	To be addressed in new LAP.
LAP	Wicklow—Rathnew	1,181	1,959	+778	
LAP	Arklow	753	2,890	+2,137	
LAP	Greystones—Delgany	731	823	+92	
LAP	Blessington	351	870	+519	
LAP	Kilcoole	102	328	+226	
LAP	Enniskerry ¹⁹	78	198	+120	
STP	Baltinglass	134	90	-48	Requirement exceeded
STP	Newtownmountkennedy	429	590	+161	Requirement not met—legacy planning permissions under construction
STP	Rathdrum	140	0	-140	Requirement exceeded

With respect to the remaining 10 settlements, their plans form part of this County Development Plan. Zoning is therefore provided to meet the requirements of the Core Strategy targets. The zoning plans included as part of the County Development Plan and those that will be prepared as part of future Local Area Plans will ensure that adequate land is zoned to accommodate the housing target as identified in the Core Strategy (Chapter 3 of the County Development Plan).

The Infrastructural Assessment (Appendix 9 of the CDP) outlines infrastructure constraints to the delivery of zoned land. All land that is zoned as part of the County Development plan is either serviced (Tier 1) or has the potential to be serviced (Tier 2). There is an urgent need to address services deficiencies, particularly in the growth towns of Bray, Arklow and Blessington, where there is a high demand for social housing. The deficiencies in Arklow and Blessington relate principally to wastewater treatment whereas the infrastructure required in Bray to release zoned land is the delivery of motorway enhancement and public transport infrastructure to Fassaroe. The delivery of much of this infrastructure is outside the remit of the Local

¹⁸ —For LAP towns, estimated in accordance with current local plan zoning provisions; zoned housing lands or lands zoned for a mix of housing and other uses, excluding lands already developed for housing (by November 2020) or where new housing development is currently underway (as of November 2020); disregarding extant permissions as yet to commence. For Small Towns, based on zoning provisions / development objectives set out in this plan.

¹⁹ —as part of Bray MD LAP

Authority, being the responsibility of Irish Water and Transport Infrastructure Ireland / National Transport Authority. It is essential that these agencies deliver services in accordance with the priorities set out in the Wicklow Core Strategy.

7.2 Local Authority Land Bank

Wicklow County Council currently owns c. 38.49 hectares of zoned / designated housing land and the estimated capacity of this land is c. 1417 units, as detailed in the table below. Not all of this land is however currently serviced²⁰.

Table 7.4 Local Authority Land Bank

Municipal Area	Hectares	Location of Land	Serviced land Tier 1 or Tier 2 ²¹	Estimated development potential (units) ²²	
				Tier 1	Tier 2
Baltinglass	11.07	Burgage more, Blessington	Tier 2	126	261
		Milltown Rd., Dunlavin	Tier 2		
		Ballard Site, Shillelagh	Tier 1		
		Lugduff, Tinahely	Tier 2		
		Kilcommon Phase 2, Tinahely	Tier 2		
Arklow	9.82	Ballanagh Estate, Avoca	Tier 2	-	34 43.7
		Chapel Lane, Aughrim	Tier 2		
		Sheephouse, Arklow	Tier 2		
		Tinahask, Arklow	Tier 2		
Wicklow	2.8	Ballinahinch, Ashford	Tier 1	98	-
		Riversite, Rathnew	Tier 1		
		O'Sullivan's Lands, Rathnew (Phase 2)	Tier 1		
Bray	4.7	Rehills, Bray	Tier 1	235	
		Fassaroe, Dargle Road, Bray	Tier 1		
Greystones	10.1	Burnaby Mills, Greystones	Tier 1	353	
		Lott Lane, Kilcoole	Tier 1		
Total	38.49			812	605

²⁰ In accordance with NPO 72a of the National Planning Framework, planning authorities are required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

²¹ Tier 1 is land that is serviced and Tier 2 is land that is serviceable within the life of the Plan.

²² A minimum density of 50 units/ha is assumed for the Bray MD and 35 units / ha is used for Wicklow, Greystones, Baltinglass and Arklow MDs.

7.3 Housing Output & Targets

Since Between Q1 2017 and Q4 2020, 3,230 units have been completed which is an average of 808 units per year. Although the number of units is well below the target identified in the 2016 County Development Plan, the data shows that the County has seen a consistent increase in the number of housing completions year on year since 2012.

Table 7.5 House Completions

CSO House Completions 2011 – 2019 2020												
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average 17-20	Total 11-20	Average 11- 20
218	149	138	155	293	354	479	589	1116	1,046	808	4,537	454

Source: CSO

Table 7.5 Annual ~~Future Housing Targets~~ housing delivered / delivery targets 2017-2031

	2021	2021	2023	2024	2025	2026	2027	2028	2029	2030	2031
Units	1148.5	1148.5	1148.5	1148.5	1148.5	1148.5	965	965	965	965	965
Total						6891		8821			11716

Year	Completions	Estimated completions up to Q2 2022	Targeted completions Q3 2022 – Q4 2031
<u>2017</u>	<u>479</u>		
<u>2018</u>	<u>588</u>		
<u>2019</u>	<u>1,116</u>		
<u>2020</u>	<u>1,046</u>		
<u>2021</u>		<u>936</u>	
<u>2022</u>		<u>468</u>	<u>706</u>
<u>2023</u>			<u>1,411</u>
<u>2024</u>			<u>1,411</u>
<u>2025</u>			<u>1,411</u>
<u>2026</u>			<u>1,411</u>
<u>2027</u>			<u>1,411</u>
<u>2028</u>			<u>969</u>
<u>2029</u>			<u>528</u>
<u>2030</u>			<u>528</u>
<u>2031</u>			<u>528</u>

In order to meet the plan period housing targets set out in the Core Strategy, housing completions will be required to increase to 1,411 per annum by 2023, from a previous 'high' of 1,116 completions seen in 2019 (last full year of construction without COVID interruptions). of 6,891 units by 2026, approximately 1,150 units will have to be delivered annually between 2021 and 2028. Taking into account that the average number of annual completions between 2017 and 2020 was 808, this target While ambitious, this increase is not considered unachievable given the pent up demand created in part by the COVID slowdown in 2020-2021 and both the number of units under construction as of March 2021 (estimated at just over 3,000) and

the number of extant permissions in the County (c. 3,500 units) which will presumably be delivered over the next 4-5 years (given planning permission durations), which is the equivalent of around 1,300 units per annum. Further applications for large scale development are likely in 2021-2022, in particular on the strategic sites in Bray, and these will add to the annual output during the plan period.

8. Social Housing

This section of the Housing Strategy addresses the provision of social housing in County Wicklow. In doing so, regard is had to the requirements of Section 94(4) of the planning and Development Act 2000 (as amended).

This Housing Strategy takes into account the need to ensure that social housing is available for people across all tenures. As such, this strategy is designed to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the housing authority, including the requirements of target groups including older people, people with disabilities and members of the Travelling Community.

8.1 National Context

'Programme for Government – our Shared Future' launched in 2020, emphasised the role of the private housing stock, addresses the challenge of viability, access to finance, land availability, infrastructure delivery, building standards, quality and regulation, as well as sufficient skilled labour capacity.

Programme for Government: 5-year housing objectives

1. Put affordability at the heart of the housing system.
2. Prioritise the increased supply of public, social and affordable homes.
3. Progress a State-backed affordable home purchase scheme to promote home ownership.
4. Increase the social housing stock by more than 50,000, with an emphasis on new builds.
5. Tackle homelessness.
6. Ensure local authorities are central to delivering housing.
7. Work with the private sector to ensure an appropriate mix and type of housing is provided nationally.
8. Improve the supply and affordability of rental accommodation and the security of tenure for renters.

Previous national policy is contained within Rebuilding Ireland – An Action Plan for Housing and Homelessness, launched in 2016, under which Wicklow County Council progressed its Supply Programme up to and including 2020. The overarching aim of Rebuilding Ireland was to increase delivery of housing across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.

8.2 Social Housing Demand

At the end of December 2020, there were 4,466 households on Wicklow County Council's list for Social Housing Support. This represents an increase of 17% on the number of housing applicants as per the Housing Needs Assessment 2015.

The demands are arising at the following locations and for the following type of units:

Table 8.1 Social housing demand in Wicklow as of December 2020

Municipal District	1 bed	2 bed	3 bed	4 bed	Total
Baltinglass	140	273	123	25	561
Arklow	281	376	154	18	829
Wicklow	337	451	149	25	962
Bray	399	428	176	22	1,026
Greystones	328	487	251	23	1,089
Total	1,485	2,015	853	113	4,466

The key objective of Wicklow County Council is to facilitate the provision of sustainable, high quality, social, affordable and cost effective housing accommodation to meet the existing and likely future needs, responsive to the requirements of all categories of persons in the County, in accordance with current Government strategy.

This remains a challenge for a number of reasons emanating from the legacy of the economic downturn. While construction of units has resumed since 2016, progress has been slow due to long lead in time in design, approvals and tendering. The use of design and build has now improved supply, which has increased significantly since 2019, and should continue for the lifetime of this plan. Availability of suitable land is expected to be a significant challenge in future. While the Covid-19 pandemic has caused disruption to construction activity, particularly during the lockdown period, it is too soon to predict the short / medium term impacts of the pandemic on housing delivery in the County.

Wicklow County Council has a significant social housing need as outlined in Table 8.1. Much of the housing development in County Wicklow is in the north-east of the County and along the east coast which corresponds with the areas of most significant demand for social housing. These are also the areas where land and property prices are highest and the Local Authority has few sites to address the demand by constructing social housing in significant numbers.

There has been a significant increase in the numbers of people experiencing homelessness and at risk of homelessness since 2016 with over 500 people presenting each year.

8.3 Social Housing Supply

This section sets out the record of delivery of social housing over the lifetime of the last Housing Strategy 2016-2022.

It should be noted that as per the Government's Housing Policy Statement of 16 June 2011, the Government 'stood down' all existing affordable housing programmes in 2011 to reflect affordability conditions. Accordingly there were no affordable housing units provided under the previous plan.

An overriding objective of current national strategy is to make homes more affordable and proposes a focus on provision of Affordable Housing with the progression of a state backed affordable home purchase scheme.

Part V provides 10% social housing in eligible private developments, and as of September 2021, in certain circumstances, this is increased to 20%.—This augments the Council's own supply in areas of particularly high demand. Part V assists in the Government Policy of social integration as social houses are provided,

tenure blind, in private residential estates in a dispersed manner. In addition Part V prevents segregation as it ensures a mix of income groups within developments. In 2018, 45 Part V units were provided, in 2019 - 46 units and in 2020 - 29 units. This has resulted in 120 families being housed. Due to the provisions of the Act this accommodation is purchased at reasonable prices and provides value for money.

~~Wicklow County Council supply in the 2021-2025 period is anticipated at circa 300 units per year including the provision of 25-45 Part V units per year.~~

Table 8.2 Provision of Social Housing units 2016-2020

Provision of <u>Social</u> Housing units to incl. Acquisitions/Built/Leased	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Total</u>
Built Social Units	2016	2017	2018	2019	2020	Total
Direct Acquisitions	0	0	28	27	322	377
Part V Social Unit Acquisitions	28	15	21	23	22	109
Social Units either acquired directly by Approved Housing Bodies (AHBs) or leased from this sector by Wicklow County Council	0	1	45	46	29	121
Social units provided under short and long term leasing from private sector	16	4	12	133	83	248
Social units provided under Rental Assistance Scheme (RAS) from private sector	11	6	0	4	17	38
Social units provided under Housing Assistance Scheme (HAP) from private sector	516	516	429	347	280	280
Casual Vacancies - houses available to rent from existing stock	348	62	566	686	482	2,144
Mortgage to Rent	74	112	84	126	48	444
Total Social Housing Provision	1	0	3	16	25	45
	994	716	1,188	1,408	1,308	3,806

8.4 Housing needs of the elderly and people with a disability

The 'National Housing Strategy for People with a Disability' 2016-2020 sets out a framework for the delivery of housing for people with disabilities through mainstream housing policy. In Wicklow, a 5-year Strategic Plan has been developed. Its objectives include:

- Developing plans to meet the housing needs and related supports for people with disabilities;
- Ascertain with Housing Allocations Department the needs of the households on the Local Authority waiting list;
- Consult on pipeline delivery (Local Authority, Part V's and Approved Housing Bodies) and developing mechanisms to ensure that delivery will meet the need including specific design requirements;
- Explore options for increasing the supply of housing for people with a disability being delivered by the private sector.

The Summary of Social Housing Assessments 2019 indicated that the number of people over 70 years of age requiring housing assistance increased from 58 persons in 2018 to 73 in 2019.

8.5 Homelessness

Significant challenges are being faced by Wicklow County Council in dealing with the increasing numbers of people and families presenting as homeless.

Table 8.3: Number of Homeless Presentations (2016-2020)

	2016	2017	2018	2019	2020
Homeless Presentations	522	446	480	520	546

Wicklow works closely with Approved Housing Bodies to provide differing levels of supported accommodation within the County, through the Capital Assistance Scheme and through providing units from its own stock for such purpose.

Housing First: Housing First is a participant-centred model that focuses on ending homelessness for people who have been homeless for many years or who are particularly vulnerable. The Housing First model aims to provide a person sleeping rough, or someone who has been long-term homeless, with their own secure accommodation as well as access to intensive and specialised support services. One bed units are essential to progress this programme.

Homelessness from Notice to Quit (NTQ): Since the last Development Plan, there was a noticeable increase in families becoming homeless from private rented properties which were being withdrawn from the market by landlords. The Council is utilising all resources to ensure these families are transitioned to either social housing or other resultant vacant RAS/HAP rentals.

8.6 Traveller Accommodation

Under the provisions of the Traveller Accommodation Act 1998, Wicklow County Council is required to prepare, adopt and implement a new Traveller Accommodation Programme (TAP) to meet the accommodation needs of the County's Traveller community, i.e. those families who have been resident in the county for at least three years prior to the adoption of the programme and who are on the Council's list for Social Housing Support.

It is the policy of Wicklow County Council, within the resources available, to provide group and standard housing options as well as halting sites for the accommodation of Travellers who are on the list for Social Housing Support with Wicklow County Council, in accordance with the Assessment of Need carried out under the Traveller Accommodation Act.

The current Traveller Accommodation Programme for Wicklow covers the period from 01 June 2019 to the 31st December 2024. Current need is estimated to be 80 units of accommodation, comprising 59 standard housing units and 21 units of traveller specific accommodation (specially built to include Group Housing, halting sites and one off single sites).

This was spread throughout the Municipal Districts as follows:

Table 8.4 Assessment of Demand for Accommodation for Travellers 2019-2024

	<u>Standard Housing</u>	<u>Traveller Specific Accommodation (specially built to include Group Housing, halting sites and one off single sites)</u>	<u>Total Units of Accommodation Required</u>
<u>Arklow MD</u>	<u>7</u>	<u>11</u>	<u>18</u>
<u>Baltinglass MD</u>	<u>7</u>		<u>7</u>
<u>Bray MD</u>	<u>18</u>	<u>3</u>	<u>21</u>
<u>Greystones MD</u>	<u>8</u>		<u>8</u>
<u>Wicklow MD</u>	<u>19</u>	<u>7</u>	<u>26</u>
<u>Total</u>	<u>59</u>	<u>21</u>	<u>80</u>

The 59 standard housing units required will be provided through a combination of the Council's own house building programme and Part V, with 16% of all social units being allocated to travellers²³. There is adequate zoned and serviced land in each MD to meet this demand, across the various settlements in each district.

With respect to traveller specific accommodation, 8 new units are in train in the Wicklow and Arklow MDs and are due to completion in 2022. The remaining 13 units (8 in Arklow MD, 3 in Bray MD and 2 in Wicklow MD) will be provided during the lifetime of the programme on Council owned land in these districts, which is sufficient to meet this demand.

²³ Having regard to the Council's goal to build c.300 units per annum, this would provide for c. 19 units per annum.

9. Conclusions & Objectives

9.1 Conclusions

1. The 2021-2027 County Development Plan identifies a housing target of 14,946 by 2031. In order to meet this target it will be necessary for c. 1,150 units to be delivered annually between 2021 and 2026 and c. 965 units per annum thereafter up to 2031.
2. House completions have increased consistently year on year between 2012 and 2019. Between 2017 and 2020 the average number of house completions was 808 units per annum.
3. The 2021-2027 County Development Plan and the Local Area Plans that will flow from it, will provide for adequate zoned land to meet the housing target.
4. All regions in Wicklow have experienced an increase in house prices, with the highest increases in Greystones (21%) and Bray (17%). Analysis of property prices shows a difference between the east and west of the County. In 2019 the mean property prices for all types of house on the eastern seaboard ranged from €335,123 to €441,741 (Wicklow town, Bray and Greystones) compared to the west where the prices range from €161,949 to €268,698 (Baltinglass and Blessington).
5. Analysis of affordability has indicated that at least 20% of households will not be able to afford housing in the private market during the lifetime of this strategy. Therefore the maximum 10% social housing is required to be sought.
6. The maximum number of social units that could be delivered through Part V requirements up to 2028 is 882 units through the lifetime of the strategy. This is only achievable where all housing projects are subject to Part V. The yield is likely to be much lower given the house number and site size exemptions that apply to Part V. The Local Authority also has capacity for 1417 units, on the basis of all the land in its ownership being serviced and funded for development. Even in the unlikely scenario that all of these units could be delivered; there would still be a shortfall in the order of 1,167 units given current housing demand (c. 4,466 households).
7. There is an urgent need to address service infrastructure deficiencies, particularly in the growth towns of Bray, Arklow and Blessington, where there is a high demand for social housing. The deficiencies in Arklow and Blessington relate to wastewater treatment whereas the infrastructure required in Bray to release zoned land is the delivery of major transport investment. The delivery of much of this infrastructure is outside the remit of the Local Authority, being the responsibility of Irish Water and the Transport Infrastructure Ireland / National Transport Authority. It is essential that these agencies deliver services in accordance with the priorities set out in the Wicklow Core Strategy.
8. It is essential that funding streams are made available to develop, to the maximum capacity, housing lands in the ownership of the Local Authority.

9.2 Objectives


- HS1** To facilitate the delivery of sufficient new homes to meet the housing target of 14,946 by 2031. In this regard, it will be necessary for c. 1,400-150 units to be delivered annually between 2021² and 2026⁸, and c. 965 units per annum thereafter up to 2031.
- HS2** To facilitate the delivery of houses on designated housing land within the boundaries of settlements in accordance with the requirements of the settlement strategy, which directs growth into the key towns, self-sustaining growth towns, self-sustaining towns and small towns.
- HS3** To monitor housing development and the delivery of services on an ongoing basis and to review population targets where service delivery is impeded.
- HS4** To ensure sufficient zoned land is available in all settlements to meet projected housing demand.
- HS5** To facilitate the provision of water services so that they are or will be available during the currency of the plan, sufficient to meet the housing demand.
- HS6** To prioritise as much as possible investment in and distribution of infrastructure in a balanced manner around the County, with priority given to towns that have the highest growth targets.
- HS7** To require the highest standard of design in all new social development or development containing an element of social housing, in accordance with the development standards set out in the County Development Plan and the DoEHLG social housing guidelines.
- HS8** Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time and in particular to require that all new residential developments in excess of 20 residential units to provide a minimum 5% universally designed homes in accordance with the requirements of 'Building for Everyone: A Universal Design Approach and the Universal Design Guidelines for Homes in Ireland (2015)²⁴.
- HS9** To require that 10% of all zoned land developed for residential use, or for a mixture of residential and other uses, shall be devoted to social housing. In certain circumstances as set out in the Affordable Housing Act 2021, this requirement will be 20% devoted to social and affordable housing.
- HS10** To require all applicants for permission that will include social and 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.
- HS11** To facilitate the selection of lands or housing units to purchase or lease by the Council, including Part V, to counteract undue segregation by persons of different social backgrounds.


²⁴ National Disability Authority Centre for Excellence in Universal Design


- HS12** To require new multi-unit residential development to provide an appropriate mix of unit types and sizes to ensure that there is a range unit types available to suit the needs of the various households in the county.
- HS13** To encourage proposals from developers to satisfy Part V obligations which are directed toward special need categories – namely, elderly accommodation, traveller accommodation, and 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.
- HS14** To support independent living and facilitate the provision of supported housing (specific purpose built accommodation) for older people and people with disabilities towns and villages. To facilitate the provision of nursing homes, retirement villages, residential care facilities at appropriate locations in towns and villages in the County.
- HS15** To protect the existing housing stock to meet housing demand and resist development, including short-term letting that would undermine the provision of housing including a supply of rental properties available for longer-term rental in the area.


APPENDIX NUMBER 4.1 RECORD OF PROTECTED STRUCTURES
AMENDMENT V3 – 130


V3-130-A	ADD16 Octagon Viewing Tower, Glen Of the Downs
<p>Amend the description of as follows :</p> <p>Octagonal shaped, picturesque viewing tower constructed of roughly quarried stone in late 18th century. One large room in interior with pointed arched window openings on west facing wall. Second floor added in 19th century, no roof.</p> <p>Octagonal shaped Tea-Room/Hunting Lodge on picturesque viewing location comprising of kitchen and main room on ground floor and dining room on upper floor, with pointed arched windows on west side constructed from Red-Brick/Rustic Stone in 1766. Upper floor and Roof no longer present. Additional Underground gothic style banqueting room with pointed arched windows on west side added in 1788.</p>	


V3-130-B		ADD-17 Waters Bridge, Vartry Reservoir, Roundwood			
Amend the description as follows:					
Wicklow	ADD_17	Three arched bridge	Waters Bridge, Vartry Upper Reservoir, Roundwood	Three arched bridge in the centre of the Lower Vartry Reservoir Vartry dam on the main road (R765). Bridge and pillars piers are constructed from stone.	


V3-130-C		ADD-21Overflow Shaft, Vartry Reservoir, Roundwood			
Amend the description as follows:					
Wicklow	ADD_21	Overflow Shaft spillway weir	Vartry Lower Reservoir, Roundwood	Overflow Shaft spillway weir	

V3-130-D		Reference No. 02-23: Monastery Bridge, Enniskerry				
Amend the description as follows:						
03-23	03	Enniskerry Bridge, Monastery Road	Bridge	Knocksink Td	High, single arch bridge with iron balustrade and granite coping.	

V3-130-E		Reference No. 17-01 Glendasan Mines				
Amend the description as follows:						
17-01	17	Glendasan Lead Mines	Mines	Glendasan and Wicklow Gap Tds Brockagh and Seven Churches / Camaderry Tds	On the slopes of Brockagh and Camaderry Mountains the mines include surviving remains of mine shafts, adits, underground levels, shafts and workings, spoil heaps, settling ponds, water courses, picking floors, cobbled surfaces and buildings, structures including inter alia: crushing mill, water wheel house, ore hopper, blacksmiths forge and buddles.	

V3-130-F		Reference No. 23-07 Derrybawn Bridge				
Amend the description as follows:						
23-07	23	Derrybawn Bridge	Bridge	Brockagh and Derrybawn Tds	Three-arch, 18th Century bridge which has decorated stones from the Seven Churches built into it. likely built in 1802; said to have stones from the churches at Glendalough built into it'	

V3-130-G		Reference No. 23-08 Derrybawn House, Laragh				
Amend the description as follows:						
23-08	23	Derrybawn House	Country House	Derrybawn Td	Early-19 th Century house of three bays and two storeys with a long garden front of five bays, of coursed-rubble granite with brick dressings, wide eaves and low- pitched, hipped roof, <i>including a range of outbuildings to the north, adjacent to the Green Road"</i>	

V3-130-H		Reference No. 23-11 Glendalough Mines				
Amend the description as follows:						
23-11	23	Glendalough Mines	Mines	Lugduff Td /Seven Churches Td	Former lead mines at the Upper Lake and Van Diemens Land, including surviving remains of mine shafts, underground levels, adits, shafts and workings, spoil heaps, settling ponds, reservoir dam., <i>watercourses, picking floors, cobbled surfaces and buildings including inter alia crushing mill, ore hopper and machinery</i>	

APPENDIX NUMBER 8 STRATEGIC FLOOD RISK ASSESSMENT

AMENDMENT V3 – 131

The Proposed Amendments to 'Appendix 8, Strategic Flood Risk Assessment' are presented in full as one amendment with all proposed changes presented in red for new text and ~~blue strikethrough~~ for deleted text.



ADDENDUM II.2

TO THE STRATEGIC FLOOD RISK ASSESSMENT

OF THE

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2022 – 2028

STRATEGIC FLOOD RISK ASSESSMENT OF PROPOSED MATERIAL AMENDMENTS TO THE DRAFT COUNTY DEVELOPMENT PLAN

THIS REPORT IS ADDENDUM I TO THE 'STRATEGIC FLOOD RISK ASSESSMENT OF THE PROPOSED DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 – 2027' ISSUED MARCH 2021

1 Introduction

A Strategic Flood Risk Assessment (SFRA) of the draft Wicklow County Development Plan, in accordance with Section 11 (5) of the Planning and Development Act 2000 (as amended) was undertaken and prepared in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' published in 2009 by the Department of the Environment, Heritage and Local Government and Office of Public Works (Flood Risk Guidelines).

The draft plan and associated reports, including the SFRA, were published in June 2021 and observations invited from the public and prescribed authorities. 'Addendum II' to the Strategic Flood Risk Assessment of the Wicklow County Development Plan 2022 - 2028 was prepared and published in December 2021 on foot of submissions received, and set out:

- (a) Additional data and explanation of elements of the original SFRA for the Draft Plan that required additional clarification and explanation, in order to address issues raised in submissions received;
- (b) A Strategic Flood Risk Assessment of any recommended Material Amendments to the Draft Plan, as set out in the 2nd Chief Executives Report.
- (c) Additional flood maps for settlements in Level 4-6.

Addendum II should be considered part of the overall SFRA document and process.

This document 'Addendum II.2' is a follow on from Addendum II, but it only sets out a SFRA of any proposed material amendments agreed by the members at their meetings of 28th and 29th March 2022.




It should be noted that changes are not made to the original Strategic Flood Risk Assessment Report at this stage; this addendum forms part of the documentation of the ongoing SFRA/Plan-making process. It supplements and should be read in conjunction with the Strategic Flood Risk Assessment Report published in June 2021 and Addendum II published December 2021.

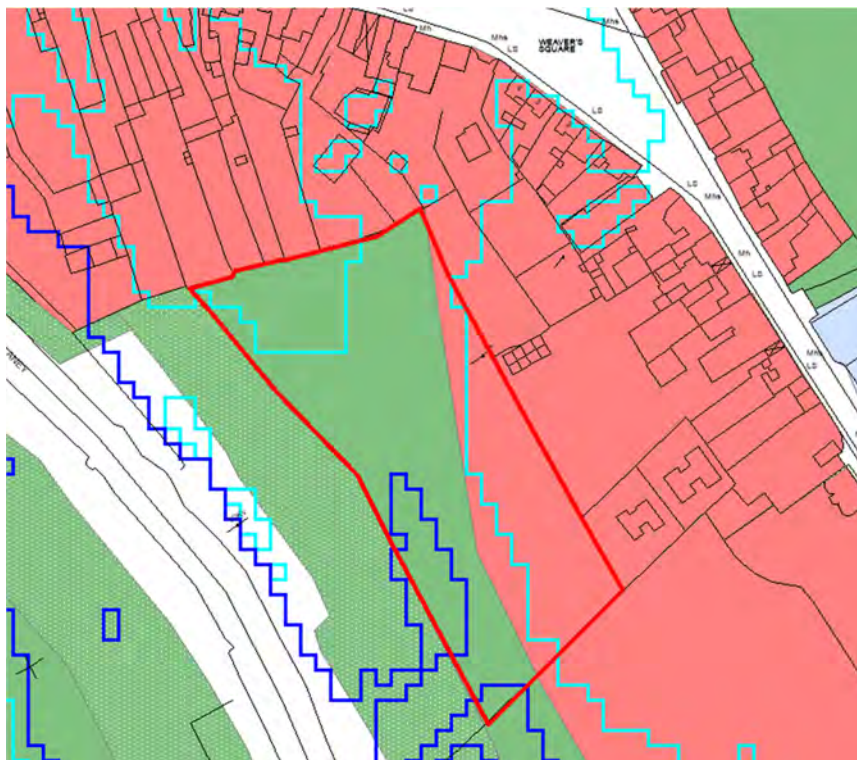
2.0 Level 4 Town Plans

2.1 Baltinglass

Proposed Amendment No. V2-87	<p>Change zoning from OS1 and TC to 'T – Tourism & Recreation'</p> <p>Include the following objective</p> <p><i>"This area is located on lands east of the River Slaney, south of Market Square. The subject lands measure c. 1ha and are zoned for tourism use. Parts of these lands are in Flood Zones A and B.</i></p> <p><i>This SLO shall be developed in accordance with the following criteria:</i></p> <ul style="list-style-type: none">▪ <i>Only 'water compatible development' as defined by 'The Planning System and Flood Risk Management Guidelines' (OPW / DEHLG 2009) may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone A;</i>▪ <i>Only 'water compatible development' or 'less vulnerable development' as defined by the Guidelines may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone B;</i>▪ <i>Projects giving rise to adverse effects on the integrity of the River Slaney SAC or any other European site (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this zoning¹. Any development proposals will be required to contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive."</i>
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¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

	Boundary of proposed amendment
	Flood Zone A
	Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		Tourism & Recreation
Development Type		Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone		A, B and C
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	<p>Under the draft Wicklow County Development Plan, Baltinglass is designated a Level 4 Self Sustaining Town', in accordance with the settlement typology set out in the RSES. Under the 'Core Strategy' of the draft CDP, the population of Baltinglass is targeted to growth by c. 20% between 2016 and 2031, from a population of 2,251 in 2016.</p> <p>Baltinglass is identified as a Level 3, Tier 2 'town and / or district centres and sub County town centres' in the Retail Strategy for the Greater Dublin Area. These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre.</p>

		<p>Generally where the centre has a large catchment (e.g. market town in a rural area such as Baltinglass) and is not close to a larger centre, there will be a good range of comparison shopping, though no large department stores or centres, with a mix of retail types benefiting from lower rents away from larger urban sites, leisure / cultural facilities and a range of cafes and restaurants. At least one supermarket and smaller scale department store are required to meet local needs. It would be expected that financial and other services (banks and building societies) would be located alongside other retail services creating an active and busy centre.</p> <p>The economic function of 'Self Sustaining Towns' is to be attractors for substantial investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 4 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	Yes
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are areas of undeveloped zoned lands that may be suitable for this use at lower risk of flooding within and adjoining the core of Baltinglass
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
<p>While the zoning objective does not proscribe exactly what use may be made of the lands, it does explicitly proscribe that:</p> <ul style="list-style-type: none"> Only 'water compatible development' as defined by 'The Planning System and Flood Risk Management Guidelines' (OPW / DEHLG 2009) may occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone A; Only 'water compatible development' or 'less vulnerable development' as defined by the Guidelines may 		

occur in areas identified in this plan SFRA or any future site specific flood risk assessment as being in Flood Zone B.

Any proposals for new development will be required by the plan to be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure compliance with these stipulations.

Proposed Amendment No. V2-88

Extend plan boundary of Baltinglass

Zone lands 'RE – Existing Residential'



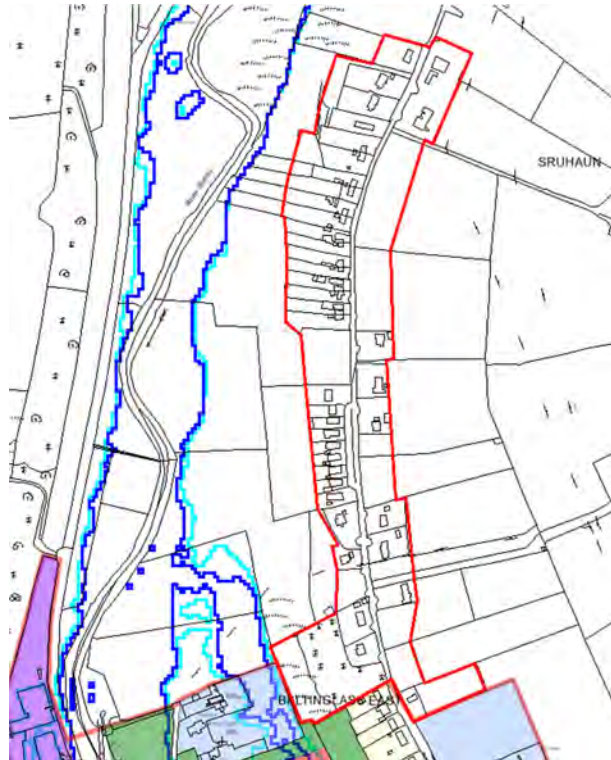
Boundary of proposed amendment



Flood Zone A



Flood Zone B




**Stage 1 Strategic Flood Risk Assessment**

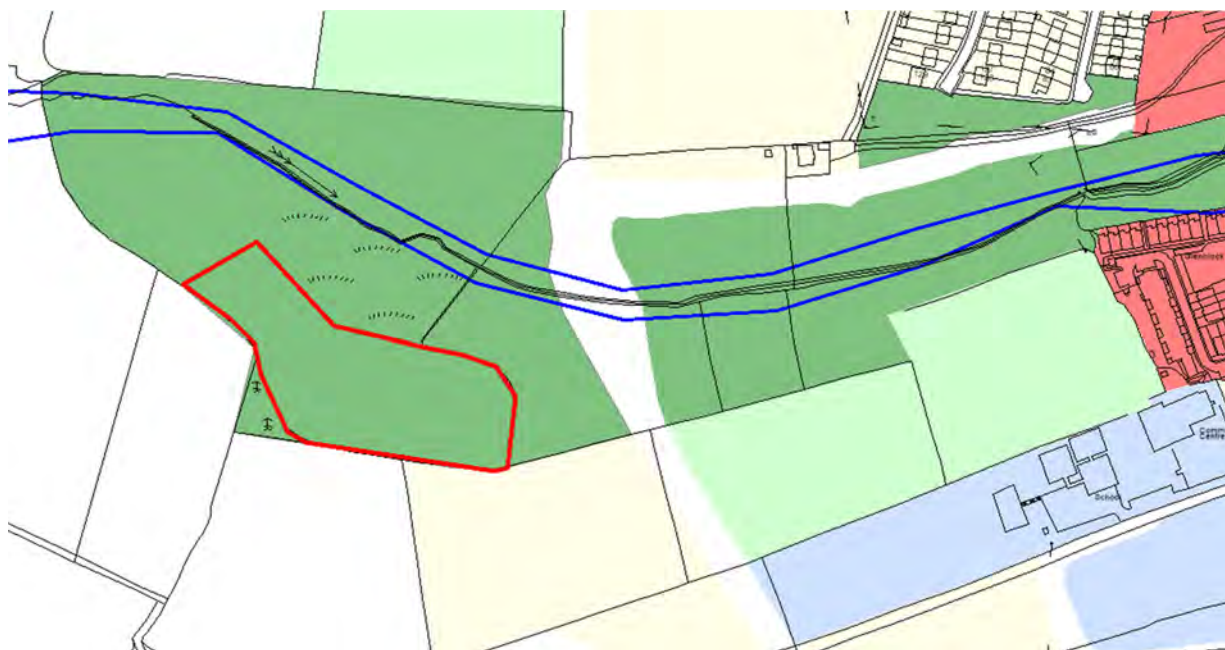
Land zoning	Existing Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

2.2 Newtownmountkenny

Proposed Amendment No. V2-89

Change zoning from 'OS1 – Open Space' to 'CE – Community & Education'

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	CE Community - Education
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-90

Change zoning from 'AOS – Active Open Space' to 'RN - New Residential'



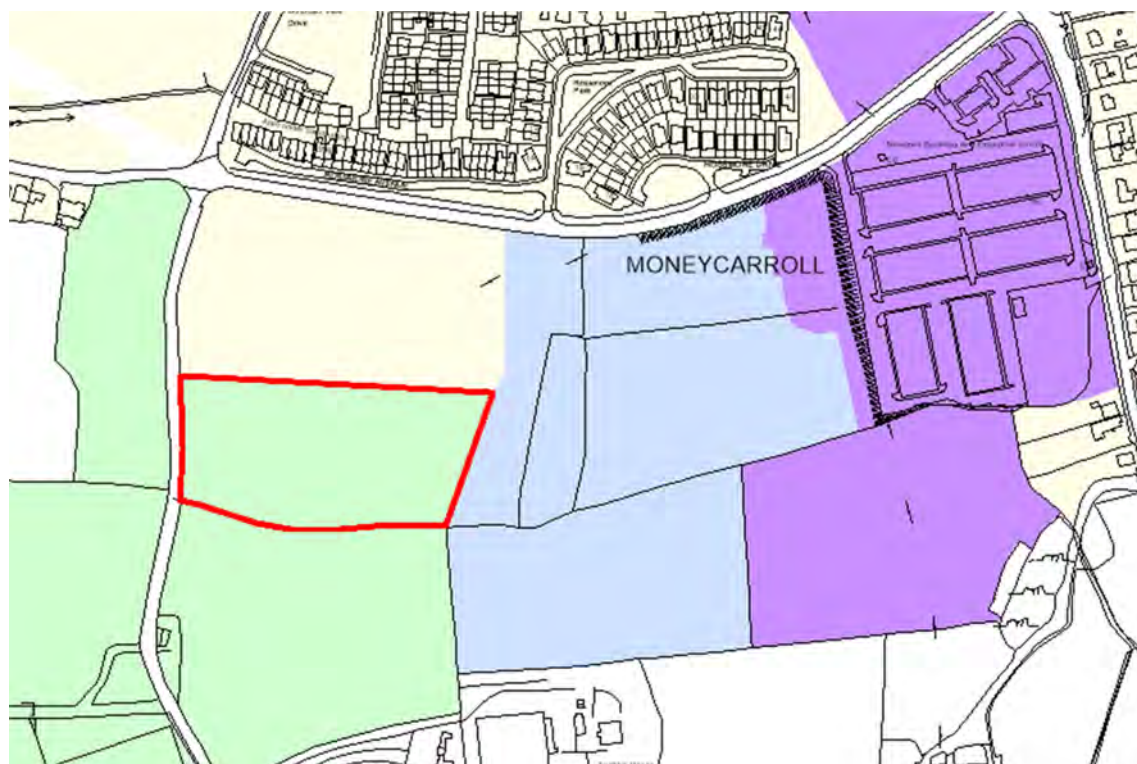
Boundary of proposed amendment



Flood Zone A






Flood Zone B

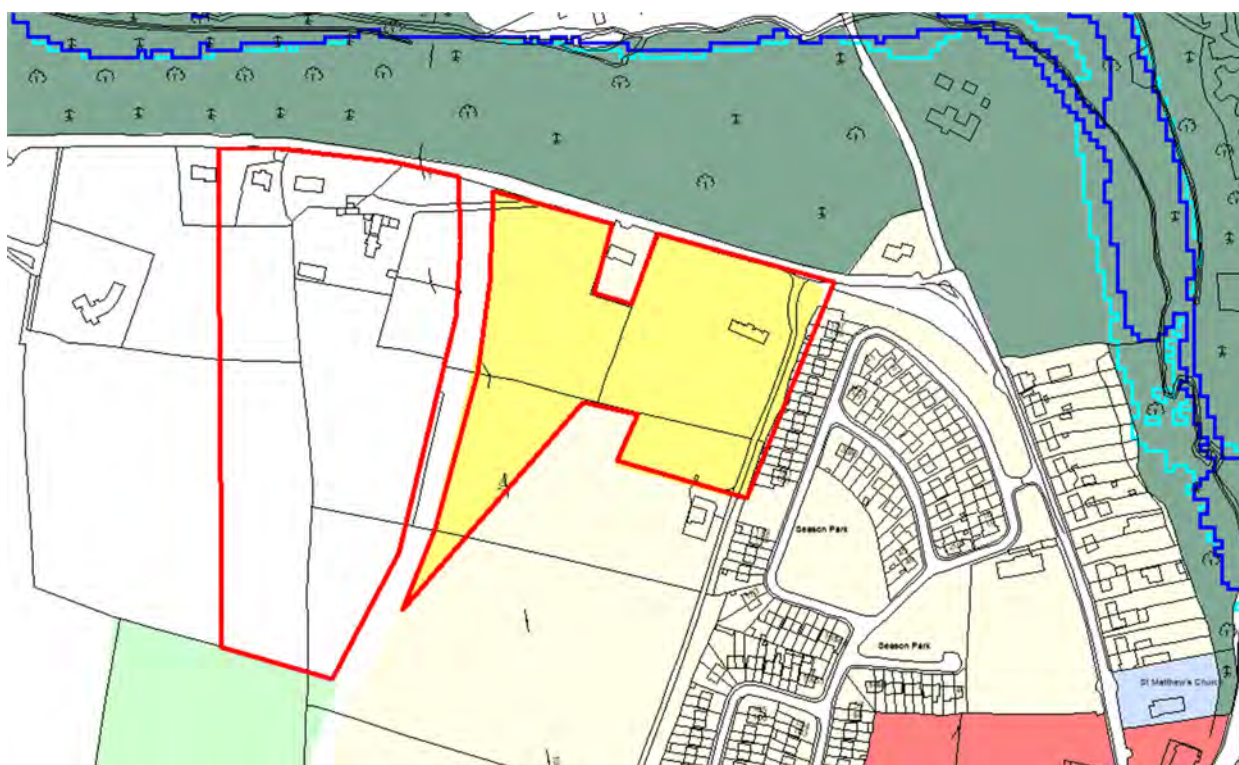
**Stage 1 Strategic Flood Risk Assessment**

Land zoning	RN New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Proposed Amendment No. V2-91	Change zoning from 'RN - New Residential' to 'SLB – Strategic Land Bank'
Proposed Amendment No. V2-92	Extend plan boundary of Newtownmountkennedy
	Zone lands 'SLB – Strategic Land Bank'

	Boundary of proposed amendments
	Flood Zone A
	Flood Zone B






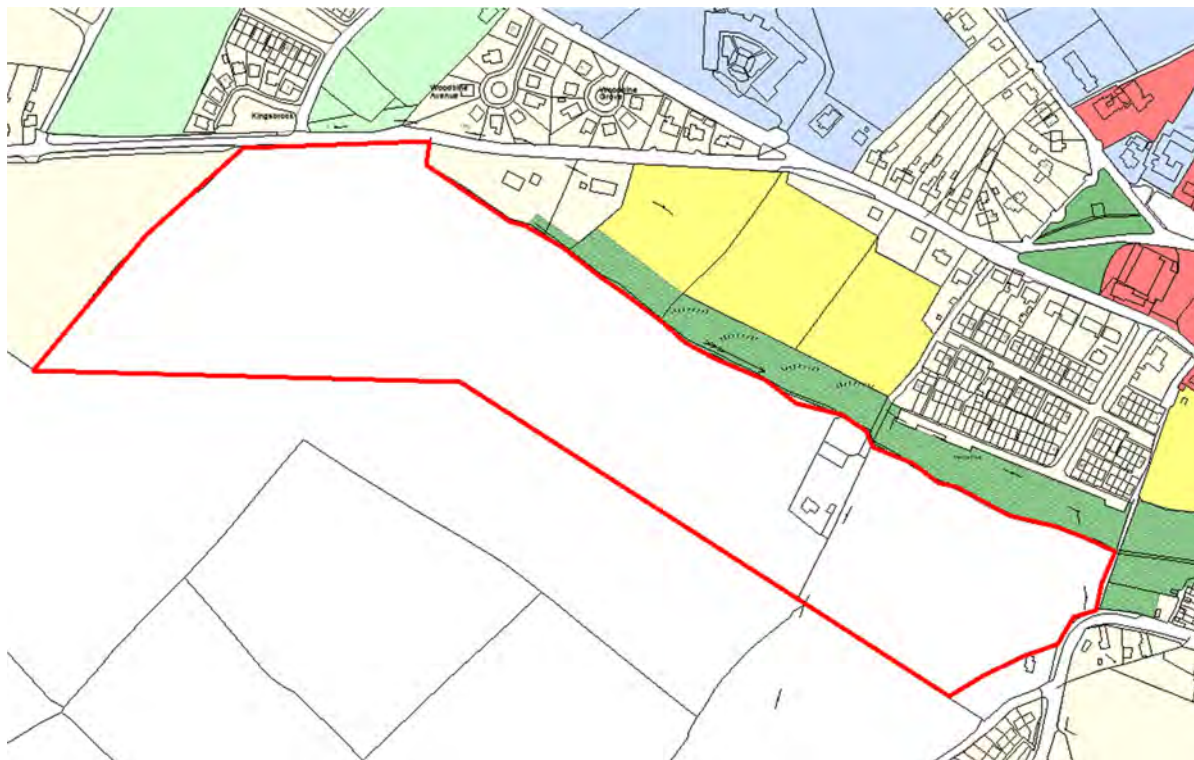
Stage 1 Strategic Flood Risk Assessment

Land zoning	Strategic Land Bank (i.e. potential future development including residential use possible)
Development Type	Highly vulnerable (potential)
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

2.3 Rathdrum

Proposed Amendment No. V2-94	Extend plan boundary of Rathdrum
	Zone lands 'RN – New Residential' (6.5ha) and 'AOS – Active Open Space' (6ha)
	<p>Include the following objective</p> <p>Action Area X Knockadosan</p> <p><i>These lands located at Knockadosan, measure c. 12.5ha and are zoned for residential use (c. 6.5ha) and active open space use (6ha). The development of these lands provides an opportunity to deliver a new sports area to the west of the town (where the majority of existing / planned housing is located) and for the construction of the new street incorporating frontage from the Greenane Road to the Avoca Road via Brewery Bend that would enhance accessibility of community and commercial facilities for the residents of the development and the town.</i></p> <p><i>This action area shall be developed as a residential and active open space zone in accordance with the following criteria:</i></p> <ul style="list-style-type: none"> ▪ <i>A minimum area of 6ha shall be provided by the developer as an active open space / sports facility. The location, layout, design and future management structure of this facility shall be agreed with Wicklow County Council in advance of the occupation of any residential units;</i> ▪ <i>A maximum of 6.5ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development;</i> <p><i>The road layout provided within the lands shall be so designed to allow for through access from the Greenane Road to Brewery Bend.</i></p>

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	RN – New Residential AOS – Active Open Space
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-95	Extend plan boundary of Rathdrum
	Zone lands 'R Special – Special Residential ' (0.8ha)
	<p>Include the following objective</p> <p><i>On lands zoned 'R-Special north of Killian's Glen (0.8ha) to provide for residential development for a maximum of 4 units</i></p>



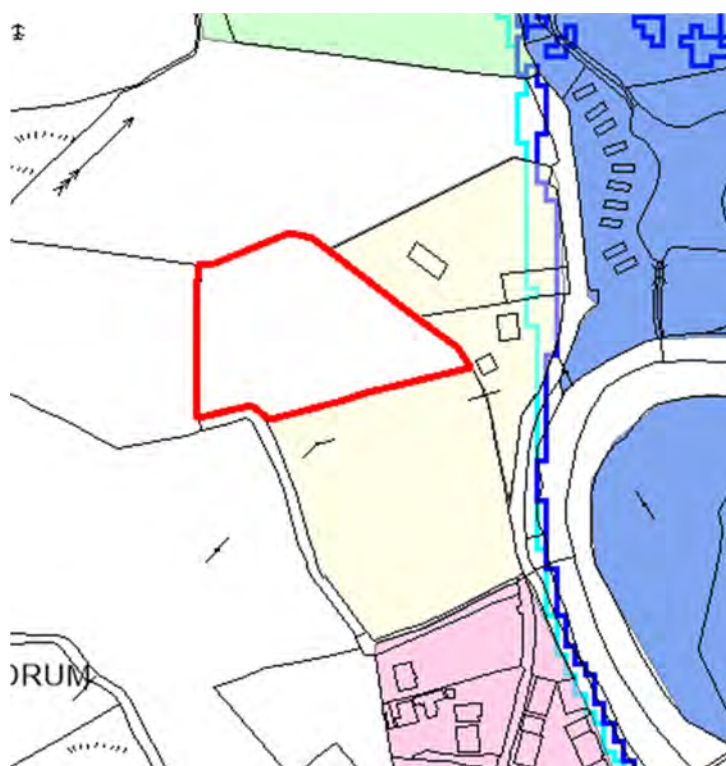
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	R Special – New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-96

Change zoning from 'OS2 - Passive Open Space' to 'E - Employment'



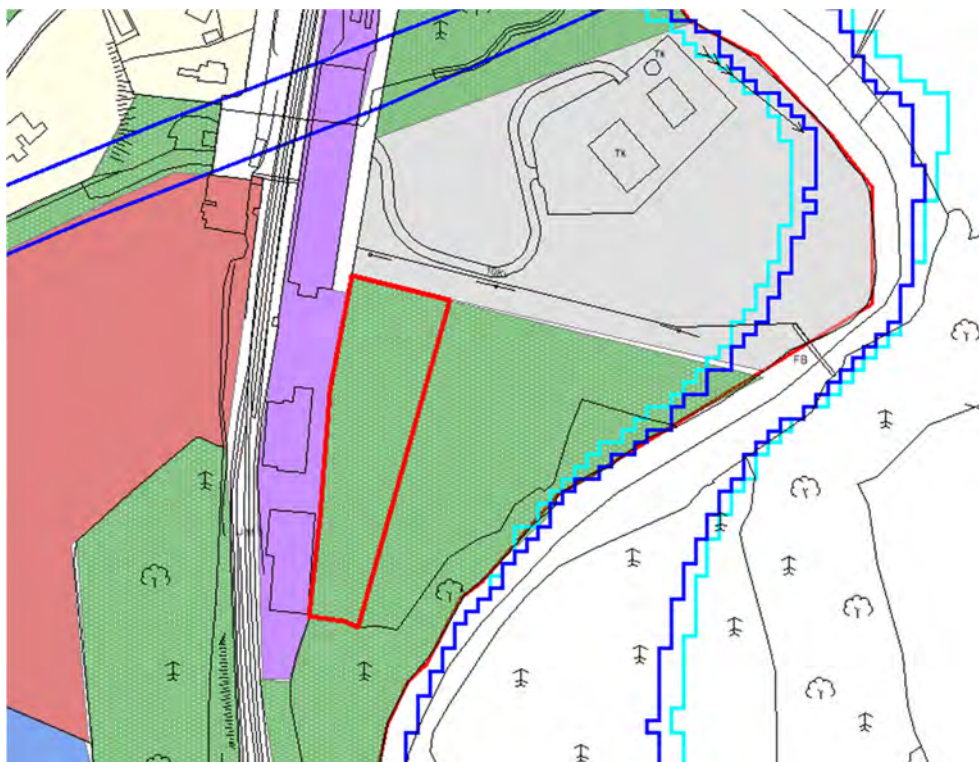
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

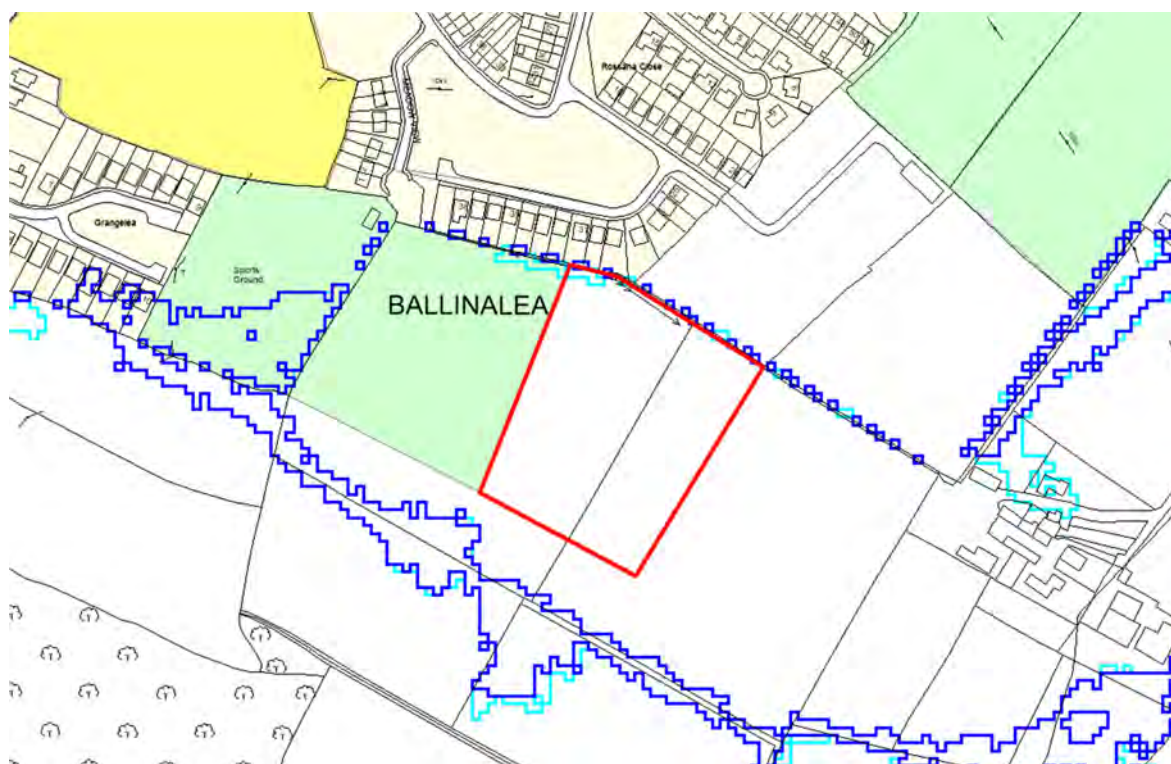
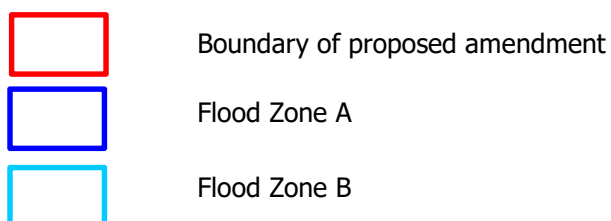
Land zoning	E – Employment
Development Type	Less vulnerable
Flood Zone	C
Requirement for Justification Test	No

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

3.0 Level 5 Town Plans

3.1 Ashford

Proposed Amendment No. V2-99	Extend plan boundary of Ashford
	Zone lands 'RN - New Residential'
	<p>Include the following objective (combined with the AOS zone to the west)</p> <p>SLO 3 <i>Ballinalea</i></p> <p><i>SLO3 is situated at Ballinalea south of the Woodview estate as shown in Figure X below and measures c. 3.8ha. These lands shall be developed as a residential and open space area, subject to the AOS area being laid out and suitably developed by the landowner to be suitable for active sports use and dedicated to public / sports club use prior to the commencement of any residential development.</i></p>



Land zoning		RN – New Residential
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	<p>Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		

Comment

A very small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.

The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development desired (new residential) while avoiding development in the at risk area.

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

Proposed Amendment No. V2-100	Extend plan boundary of Ashford
	Zone lands 'RN - New Residential' and 'AOS – Active Open Space'
	<p>Include the following objective (combined with the OS1 zone to the west)</p> <p>SLO XX: <i>Inchanappa</i></p> <p><i>This SLO is located on part of the grounds of Inchanappa House that adjoin the M/N11 to the east, the R772 to the west and bounded by Inchanappa House and outbuildings to the south. The overall SLO measures c. 19.25ha, as shown in Figure XX.</i></p> <p><i>This Specific Local Objective shall be delivered as a residential and open space development in accordance with the following criteria:</i></p> <ul style="list-style-type: none"> <i>• The lands zoned 'OS1' in this SLO shall be developed as a 'community park' open to all (not just residents of this SLO) comprising woodland walks, landscaped areas, seats etc and a teenage zone and adult gym (minimum 0.4ha in area) at an easily accessible and safe location and well connected to Ashford Village;</i> <i>• The lands zoned 'AOS' (or other similarly sized lands within the SLO area) shall be developed as a community sports area, including (but not limited to) playing pitches / courts etc and an indoor sports / community hall suitable for a range of sports and community uses; only a site that is well connected to Ashford village by active and sustainable transport modes will be considered for this element of the SLO;</i> <i>• Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in manner to be agreed with Wicklow County Council and devoted to the public;</i> <i>• The design and layout of the overall SLO, in particular the residential element, shall address and provide for passive supervision of the community park and amenity walks. At no point should the design or layout allow for housing backing onto this proposed public open space area.</i> <i>• A pedestrian walk linking the residential area of this SLO to land designated as Opportunity Site 1 shall be provided as part of the development.</i> <i>• The minimum set back of new housing development from the M11 in this SLO shall be 50m. Where housing development is proposed within 100m of the M11, the developer shall be responsible for designing, providing and maintaining suitable noise and light pollution mitigation measures.</i>

This SLO shall be the subject of comprehensive (not piecemeal) masterplan that allows for the sustainable, phased and managed development of the SLO area during the plan period. Separate applications for sections of each SLO will not be considered until an overall SLO masterplan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area. The position, location and size of the land use zonings shown on plan maps are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the SLO.



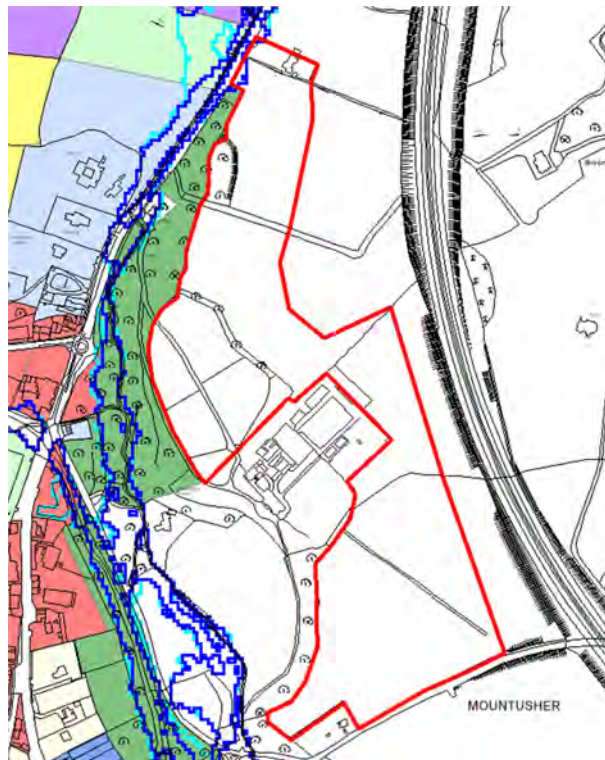
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Land zoning		RN – New Residential AOS – Active Open Space (including indoor sports / community centre)
Development Type		Highly vulnerable
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	<p>Under the draft Wicklow County Development Plan, Ashford is designated a Level 5 Small Town (Type 1), in accordance with the settlement typology set out in the RSES, the larger of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Ashford is targeted to growth by c. 20% between 2016 and 2031, from a population of 1,427 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 1)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 5 settlements generally fall into the 2,000-7,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, multipurpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document

Conclusion

Justification test FAILED.

Comment




A very small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.

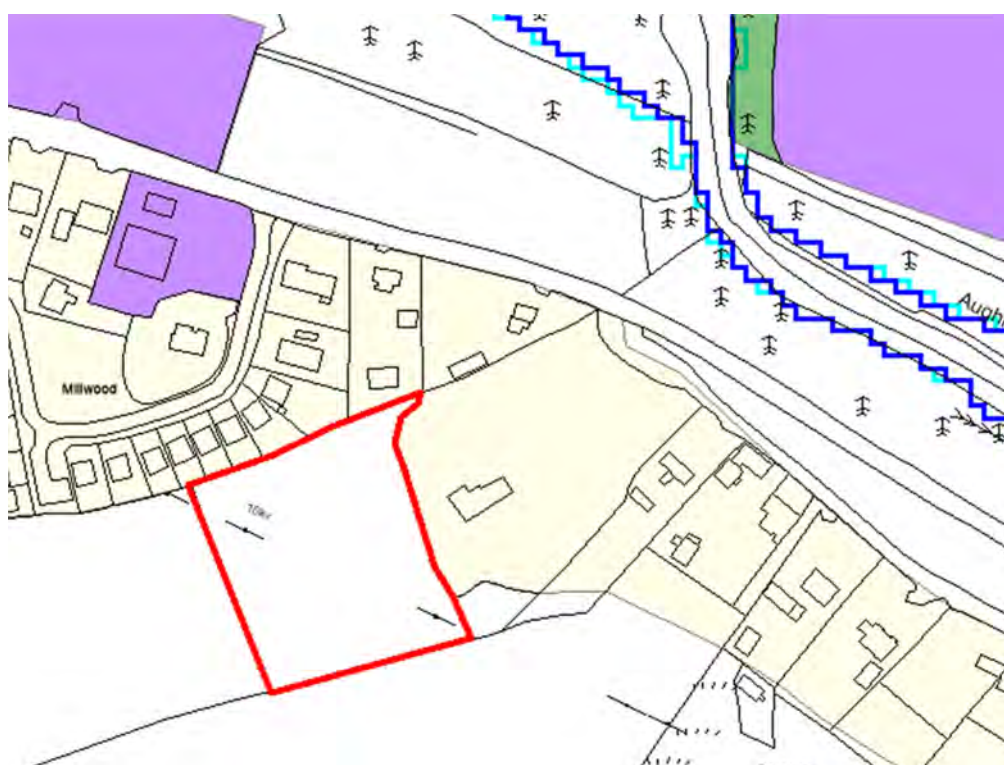
The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for the development desired (new residential, active open space and community use) while avoiding development in the at risk area.

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

3.2 Aughrim

Proposed Amendment No. V-101	Extend plan boundary of Aughrim
	Zone lands 'RN - New Residential'

	Boundary of proposed amendment
	Flood Zone A
	Flood Zone B






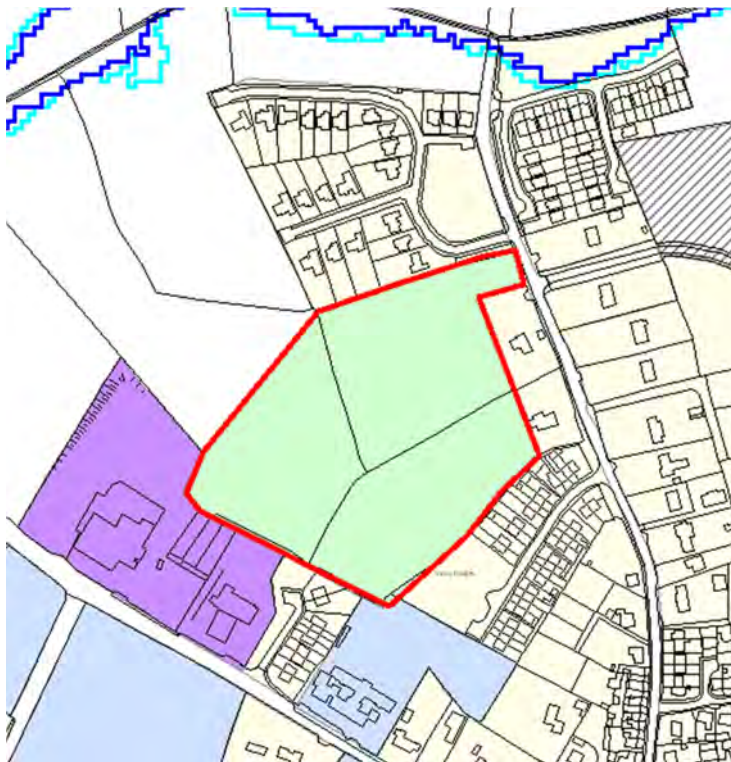
Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

3.3 Carnew

Proposed Amendment No. V2-102	<p>Change zoning from 'AOS – Active Open Space' to 'RN – New Residential' and 'CE – Community & Education'</p> <p>Include the following objective</p> <p><i>SLO 3</i></p> <p><i>This SLO is located to the north of Scoil Aodhan Naofa measuring c. 4.2ha and shall be delivered as a comprehensive residential (c.3.5ha) and new community development (c.0.7ha) in accordance with the following criteria:</i></p> <ul style="list-style-type: none"><i>• Access to these lands shall be provided via the Coolattin Road, with a through road being provided to the community zoned lands. Only 50% of the proposed residential element of this SLO shall be developed prior to the completion of the community element of this area.</i><i>• The community lands shall be developed as a car park, with necessary turning bays and drop-off points and pedestrian access being provided to the existing primary school. A grant of easement along this road shall be provided by the landowner to the primary school and the car park shall be available to school users at all times that the school is in use.</i>
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-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B

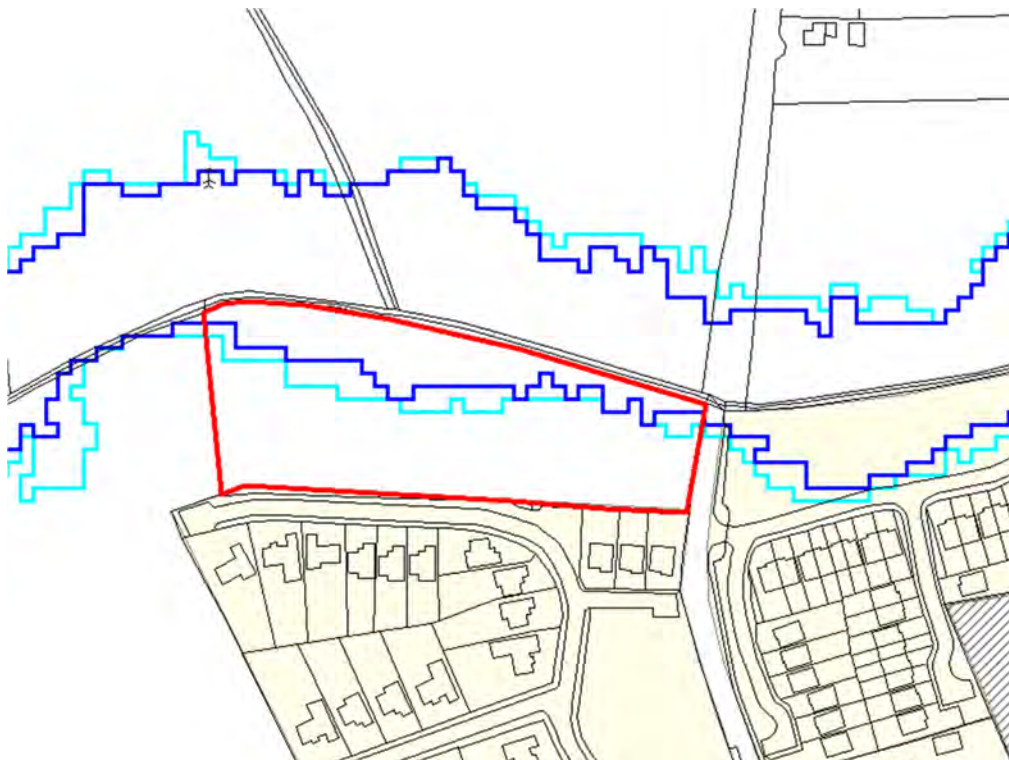


Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential CE – Community & Education
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-103	Extend plan boundary of Carnew
	Zone lands RN – New Residential (0.51ha) – southern area OS1 – Open Space (0.66ha) – northern area

	Boundary of proposed amendment
	Flood Zone A
	Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Land zoning	OS1 – Open Space
Development Type	Water Compatible
Flood Zone	A and B
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-104

Extend plan boundary of Carnew
Zone lands RN – New Residential



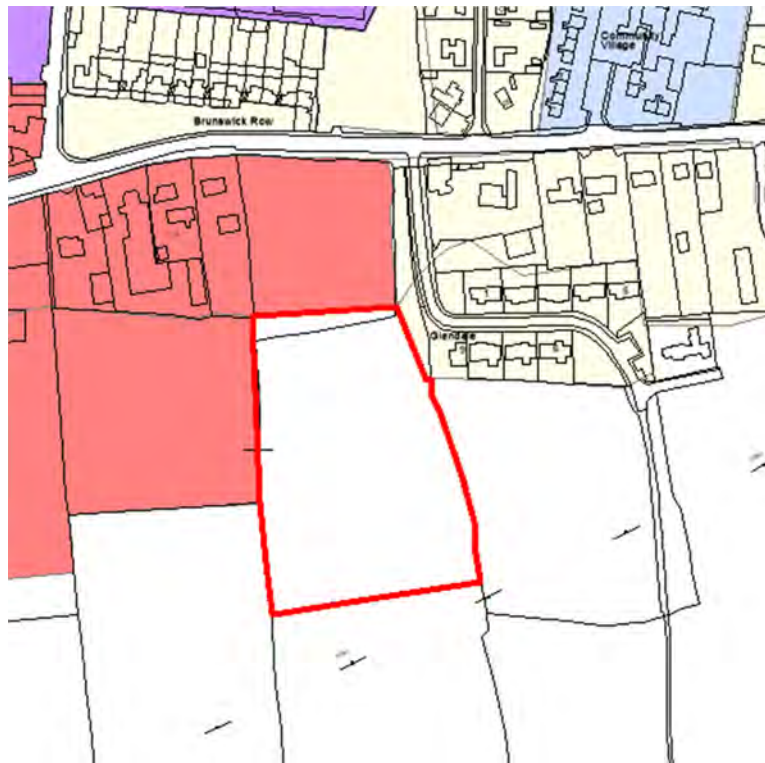
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Proposed Amendment No. V2-105

Extend plan boundary of Carnew
Zone lands RN – New Residential



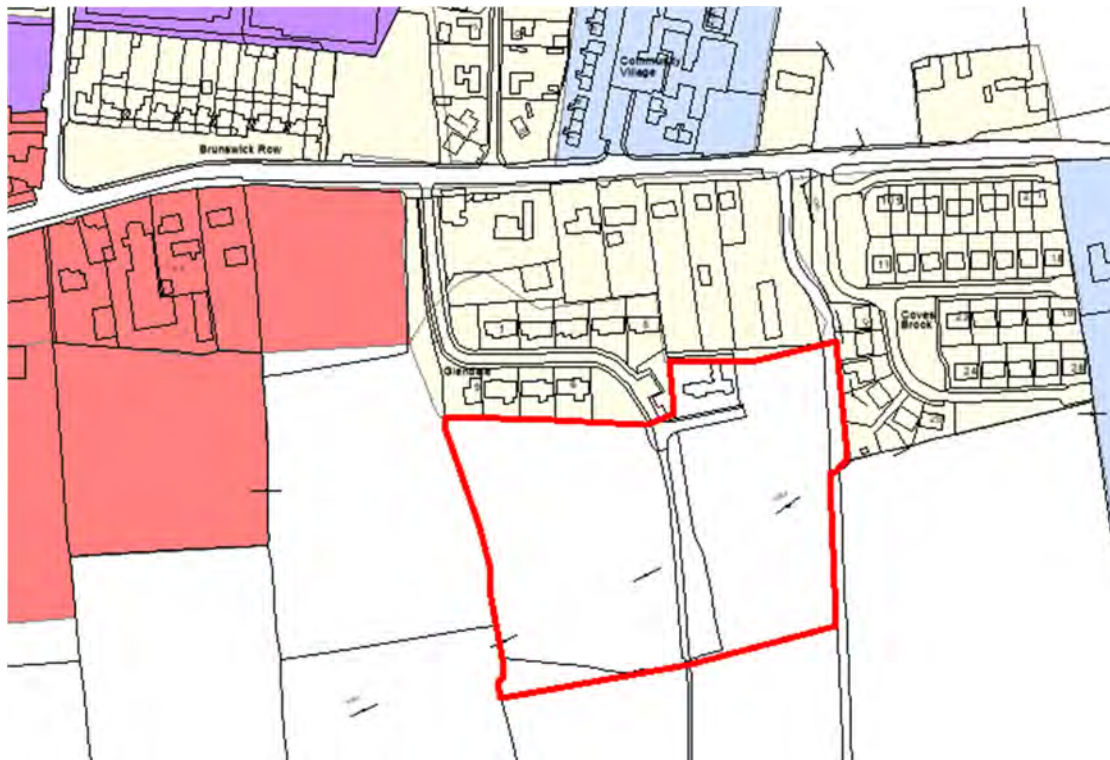
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

3.4 Dunlavin

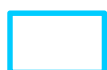
Proposed Amendment No. V2-106	Extend plan boundary of Dunlavin
	Zone lands RN – New Residential



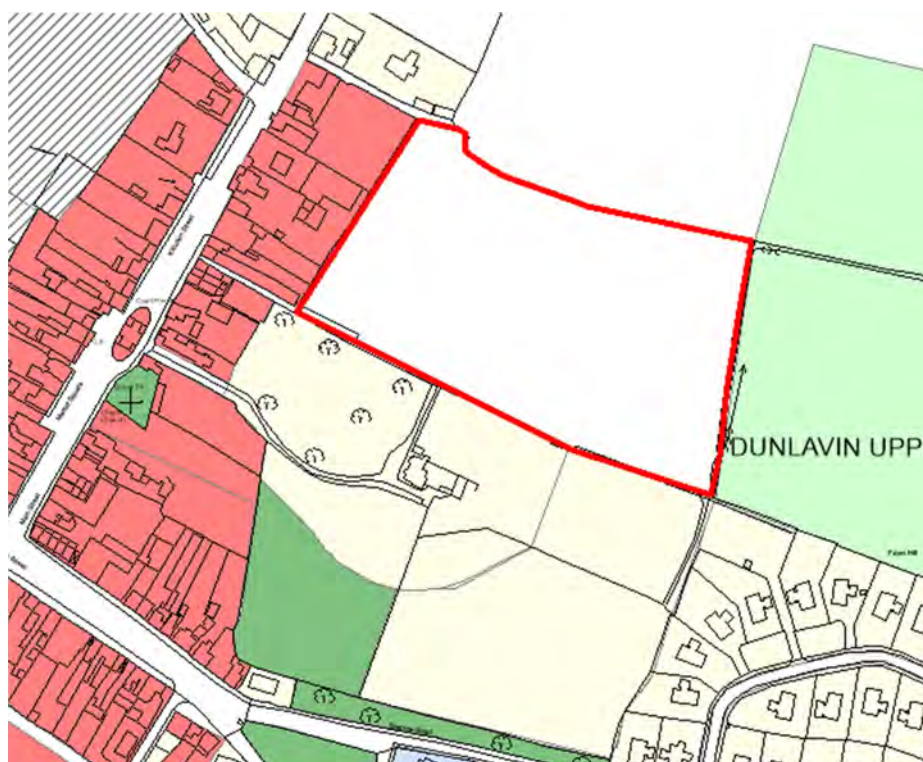
Boundary of proposed amendment



Flood Zone A



Flood Zone B






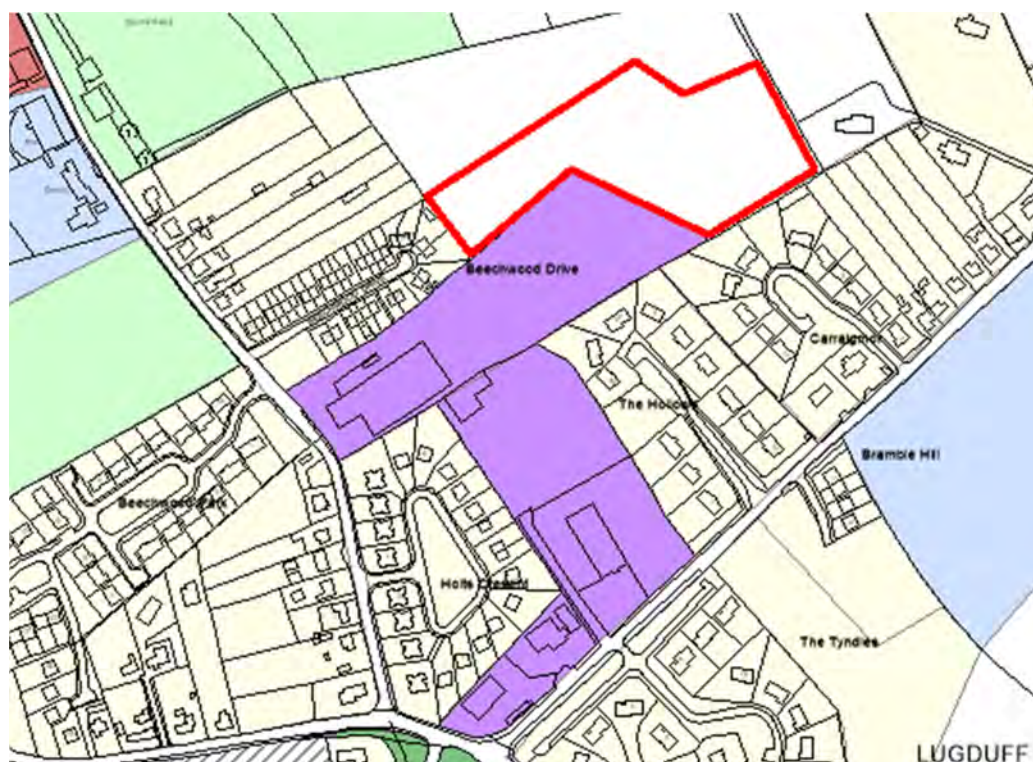
Stage 1 Strategic Flood Risk Assessment

Land zoning	RN - New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

3.5 Tinahely

Proposed Amendment No. V2-108	Extend plan boundary of Tinahely
	Zone lands 'SLB – Strategic Land Bank'

-  Boundary of proposed amendment
-  Flood Zone A
-  Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Strategic Land Bank (i.e. potential future development including residential use possible)
Development Type	Highly vulnerable (potential)
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-109

Extend plan boundary of Tinahely
 Zone lands 'SLB – Strategic Land Bank'



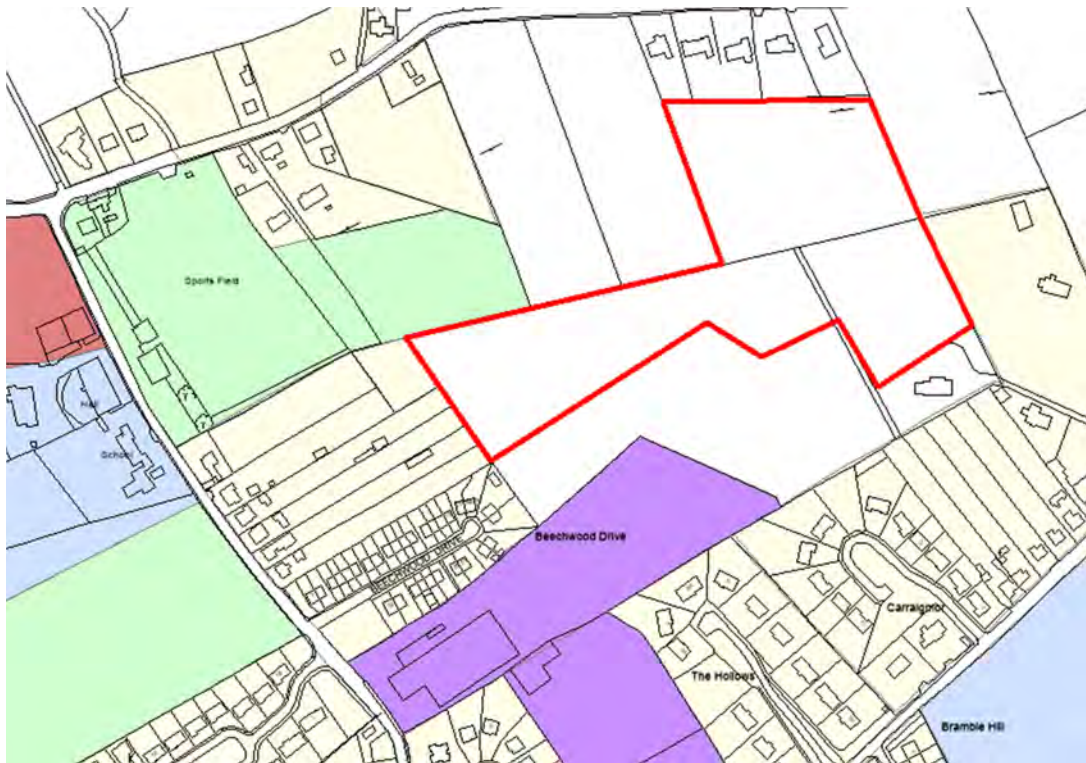
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	Strategic Land Bank (i.e. potential future development including residential use possible)
Development Type	Highly vulnerable (potential)
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-110	Extend plan boundary of Tinahely
	Zone lands 'R Special – Special Residential'
	Include the following objective: <i>TIN5 To provide for residential development for a maximum of 4 additional units on lands zoned 'R Special'.</i>



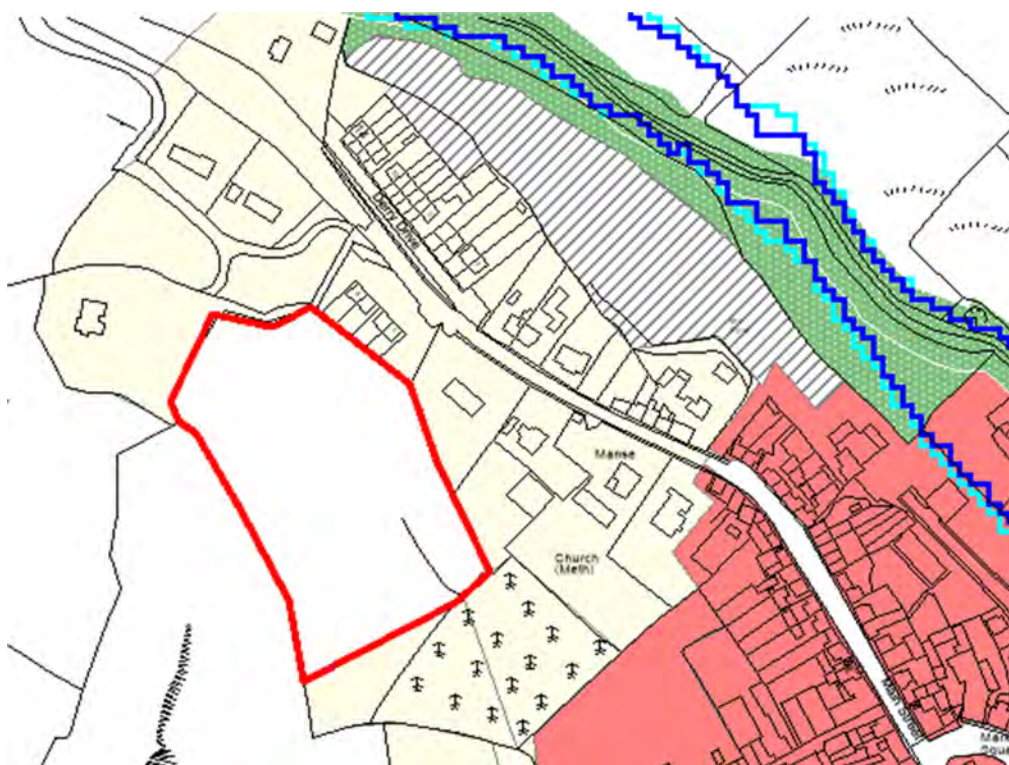
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment




Land zoning	R Special – New Residential
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No

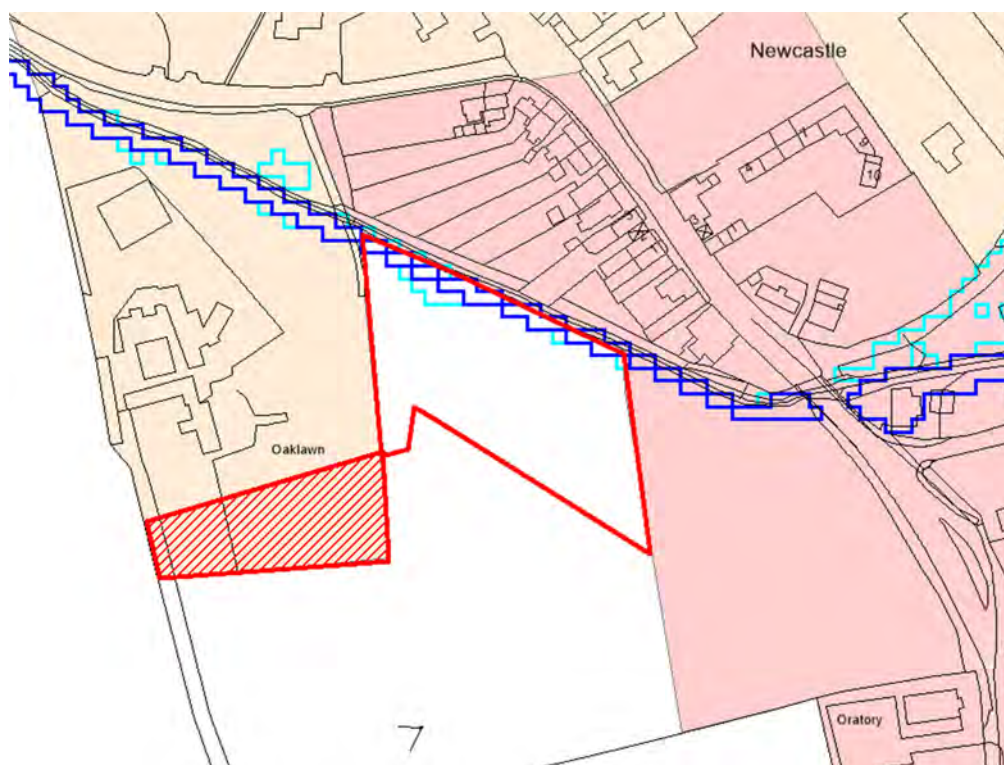
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

4.0 Level 6 Town Plans

4.1 Newcastle

Proposed Amendment No. V2-112	Amend plan boundary of Newcastle
	Expand area of 'Primary Zone' (outlined in red)
	Reduce area of 'Secondary Zone' (shown hatched red)

	Boundary of proposed amendments
	Flood Zone A
	Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning		Primary Zone
Development Type		Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone		A and B
Requirement for Justification Test		Yes
Justification Test		
1	The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.	Under the draft Wicklow County Development Plan, Newcastle is designated a Level 6 Small Town (Type 2), in accordance with the settlement typology set out in the RSES, the smaller of the town types in the category described in the RSES as 'towns and villages with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of

		<p>Newcastle is targeted to growth by c. 10%-15% between 2016 and 2031, from a population of 812 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 2)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, open spaces/play areas, outdoor multi-use games areas and playing pitches</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
<p>A small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.</p> <p>The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for new development while avoiding development in the at risk area. In addition, the CDP provides for the following objective for Level 6 settlements:</p> <p><i>Flood Risk Assessment 'Level 6 Mitigation Objective'</i></p> <p><i>To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to</i></p>		

flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- *The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.*
- *The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:*
 - (i) *The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.*
 - (ii) *The development comprises previously developed and/or under-utilised lands/sites,*
 - (iii) *There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.*

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

4.2 Roundwood

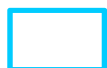
Proposed Amendment No. V-113	<p>Amend objectives for Roundwood as follows:</p> <p><i>On the lands identified as RD4 west of the Waters Bridge on Map 1 (tertiary zone) to provide for tourism use and two family dwellings (on a maximum area of 1.5 acres) only, strictly on the basis of the connection of any development to mains water and wastewater services, and no adverse impacts arising on the proximate Vartry Reservoir.</i></p>
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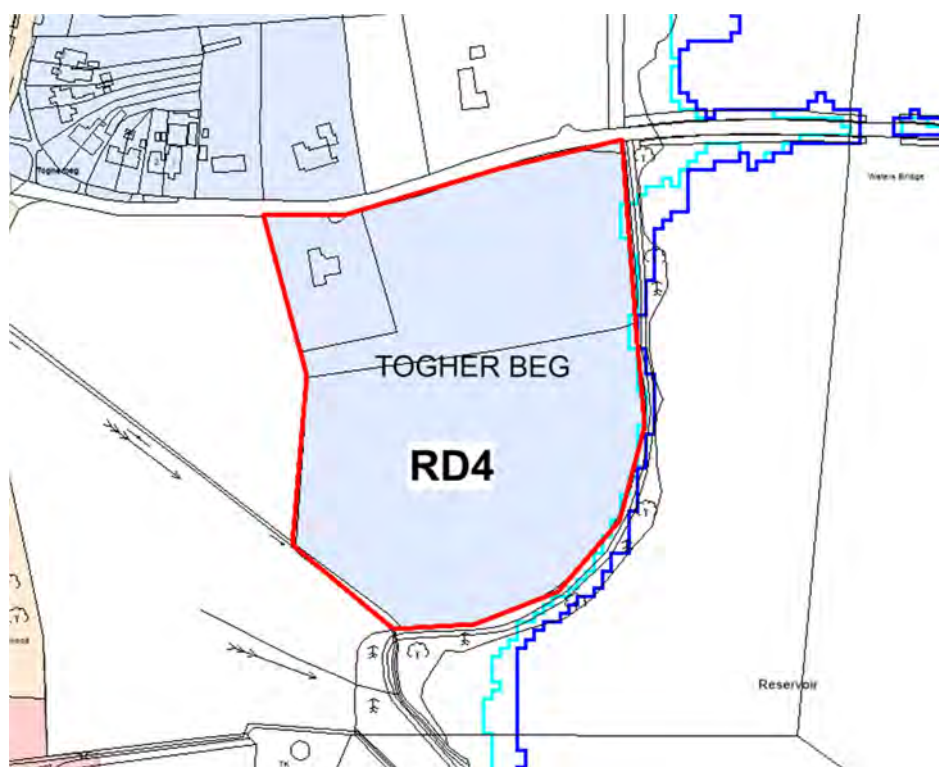
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Residential (in Tertiary Zone)
Development Type	Highly vulnerable
Flood Zone	A and B
Requirement for Justification Test	Yes
Justification Test	
1	<p>The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the</p> <p>Under the draft Wicklow County Development Plan, Roundwood is designated a Level 6 Small Town (Type 2), in accordance with the settlement typology set out in the RSES, the smaller of the town types in the category described in the RSES as 'towns and villages</p>

	Planning and Development Act 2000, as amended.	<p>with local service and employment functions'. Under the 'Core Strategy' of the draft CDP, the population of Newcastle is targeted to grow by c. 10%-15% between 2016 and 2031, from a population of 908 in 2016.</p> <p>These towns are identified as a Level 4 'local centre – small towns and villages' in the Retail Strategy for the Greater Dublin Area where the retail needs would be expected to include one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and c. 10-20 smaller shops.</p> <p>The economic function of 'Small Towns (Type 2)' is to be attractors for local investment and to target investment in the form of product and some 'people' intensive industries.</p> <p>In accordance with the County community facilities hierarchy, Level 6 settlements generally fall into the <2,000 population range and ideally should be serviced by the following community infrastructure: community/parish hall, open spaces/play areas, outdoor multi-use games areas and playing pitches</p>
2	The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;	No
	(ii) Comprises significant previously developed and/or under-utilised lands;	No
	(iii) Is within or adjoining the core of an established or designated urban settlement;	No
	(iv) Will be essential in achieving compact or sustainable urban growth;	No
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.	There are suitable alternative lands available for this use.
3	A flood risk assessment to an appropriate level of detail has been carried out	Refer to main SFRA document
Conclusion		
Justification test FAILED.		
Comment		
<p>A small portion of the lands in this zone have been identified as being located in Flood Zone A and B with a high and moderate probability of flooding from rivers/watercourses.</p> <p>The zoning objective does not proscribe exactly where in the zone development should occur and the zone is sufficiently large to provide for new development while avoiding development in the at risk area. In addition, the CDP provides for the following objective for Level 6 settlements:</p> <p><i>Flood Risk Assessment 'Level 6 Mitigation Objective'</i></p> <p><i>To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009). The planning authority may consider proposals for development that may be vulnerable to</i></p>		

flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- *The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.*
- *The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:*
 - (i) The development is located within the 'primary lands' and is essential for the achievement of the 'vision' or for the achievement of a specific objective for these lands.*
 - (ii) The development comprises previously developed and/or under-utilised lands/sites,*
 - (iii) There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.*

Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as *Open Space* will be permitted for the lands which are identified as being at risk of flooding within the site.

Proposed Amendment No. V2-114

Extend plan boundary of Roundwood
Zone lands 'Secondary Zone'



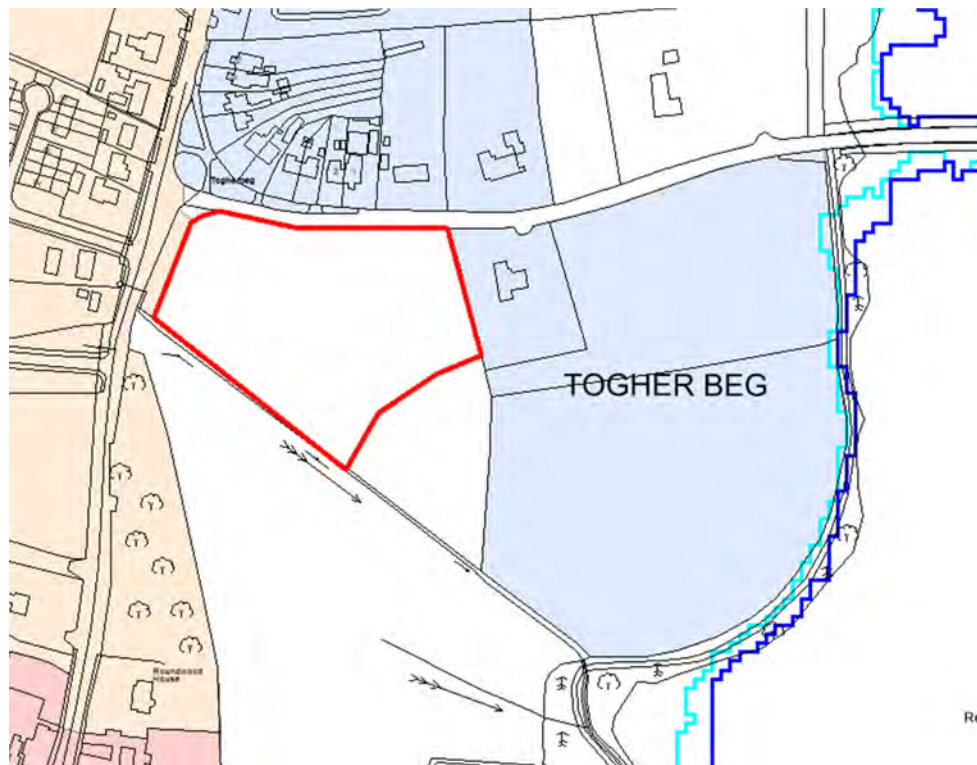
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	Secondary Zone
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

Proposed Amendment No. V2-115

Extend plan boundary of Roundwood
Zone lands 'Secondary Zone'



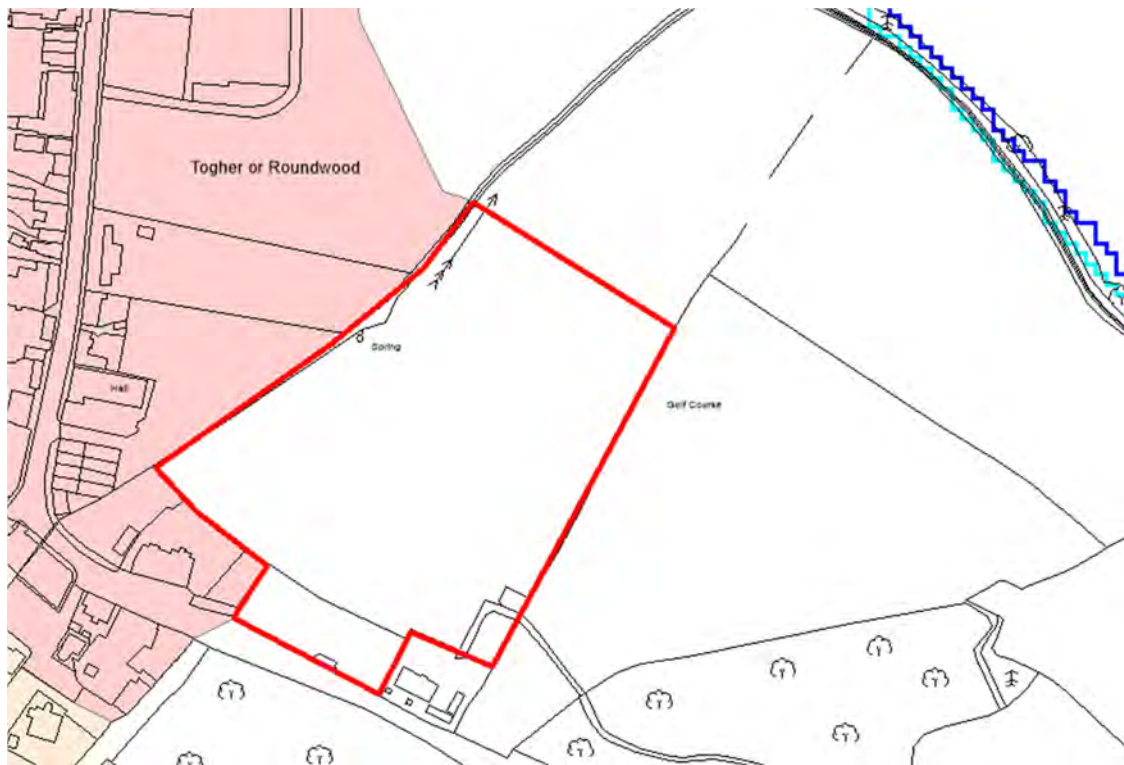
Boundary of proposed amendment



Flood Zone A



Flood Zone B

**Stage 1 Strategic Flood Risk Assessment**

Land zoning	Secondary Zone
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

5.0 Villages – Clusters (Levels 7-9)

5.1 Ballinaclash (Level 7)

Proposed Amendment No. V1-10	Extend village boundary of Ballinaclash
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Boundary of proposed extension



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

5.2 Kilpedder (Level 7)

Proposed Amendment No. V1-11

Extend village boundary of Kilpedder



Boundary of proposed extensions



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

5.3 Laragh (Level 7)

Proposed Amendment No. V1-12

Extend village boundary of Laragh



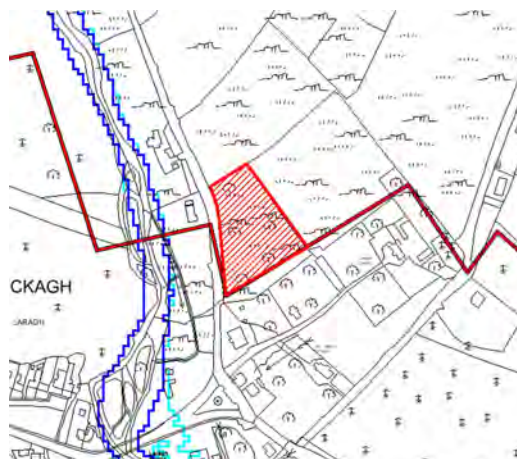
Boundary of proposed extension



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

5.4 Johnstown (Level 8)

Proposed Amendment No. V1-13

Extend village boundary of Johnstown



Boundary of proposed extension



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Village
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

6.0 Employment / Tourism / Community Zones

6.1 Kilmullen Lane

Proposed Amendment No. V1-31	Zone lands for Nursing Home at Kilmullen Lane, Newcastle.
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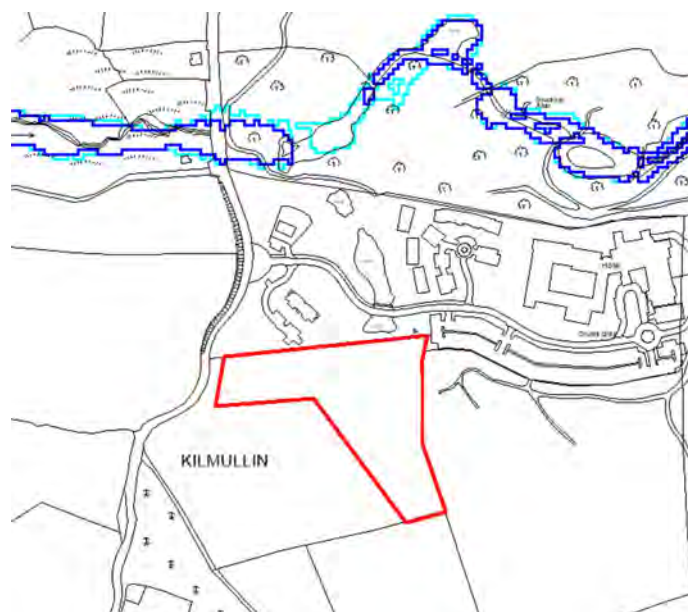
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Nursing Home
Development Type	Highly vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

6.2 The Beehive

Proposed Amendment No. V1-33	Zone lands for 'Motorway Service Area' at 'The Beehive', Coolbeg.
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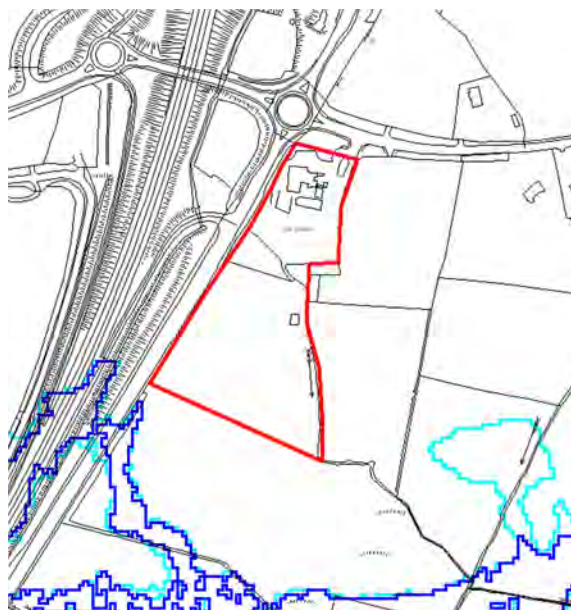
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Employment (Motorway Service Station)
Development Type	Less vulnerable
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

6.3 Jack White's

Proposed Amendment No. V1-51	Zone lands for 'Tourism' at Jack White's Cross, Ballinapark, Brittas Bay.
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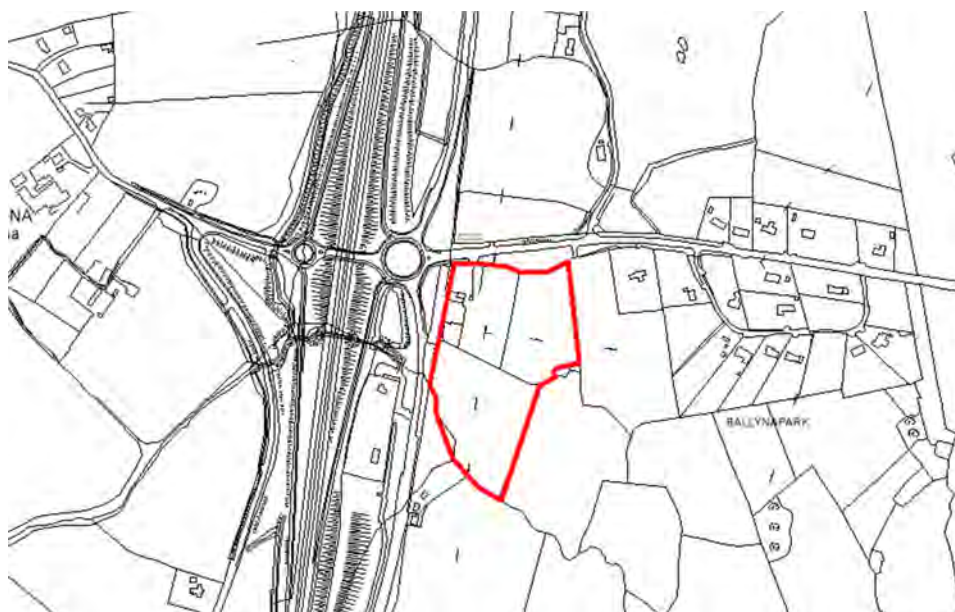
Boundary of proposed amendment



Flood Zone A



Flood Zone B



Stage 1 Strategic Flood Risk Assessment

Land zoning	Tourism
Development Type	Exact use not determined; could include highly vulnerable, less vulnerable and water compatible development
Flood Zone	C
Requirement for Justification Test	No
Any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.	

APPENDIX NUMBER 9

INFRASTRUCTURAL ASSESSMENT REPORT

AMENDMENT V3 – 132

The Proposed Amendments to 'Appendix 9 Infrastructural Assessment Report' are presented in full as one amendment with all proposed changes presented in red for new text and ~~blue strikethrough~~ for deleted text.

Please note that settlement boundaries shown on the new services maps reflect those set out in the Draft Plan published June 2021.

Appendix 9

Infrastructural Assessment - tiered approach to land zoning

Contents

1. Introduction
2. Strategic Infrastructure – Regional and County
3. Metropolitan Area Strategic Plan (MASP)
4. Settlement Specific Infrastructure Assessments
- 4.5. Water Services maps

1.0 Introduction

The National Planning Framework (NPF) sets out that

- Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan (NPO72a).
- When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages (NPO72b).
- When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development (NPO72b).

Appendix 3 of the NPF sets out a methodology for a two-tier approach to land zoning as follows:

Tier 1 Serviced Zoned land	<ul style="list-style-type: none"> ▪ <i>This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.</i> ▪ <i>These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services.</i> ▪ <i>Inclusion in Tier 1 will generally require the lands to be within the footprint of or spatially sequential within the identified settlement.</i>
Tier 2 Serviceable Zoned Land	<ul style="list-style-type: none"> ▪ <i>This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.</i> ▪ <i>These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.</i> ▪ <i>The potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of both the draft and final development or area plan.</i> ▪ <i>This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), for example, Irish Water, or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning.</i>

The NPF sets out that current development or area plans may include zoned lands which cannot be serviced during the lifetime of a development or area plan by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the plan period. Such lands should not be zoned for development or included within a development plan core strategy for calculation purposes.

In these regards, this County Development Plan (CDP) does not make provision for the zoning of land that it can be stated with absolute certainty will not be or cannot be serviced during the lifetime of the plan.

The NPF requires the CDP to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following sections set out an assessment of enabling infrastructure requirements for Tier 2 lands across the County. The assessment focuses on the provision of infrastructure that is considered to be more strategic in nature e.g. with respect to wastewater, it will focus on the capacity of the relevant wastewater treatment plant, rather than the sewer network in any town. The delivery of minor and/or local level infrastructure (e.g. the construction of a new sewer or pumping station) may be delivered through operational works of a service provider or developer-led and co-ordinated through the development management process.

The purpose of the assessment is to demonstrate how lands zoned in the CDP with potential for residential development, are in terms of strategic infrastructure either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) (in compliance with Appendix 3 of the NPF). The assessment is point-in-time and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process whereupon detailed assessment will be undertaken. This assessment does not comprise an exhaustive list of all requisite infrastructure across the County and while it is intended to inform, it is not to be relied upon for development management purposes.

1.1 Infrastructure Assessment - Challenges

A mis-alignment exists between the timeframe of the CDP and some of the capital investment plans that are required to inform same. The delivery of strategic infrastructure projects is ultimately dependent upon the availability of capital, which is itself influenced by economic performance and policy decision-making.

For instance, the current capital investment plan of Irish Water covers the period from 2020 to 2024 and is somewhat shorter than the timeframe of the CDP, which covers the period up to 2028. While a reasonable level of certainty can be anticipated regarding the delivery of infrastructure over the period 2020-2024, no such certainty can be provided regarding the delivery of water and wastewater infrastructure projects that do not form part of Irish Water's current investment plan, and subsequently whether such projects may be completed within the timeframe of the CDP. In the absence of such certainty, due consideration is given to the NPF provision which states that Tier 2 lands must *"...have potential to become fully serviced within the life of the plan"*.

The capital programme for Wicklow is a rolling two-year programme (currently 2020-2022). The basis for the selection of capital projects links back to the objectives of the CDP which is adopted by the Members, and in turn by a number of associated Development Contribution Schemes adopted in accordance with sections 48 and 49 of the Planning and Development Act 2000 (as amended). Each Development Contribution Scheme incorporates a list of capital projects to be progressed which will be funded/part funded from development contributions payable under the terms of the schemes.

Finally, the NPF requires the CDP to include a reasonable estimate for the full cost of delivery of the infrastructure identified. This requirement presents a challenge and not all costs are available or known. Notwithstanding, every effort has been made to include costings where a verifiable source for same has been identified. In most cases, the Council does not bear any responsibility for the preparation of these cost estimates.

2.1 Strategic Infrastructure – Regional and County Projects

Certain strategic infrastructure projects are of significance to the future growth of the County, and to the wider Region. The overall water supply and wastewater situation for the Greater Dublin Area (GDA) is critical to the north and east of the County and it's almost certain to become more so in the absence of significant infrastructure investment. The speed of change and pace of development experienced in recent decades, both within Wicklow and the wider Eastern & Midlands Region, has placed stresses and pressures on existing water supply and wastewater infrastructure.

There are also a number of transport projects of strategic importance which will improve public transport provision across the County and support ongoing sustainable growth over the course of the CDP and beyond. The following tables set out an overview of such strategic infrastructure projects that relate to overarching growth at both the County and Regional level.

2.1.1 Strategic Water Infrastructure

Wicklow is served by a significant number of water supplies, the majority serving a single settlement and its environs, but a small number also serving a wider cross- and sub-County regions such as the Vartry Scheme. North and east Wicklow fall within the wider water supply zone for the GDA (of which the Vartry Scheme forms part) and supply in the Region is currently under pressure. Irish Water is currently progressing a number of projects in order to increase supply and improve water quality standards.

Strategic Water Infrastructure	Project delivery
<p>The Vartry Water Supply Scheme</p> <p>IW is making a significant investment in the Vartry Water Supply Scheme to ensure a safe and sustainable water supply for the north Wicklow and south Dublin area. The project includes <i>inter alia</i> the construction of a new water treatment plant at Vartry, the construction of a new 4km pipeline from Vartry and Callowhill and the upgrade / replacement of other infrastructure. The scheme will ensure that water complies with water quality standards set out in the EU Drinking Water Directive and the national Drinking Water Regulations. The project will also ensure that this critical water supply network can operate safely through any intense rainfall events.</p>	<ul style="list-style-type: none"> Currently under construction and due for completion in 2021. Identified in the National Development Plan 2018-2027 (NDP). Estimated cost of €150m (source: NDP).
<p>Eastern Midlands Water Supply Scheme</p> <p>The long-term development of the Region will be dependent on the Eastern and Midlands Water Supply Project. The NPF provides that a new long-term water supply source for the Eastern and Midland Region, which includes the Dublin Water Supply Area, is needed by the mid-2020's, to provide for projected growth up to 2050 and contribute to resilience and security of supply.</p> <p>The project involves a 170km pipeline with supporting infrastructure (water treatment plant, pumping stations and terminal point reservoir) to ensure that the long-term water supply needs of the Region are met in a sustainable manner. IW has concluded a four-phase public consultation process and identified the preferred scheme: Abstraction of water from the Lower Shannon at Parteen Basin; water treatment at Birdhill; and treated water piped to a termination point reservoir at Peamount in south County Dublin, with supplies of treated water available to midland communities along the route.</p>	<ul style="list-style-type: none"> IW is progressing the preparation of a planning application for the scheme. Identified in the NDP within category <i>Strategic Investment Priorities 2018-2027</i>. Estimated cost of €1.2 to €1.3 billion (source: NDP)

2.1.2 Strategic Wastewater Infrastructure

Wicklow is served by a number of wastewater treatment plants, the majority serving a single settlement and its environs, but a small number also serving a wider cross- and sub- County regions such as the Shanganagh WWTP in the functional area of Dun Laoghaire – Rathdown County Council (serving Bray and Kilmacanogue in Wicklow as well as areas in DLR), the Greystones WWTP (serving Greystones, Delgany, Kilcoole and Newtownmountkennedy) and the Wicklow WWTP (serving Wicklow Town, Rathnew and Ashford).

Shanganagh WWTP	Currently operating below design capacity and is key to serving the Metropolitan Area Key Town of Bray, including the strategic development sites identified in the RSES of Fassaroe and Bray Golf Club.
Greystones WWTP	Currently operating below design capacity and will meet the development needs of the Metropolitan Area settlement of Greystones – Delgany and the strategic employment site identified in the RSES at Mill Road Greystones, as well as any growth in the towns of Kilcoole and Newtownmountkennedy.
Wicklow WWTP	Currently operating below design capacity and will meet the development needs of the Core Region Key Town of Wicklow-Rathnew, as well as any growth in the town of Ashford.

In terms of the other identified Growth Towns in the County (as set out in the CDP 'Core Strategy') namely Arklow and Blessington, significant investment is already committed:

Strategic Wastewater Infrastructure	Project delivery
Arklow Waste Water Treatment Plant New Wastewater Treatment Plant of 36,000 population equivalent approved in 2019 Sewer pipelines (along the North and South Quays) to bring the untreated wastewater to the WWTP Marine outfall pipe to safely discharge the treated wastewater to the Irish Sea	<ul style="list-style-type: none"> ▪ Commencement in 2021 ▪ Completion in 2024 ▪ Estimated cost of €100-€250m (source: IW).
Blessington Waste Water Treatment Plant Upgrade of the Blessington WWTP approved 2019 will increase the capacity from 6,000pe to 9,000pe	<ul style="list-style-type: none"> ▪ Commencement in 2021 ▪ Completion in 2023 ▪ Estimated cost of €4m (source: IW)

2.1.3 Strategic Transport Infrastructure

There are a number of transport projects of strategic importance, which will improve regional road and rail networks, as well public transport provision across the County, and support ongoing sustainable growth focussed on the integration of land use and transportation.

Strategic Transport Infrastructure	Project delivery
<p>N11 Improvement Scheme</p> <p>The N11/M11 route is comprised partly of motorway, dual carriageway and single carriageway sections over a distance of approximately 126km, connecting Dublin in the east of the county to Wexford in the south east, where the route terminates.</p> <p>The N11/M11 Junction 4 to Junction 14 Improvement Scheme is a transportation project aimed at alleviating congestion, improving safety and optimising the efficiency and function of the N11/M11 as a transport corridor. The scheme has been identified in Project Ireland 2040 as one of the 20 priority National Roads to be progressed in order to enable the continued economic development of the state. The scheme has also been identified in relevant regional and local planning policy.</p>	<ul style="list-style-type: none"> ▪ Identified in the National Development Plan 2018 – 2027 ▪ Scheme at 'Stage 2' (Option Selection) ▪ Cost range – pending project development (source: TII)
<p>N81 Improvement Scheme</p> <p>The N81 as a national secondary route, characterised by the TII National Road Design Office as having poor horizontal and vertical alignment. The route consists of a single lane carriageway without a hard strip or hard shoulder along sections of the road way. The road has limited over-taking capability. In addition, the N81 passes through the centre of a number of towns in Wicklow, most notably Blessington, creating a blockage to free flow of regional traffic as well serious damage to the quality of Blessington town centre.</p> <p>In 2008 the National Roads Design Office began the process of assessing the possibility of upgrading this road network between Tallaght and Hollywood Cross incorporating a bypass of the town of Blessington. Stage 2 of this process has now been completed with a preferred route option being identified. The delivery of this project has not been identified as a strategic priority in the NPF or RSES and funding has not been allocated to same by the TII. However, this is considered a vital project for West Wicklow and its delivery will remain a key objective of this plan.</p>	<ul style="list-style-type: none"> ▪ Not identified in the National Development Plan 2018 – 2027 ▪ Scheme at 'Stage 2' (Option Selection) ▪ Cost range – pending project development

<p>Rail</p> <p>Investment in trains, infrastructure, stations and customer service planned during the lifetime of the Wicklow County Development Plan including:</p> <ul style="list-style-type: none"> Up to 640 new train carriages to cater for growing demand, with up to 600 electric or battery electric carriages included; Investment in track, signalling and level crossings to increase frequency and improve journey times; New stations, and upgraded existing stations, including improved accessibility and car park facilities. <p>DART +</p> <p>DART+ is a programme of projects that aims to modernise and improve existing rail services in the Greater Dublin Area (GDA). It will provide a sustainable, electrified, reliable and more frequent rail service, improving capacity on rail corridors serving Dublin.</p> <p>The overall scope of the DART+ Coastal South will include:</p> <ul style="list-style-type: none"> Elimination of level crossings to reduce rail/road conflict that limits train capacity Provide new grade-separated pedestrian, cycle crossing and vehicle crossings as required Subject to modelling and assessment, station modifications at Dun Laoghaire, Bray and Greystones to enhance train service capacity Upgrading of Tara Station to facilitate enhanced interchange with MetroLink All civil and bridge works as necessary to accommodate an increased service frequency between Bray and Greystones Upgrades to signalling and communications infrastructure to improve safety, and support increased frequency and reliability 	<ul style="list-style-type: none"> Identified in the National Development Plan 2018 – 2027, Transport Strategy for the GDA 2016 - 2035; and The Climate Action Plan 2019 Estimated cost of €2b (source: NDP) New fleet: Delivery due 2024 <p>Southern Coastal line:</p> <ul style="list-style-type: none"> 2020: Design Team Appointed 2022: Railway Order
<p>Luas Green Line Extension to Bray</p> <p>The extension of the Luas Green Line from Cherrywood to Bray Town Centre will provide a high frequency, high capacity link between Bray and the key employment areas of Dundrum, Sandymount, Carrickmines and Cherrywood, in addition to connecting to the City Centre. While a decision on the final alignment has yet to be made, it is likely to run to Bray DART station via Shankill and the former Bray Golf Club lands.</p>	<ul style="list-style-type: none"> Identified in the National Development Plan 2018 – 2027, Transport Strategy for the GDA 2016 - 2035; the NDP commits to the appraisal, planning and design of the extension during the period to 2027 Cost range – pending project development
<p>Bus</p> <p>BusConnects</p> <p>BusConnects Dublin aims to overhaul the current bus system in Dublin through a 10-year programme of integrated actions to deliver a more efficient, reliable and better bus system. BusConnects includes:</p> <ul style="list-style-type: none"> Redesign of the bus network with high frequency spines, orbital routes and increased bus services. New cycle network. New ticketing and cashless payment system. New bus stops and shelters with better signage and information. Bus-based park and rides in strategic locations. New bus livery and transitioning to a new bus fleet with low emission vehicle technologies <p>N/M11 Bus Priority Scheme</p> <p>This is an interim priority scheme to address bus priority in advance of delivery of the main N/M11 Junction 4 to Junction 14 improvement scheme.</p>	<ul style="list-style-type: none"> The NDP commits to the delivery of the full BusConnects programme during the period to 2027 Estimated cost of €2.4b (source: NDP) <ul style="list-style-type: none"> Scheme at 'Stage 1' Feasibility Assessment (TII) Cost range – pending project development

In addition, the NTA is intending to carry out / has committed to funding the carrying out of a transport studies to identify areas of improvement of transport infrastructure throughout the County as follows:

- Arklow Area Based Transport Assessment (commencement 2021)
- Greystones-Delgany Area Based Transport Assessment (commencement 2021)
- The Bray Transport Study (completed 2019, review due 2021) – as part of the review of the GDA Transport Strategy
- South of Bray to Arklow – as part of the review of the GDA Transport Strategy
- West Wicklow – as part of the review of the GDA Transport Strategy

3. Metropolitan Area Strategic Plan (MASP)

The settlement strategy for the CDP is based upon the key principles of the NPF and RSES and corresponds with the strategic development corridor approach of the MASP. There is broad alignment between the strategic growth areas identified in the MASP and the growth areas identified in the CDP. A key aim of the MASP is to unlock the development capacity of strategic development areas within the wider metropolitan area, by identifying the sequencing of enabling infrastructure. A phased sequence of infrastructure investment is identified to enable the accelerated delivery of strategic development corridors; within the short term to 2026; the medium term to 2031; and in the long term to 2040.

The MASP is aligned with the NDP to ensure that it can inform national-level sectoral investment plans and co-ordinate investment within the metropolitan area. The MASP thus provides the planning policy framework, which is interlinked with the requisite capital investment programmes, to ensure the co-ordination of strategic growth areas through the delivery of supporting infrastructure.

Area	Phasing / Enabling Infrastructure
South County Dublin – North Wicklow Development of new residential communities at Woodbrook- Shanganagh and Bray Golf course and Harbour lands	Short term Access road, new station at Woodbrook - Shanganagh. Access to Bray station and PT bridge.
Bray Fassaroe Westward extension of Bray at Old Connaught- Fassaroe (Dún Laoghaire) and Bray-Fassaroe (Wicklow) lands	Short to medium term High capacity bus between Bray and Fassaroe, distributor road, N/ M11 upgrades, new bridge to Old Conna. Waste water upgrades. Local and wider area water network and storage upgrades Long term LUAS extension to Bray
Greystones Strategic Employment Site	n/a

4. Settlement Specific Infrastructure Assessments

The following section details known infrastructure constraints as they relate to specific settlements within the County. The section follows an area-based approach and identifies infrastructure projects that are considered to be of strategic importance for the delivery of residential zoned lands in each settlement, and in particular any strategic areas for growth identified in the RSES or Core Strategy.

The tables are intended to inform but are not intended to be relied upon for development management purposes. The tables demonstrate that lands identified in the Core Strategy for residential development are either serviced (Tier 1) or have the potential to be serviced within the lifetime of the plan (Tier 2). The full extent of requisite enabling infrastructure with regard to specific sites will continue to be assessed through the development management process.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting, footpaths etc)	
Bray	Bray Municipal District LAP	<p>Serviced by the Bray/Shanganagh Waste Water Treatment Plant, currently operating below design capacity and has capacity to accommodate the growth targeted by the Core Strategy.</p> <p>With respect to sewer networks, a Drainage Area Plan (DAP) is nearing completion and Network Plans are being developed to service targeted growth.</p>	<p>Supplied with potable water from the Vartry water supply and is well within operational capacity.</p> <p>Upgrade to increase capacity is due for completion in 2021</p>	<p>As set out in the Bray and Environs Transport Study (April 2019) transportation interventions are needed to support the development of two strategic sites in Bray:</p> <p>Fassaroe</p> <ul style="list-style-type: none"> Fassaroe development roads; N11 Cycle and Pedestrian Bridge; N11/M11 Junction 4 to 14 Improvement Scheme; Delivery of Wicklow County Council Part 8 N11 capacity and safety upgrades, as approved; Busway from Fassaroe to Old Connaught over County Brook at Ballyman Glen; Traffic Management Measures at Fassaroe Interchange to protect strategic function of the N/M11; Delivery of the Upper Dargle Road public transport priority measures schemes and the River Dargle Cycle Scheme; and Commitment to the phased introduction of bus and enhanced rail services in line with increased demand. <p>Bray Golf Club & Harbour</p> <ul style="list-style-type: none"> Golf Club and harbour lands development roads; Pedestrian and cycle links from the Golf Club and harbour to Bray Town Centre; Dublin Road bus priority (part of Bray Core Bus Corridor); Public transport, pedestrian and cycle bridge from the Golf Club Lands to Bray DART station for future use by Luas; Development of interchange at Bray DART Station; Commitment to the phased introduction of bus and enhanced rail services in line with increased demand. 	<p>Tier 1: Zoned land in Bray other than strategic sites</p> <p>Tier 2: Strategic sites (Fassaroe and Golf Club) pending delivery of Transportation Infrastructure to support new development.</p>

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Wicklow – Rathnew	Wicklow & Rathnew Town Development Plan (to be replaced post CDP adopted with LKAP)	Serviced by the Wicklow Wastewater Treatment Plant currently operating below design capacity (34,000pe, operating at c. 19,000pe) and has capacity to accommodate the growth targeted by the Core Strategy (including Ashford).	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1
Arklow	Arklow LAP	The necessary planning, land and licences have been secured for the provision of a new Waste Water Treatment Plant. Subject to Ministerial consent Irish Water expects construction work commenced 2021. to begin in the second half of 2021.	The Arklow public supply is currently working within operational capacity and is predicted to facilitate the future development needs.	Arklow Area Based Transport Assessment being carried 2021, which will identify transport investment required to support delivery of Core Strategy development objectives. Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Wastewater and Road Infrastructure upgrades.
Greystones – Delgany	Greystones – Delgany – Kilcoole LAP	Serviced by the Greystones Wastewater Treatment Plant currently operating below design capacity (40,000pe, operating at c. 25,000pe) and has capacity to accommodate the growth targeted by the Core Strategy (including Kilcoole & Newtownmountkennedy). With respect to sewer networks, a Drainage Area Plan (DAP) is to start in 2022 to cover Greystones – Delgany – Kilcoole – Newcastle.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Greystones – Delgany Area Based Transport Assessment being carried 2021, which will identify transport investment required to support delivery of Core Strategy development objectives. Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1
Blessington	Blessington LAP	Serviced by the Blessington Waste Water Treatment Plant which is operating above design capacity. Upgrade due to be completed 2022: and capacity to accommodate the growth targeted by the Core Strategy will be available on completion.	The Blessington public supply is currently working within operational capacity and is predicted to facilitate the future development needs.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Wastewater Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Newtown-mountkennedy	Level 4 Town Plan	<p>Serviced by the Greystones Wastewater Treatment Plant currently operating below design capacity (40,000pe, operating at c. 25,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.</p> <p>The pumping station in Newtownmountkennedy may require upgrades to facilitate growth within the catchment. The requirement and extents of upgrades will need to be determined through localised surveys completed in line with the Irish Water's new connection policy.</p> <p>With respect to sewer networks, a sewer network project is to advance.</p>	<p>Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021.</p>	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1
Rathdrum	Level 4 Town Plan	<p>Serviced by the Rathdrum Waste Water Treatment Plant; currently operating below design capacity (3,500pe, operating at c. 2,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.</p>	<p>Served by a spring water supply to the west of Rathdrum. Water is stored in a reservoir at Ballinderry initially and thereafter at a reservoir in Ballygannon closer to Rathdrum. This water source is under pressure and Wicklow County Council is currently working with Irish Water to augment same to cater for the planned population increase.</p>	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Water Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Baltinglass	Level 4 Town Plan	Serviced by Baltinglass WWTP; currently operating below design capacity (3,600pe, operating at c. 3,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by 2 wells (at Tinornan and Parkmore) and springs (at Bawnogues) which are only used seasonably to supplement supply if required. It is intended that these springs will be decommissioned and replaced with a borehole in the event of development at Bawnogues. The capacity of the current supply (including the springs) will meet the water supply needs of the town in the medium term and will be likely sufficient to accommodate development targeted in this plan	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Ashford	Level 5 Small Town Plan	Serviced by the Wicklow Wastewater Treatment Plant currently operating below design capacity (34,000pe, operating at c. 19,000pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by the Wicklow Water Supply Scheme from Cronroe Reservoir. The water at Cronroe is a combination of water from the Dublin Regional Scheme at the Vartry Reservoir and groundwater abstracted and treated at the Cronroe Water Treatment plant. Supply will be sufficient to meet the needs of projected population growth.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1
Aughrim	Level 5 Small Town Plan	Serviced by the Aughrim Waste Water Treatment Plant which is currently operating above design capacity. Improvements to this plant are required, and funding has been granted sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024 with project to commence in 2022.-	Water supply is abstracted from the Tinakilly River at Threewells to the north-east of the town. It is intended during 2021-2022 to replace this supply by connecting Aughrim to the Arklow water supply scheme with a connection to the water treatment plant at Ballyduff, and this new supply will have adequate capacity to accommodate the growth levels targets for Aughrim in this plan.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Wastewater and Water Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Carnew	Level 5 Small Town Plan	Serviced by the Carnew Waste Water Treatment plant currently operating below design hydraulic capacity (2,300pe, operating at c. 1,600pe). While there is substantial (theoretical) available capacity in the plant, the ELVs that are set out in the discharge licence are extremely tight and difficult to meet on a consistent basis. In the short term new connections will be limited 5 units at a time so as not to suddenly push the plant into non-compliance.	Supplied by the Tinahely regional water supply scheme with water sourced from the Derry River north of Tinahely. This supply has significant spare capacity and no shortage problems have arisen in the scheme.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1 pending delivery of Wastewater Infrastructure upgrades.
Dunlavin	Level 5 Small Town Plan	Serviced by Dunlavin Waste Water Treatment Plant currently operating below design capacity (2,400pe, operating at c. 1,400pe) and has capacity to accommodate the growth targeted by the Core Strategy. With respect to sewer networks, the sewer network upgraded recently under CIP project.	Serviced by a well to the south of the town centre operating at capacity, with limited headroom to accommodate future development. Issues also arise with regard to access to the source and water storage. Improvements to this supply are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Water Infrastructure upgrades.
Enniskerry	Bray Municipal District LAP	Serviced by the Enniskerry Waste Water Treatment Plant currently operating below design capacity (6,000pe, operating at c. 2,500pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier1

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Kilcoole	Greystones - Delgany – Kilcoole LAP	Serviced by both the Kilcoole and Greystones Waste Water Treatment Plants, both currently operating below design capacity (Kilcoole 4,000pe, operating at c. 2,000pe) and have capacity to accommodate the growth targeted by the Core Strategy.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier1
Tinahely	Level 5 Small Town Plan	Is served by the Tinahely WWTP. The plant has limited modest spare capacity for further development. Improvements to this plant are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024	Served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Wastewater Infrastructure upgrades.

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Avoca	Level 6 Small Town Plan	<p>Serviced by Avoca Wastewater Treatment Plant at Ballanagh currently operating above design capacity.</p> <p>The plant upgrade / replacement is committed as part of the Irish Water capital investment programme for completion in 2024.</p>	Water sourced from a treated surface water supply at Ballard, Ballinaclesh. Water is fed by gravity to Ballymurtagh where it is then pumped to reservoir. The reservoir has sufficient storage capacity to provide for current target levels of future growth	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Wastewater Infrastructure upgrades.
Donard	Level 6 Small Town Plan	Serviced by the Donard Waste Water Treatment Plant currently operating below design capacity (600pe, operating at c. 240pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Supply is from Donard/Hollywood scheme. This supply has adequate capacity to accommodate the growth target for Donard.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier1
Kilmacanogue	Bray Municipal District LAP	Serviced by the Bray/Shanganagh Waste Water Treatment Plant, currently operating below design capacity and has capacity to accommodate the growth targeted by the Core Strategy.	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier1
Newcastle	Level 6 Small Town Plan	<p>Serviced by Newcastle Waste Water Treatment plant currently operating close to design capacity (1,000pe, operating at c. 900pe) and has capacity to accommodate the growth targeted by the Core Strategy.</p> <p>With respect to sewer networks, a Drainage Area Plan (DAP) is to start in 2022 to cover Greystones – Delgany – Kilcoole - Newcastle.</p>	Supplied with potable water from the Vartry water supply and is well within operational capacity. Upgrade to increase capacity is due for completion in 2021	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier1

Town / Village	Plan Name	Infrastructure			Zoning Tier
		Waste water	Water	Transport (Roads, lighting footpaths etc)	
Roundwood	Level 6 Small Town Plan	Served by the Roundwood Waste Water Treatment Plant currently operating below design capacity (1,600pe, operating at c. 1,200pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by a single bored well which has capacity constraints. Improvements to this supply are required, and funding has been sought for same under Irish Water's Small Town and Villages Growth programme, part of IW's investment programme 2020-2024	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 2 pending delivery of Water Infrastructure upgrades.
Shillelagh	Level 6 Small Town Plan	Served by the Shillelagh Waste Water Treatment Plant currently operating below design capacity (500pe, operating at c. 415pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Served by the Tinahely Regional Water Supply Scheme, which extracts water from the Derry River north of the bridge at Tinahely. There are currently no deficiencies in this supply or network, which would impact on future development.	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier 1
Laragh	Level 7 Village	Served by the Laragh Wastewater Treatment Plant, currently , currently operating below design capacity (1,000pe, operating at c. 715pe) and has capacity to accommodate the growth targeted by the Core Strategy.	Water supply from a surface water source at Glenmacnass which is fed to the Laragh Reservoir by gravity from the Glenmacnass Treatment Works. At present, water supply is able to meet demand but in times of dry weather and high demand, such as the tourist season, supply can be limited	Local level supporting infrastructure to be provided in accordance with the implementation of relevant local planning permissions and the Council's capital investment programme.	Tier1

Baltinglass
Golf Club



Baltinglass Town Plan

Map No. 1 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

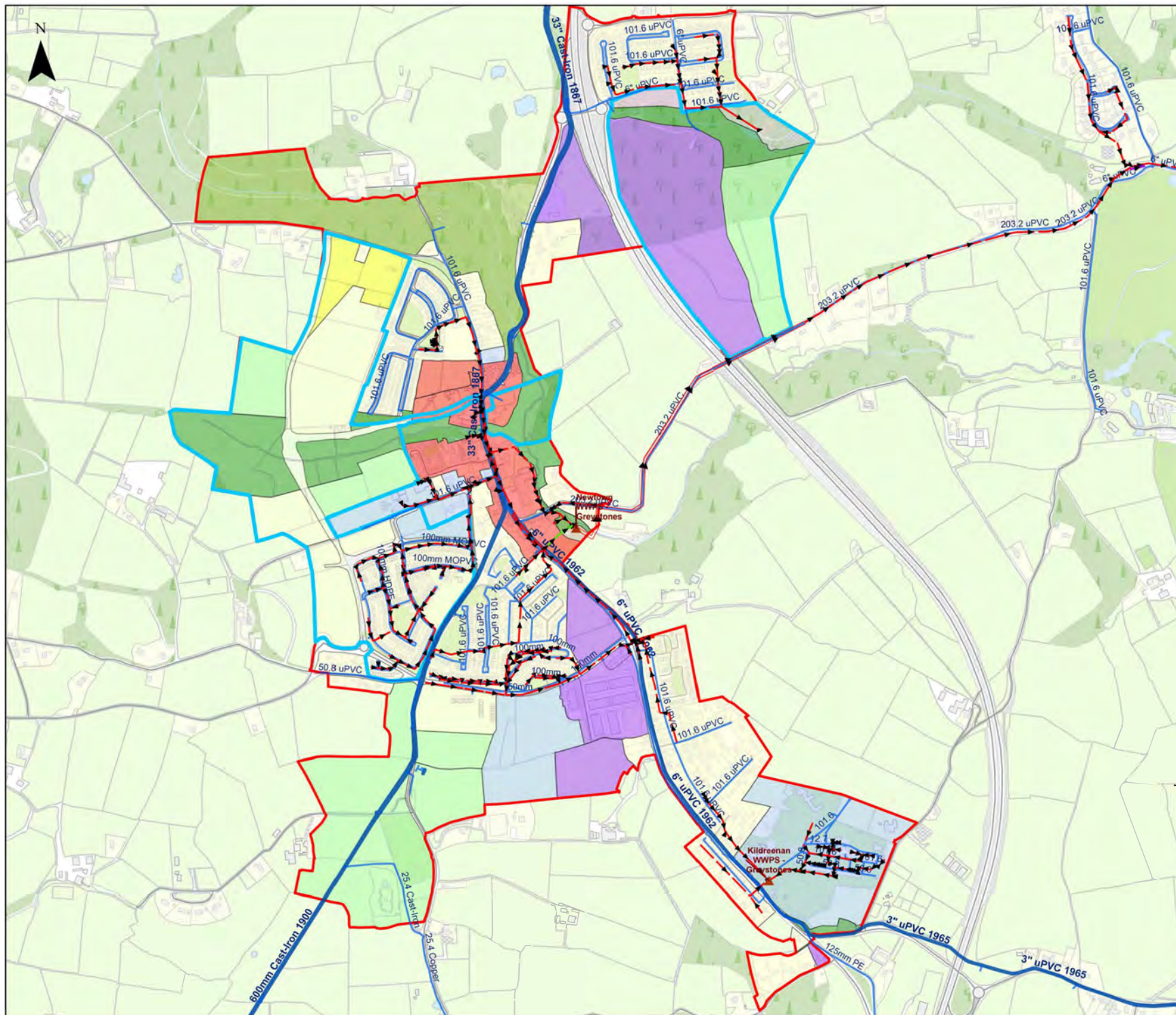
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Planning Department

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Newtownmountkenny Town Plan

Map No.2 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- AOS-Active Open Space
- OS1-Open Space
- F-Forestry
- Water Supply Network
- Water Treatment Plant
- - - Sewer Network
- Waste Water Treatment Plant

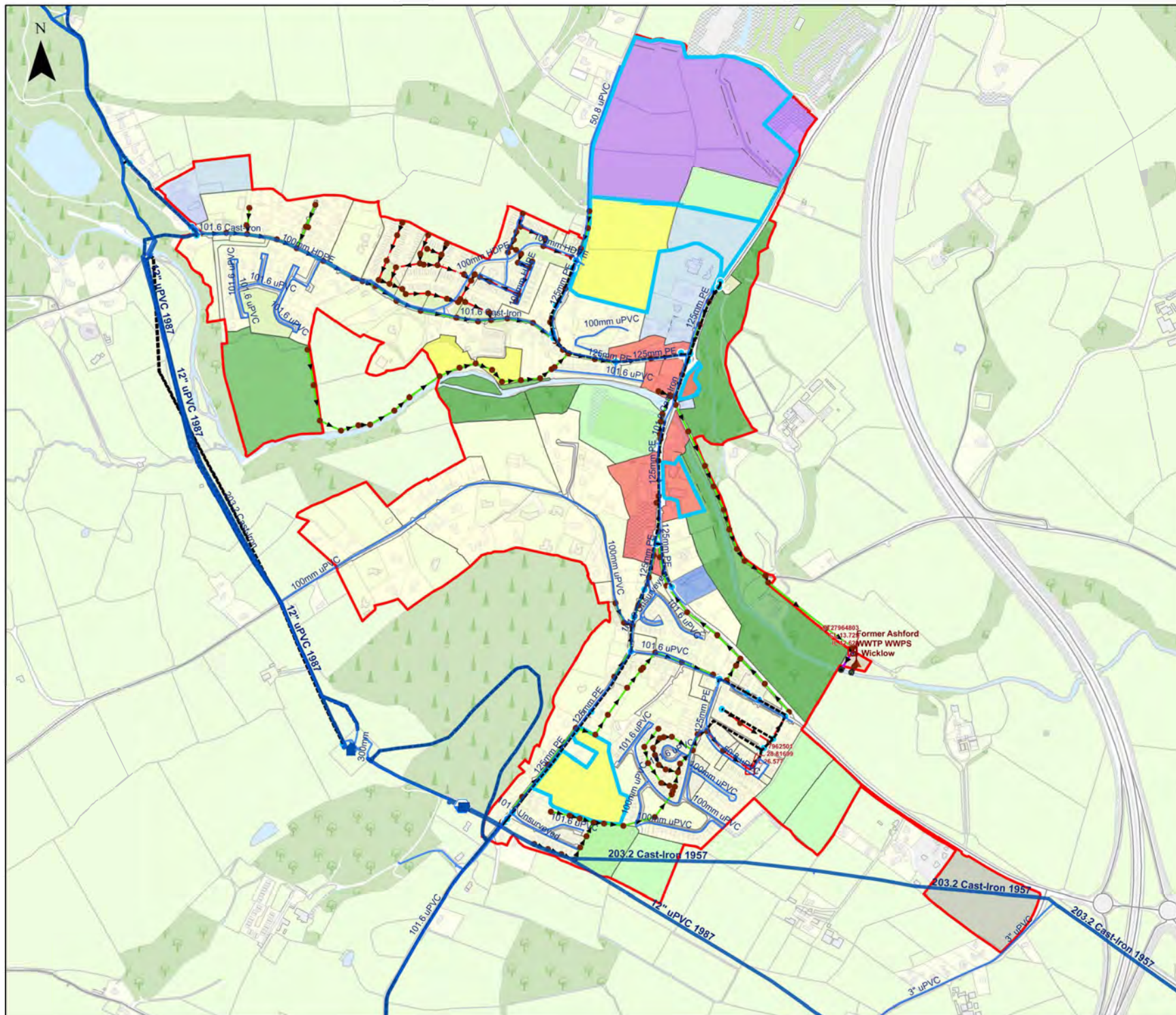
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Ashford Town Plan

Map No. 4 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- AOS-Active Open Space
- OS1-Open Space
- T-Tourism
- PU-Public Utility
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

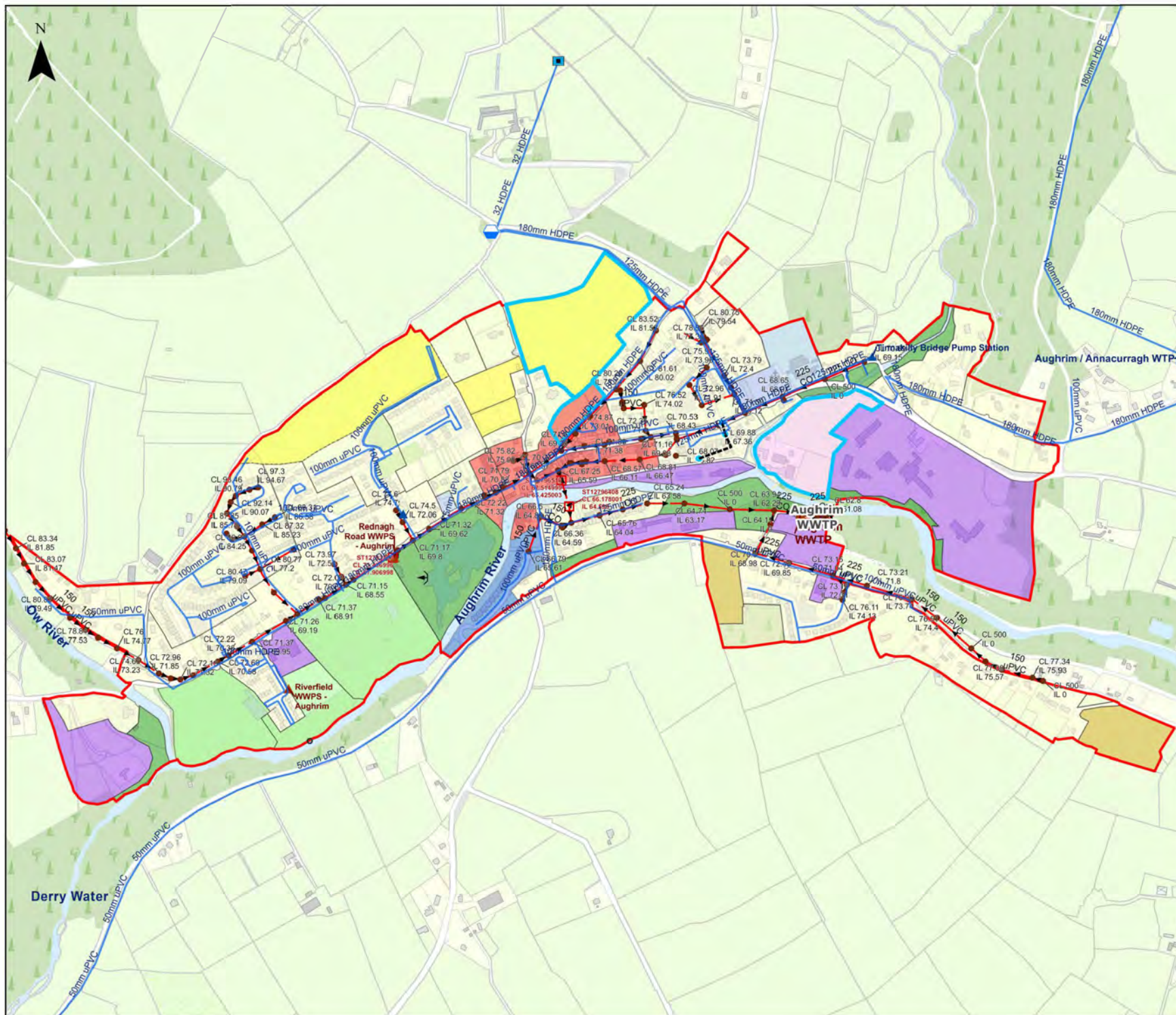
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Aughrim Town Plan

Map No. 5 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- AOS-Active Open Space
- OS1-Open Space
- T-Tourism
- R Special - Special Residential
- R2.5 - New Residential (Low Density)
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

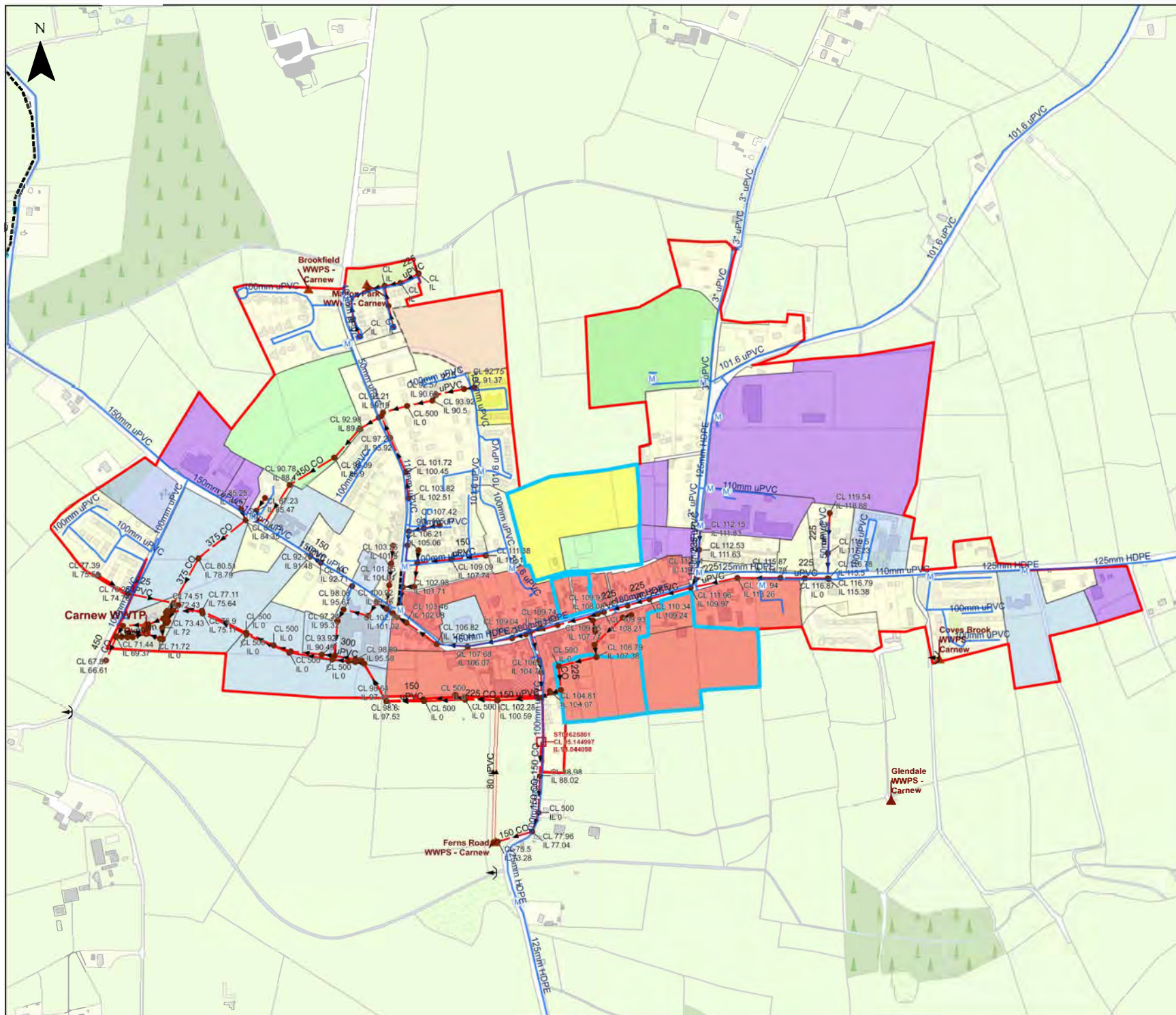
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Carnew Town Plan

Map No. 6 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

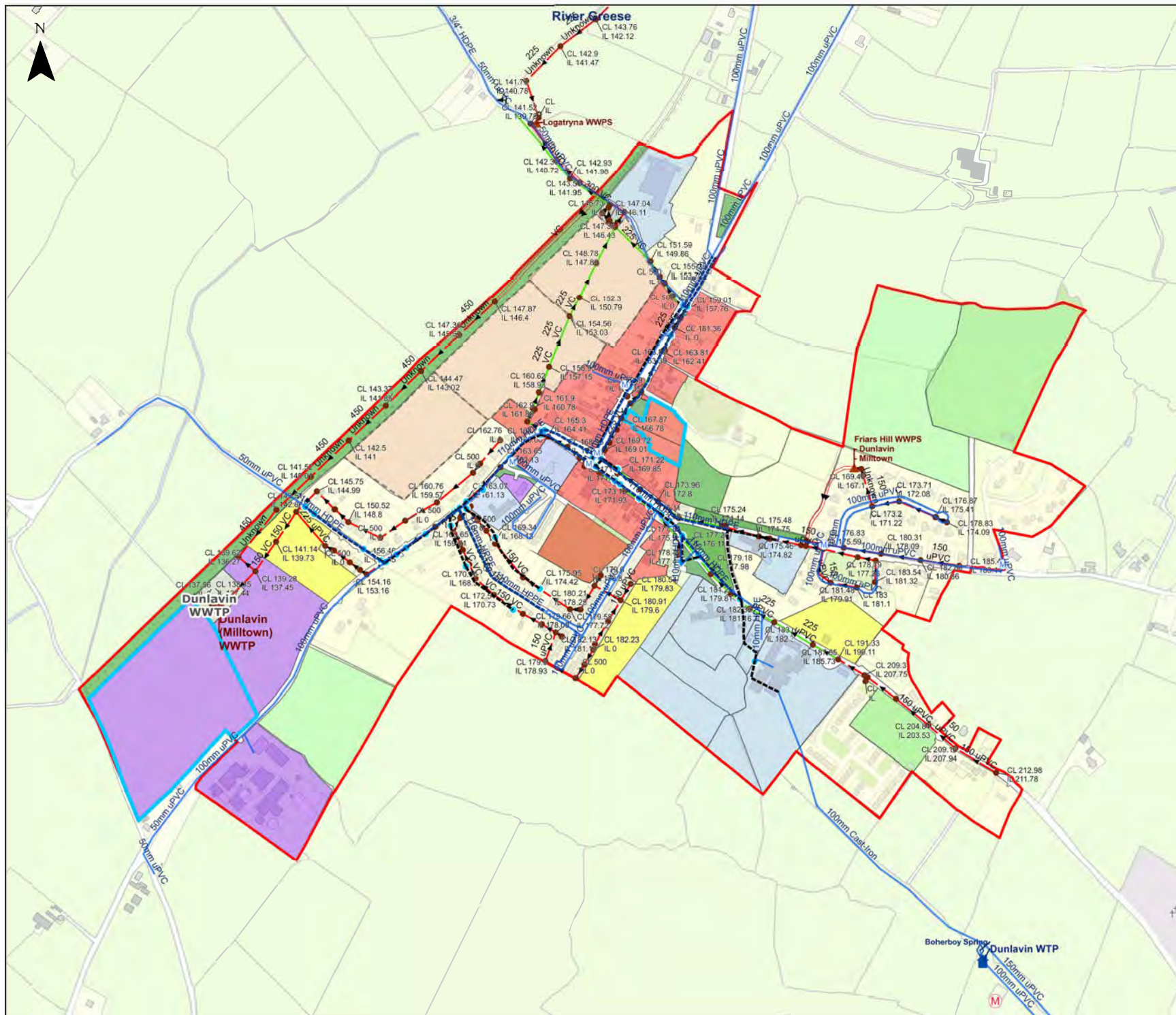
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Dunlavin Town Plan

Map No. 7 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

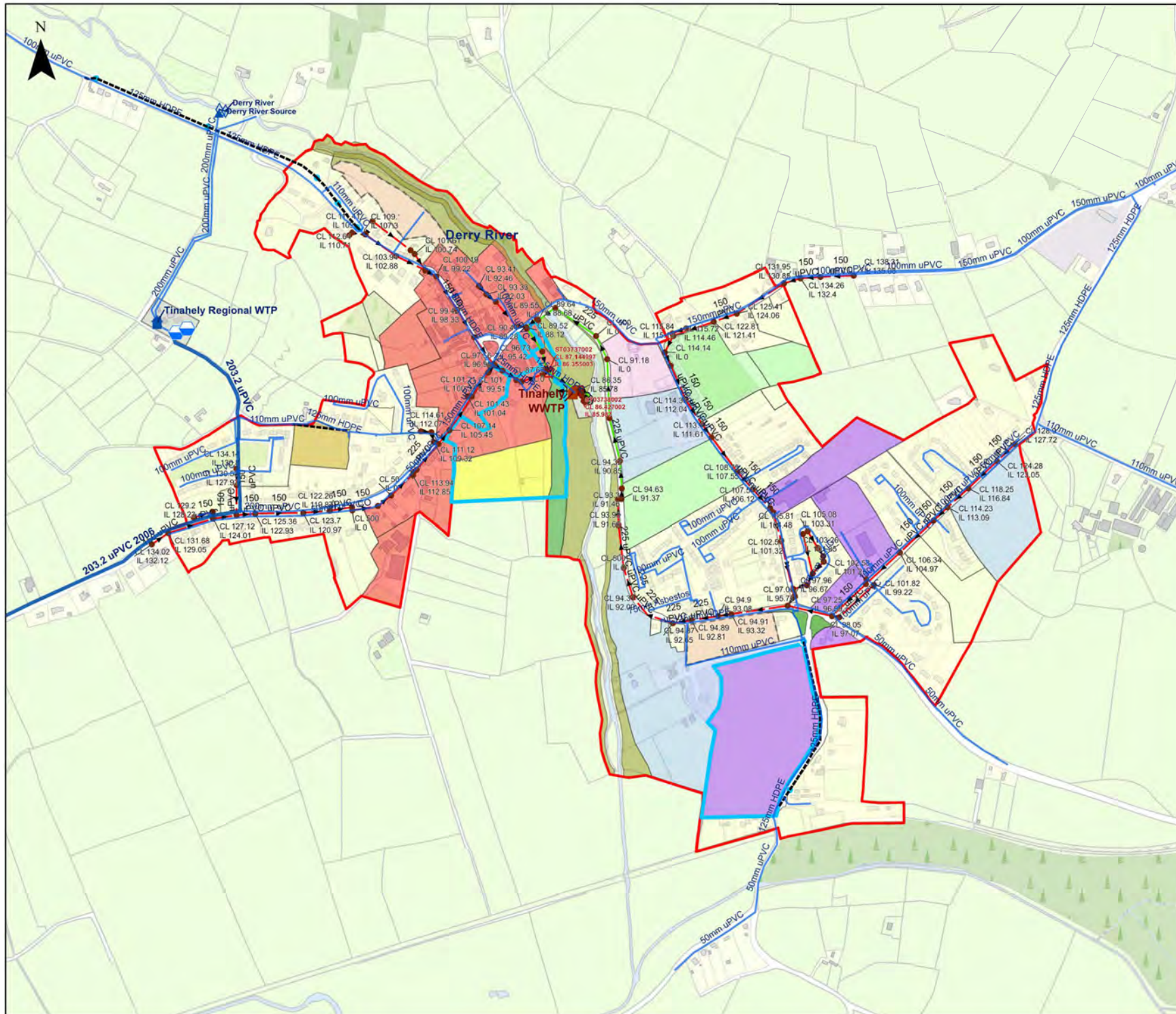
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Planning Department

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Scale: 1:6,500 @A3



Tinahely Town Plan

Map No. 8 Services Infrastructure



Legend

- Settlement Boundary
- AA-Action Area, OP-Opportunity Sites
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- CE-Community & Education
- E-Employment
- PU-Public Utility
- LSS-Local Shops & Services
- SLB-Strategic Land Bank
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- R Special - Special Residential
- PU-Public Utility
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

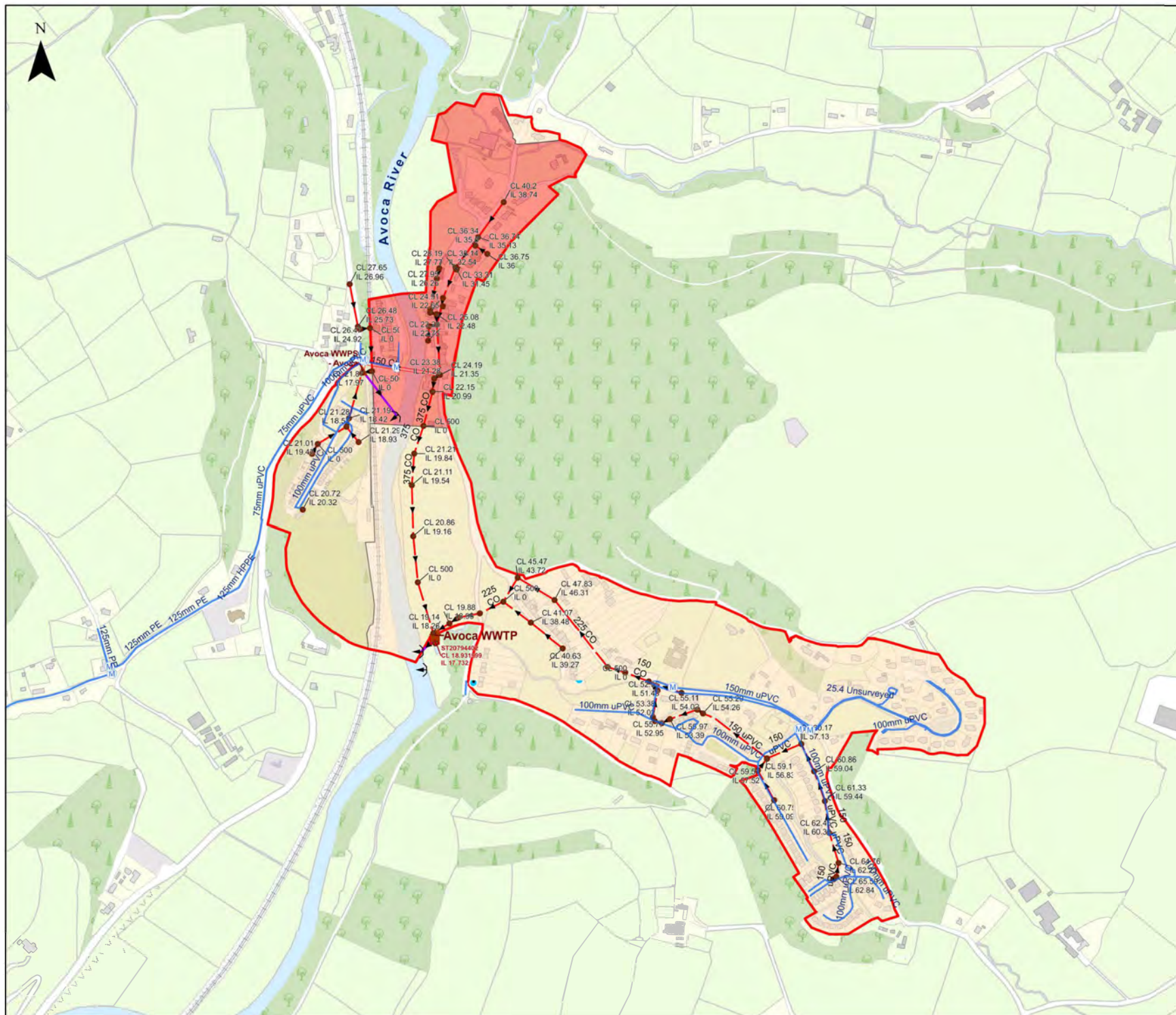
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Avoca Town Plan

Map No. 9 Services Infrastructure



Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Water Supply Network
- Water Treatment Plant
- - - Sewer Network
- Waste Water Treatment Plant

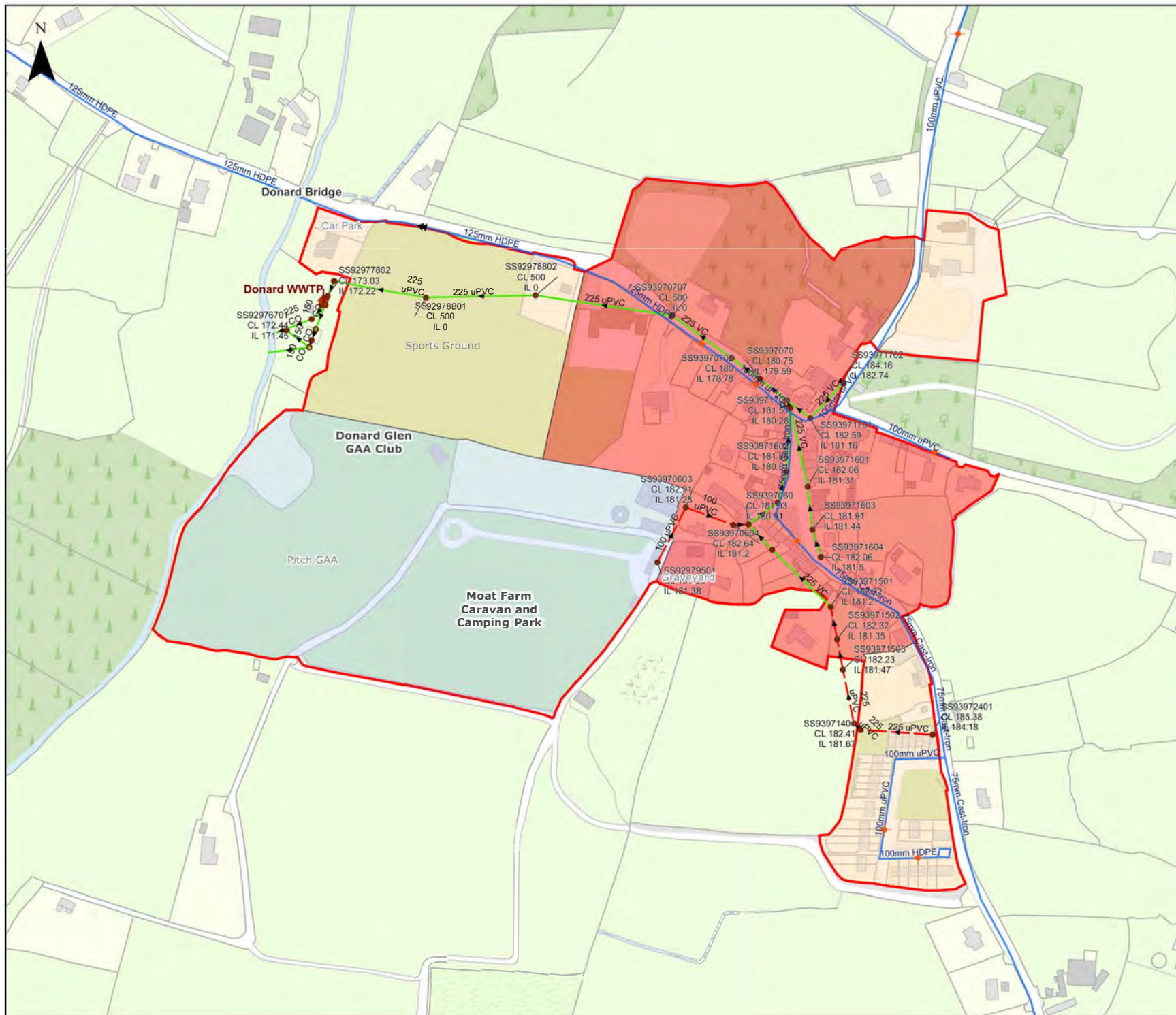
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Donard Town Plan

Map No. 10 Services Infrastructure



Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Water Supply Network
- Water Treatment Plant
- - - Sewer Network
- Waste Water Treatment Plant

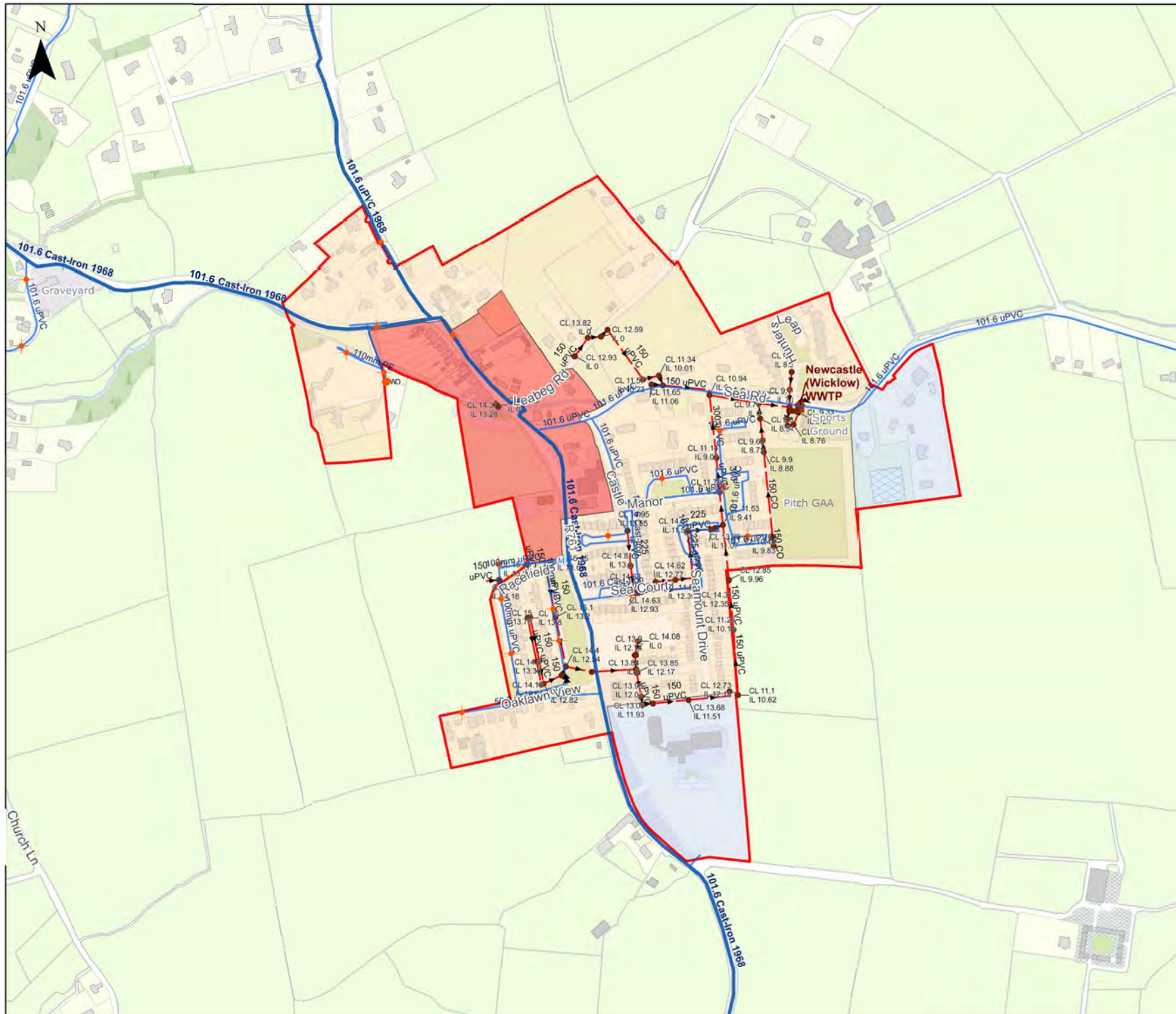
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Newcastle Town Plan

Map No. 11 Services Infrastructure



Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Water Supply Network
- Water Treatment Plant
- - - Sewer Network
- Waste Water Treatment Plant

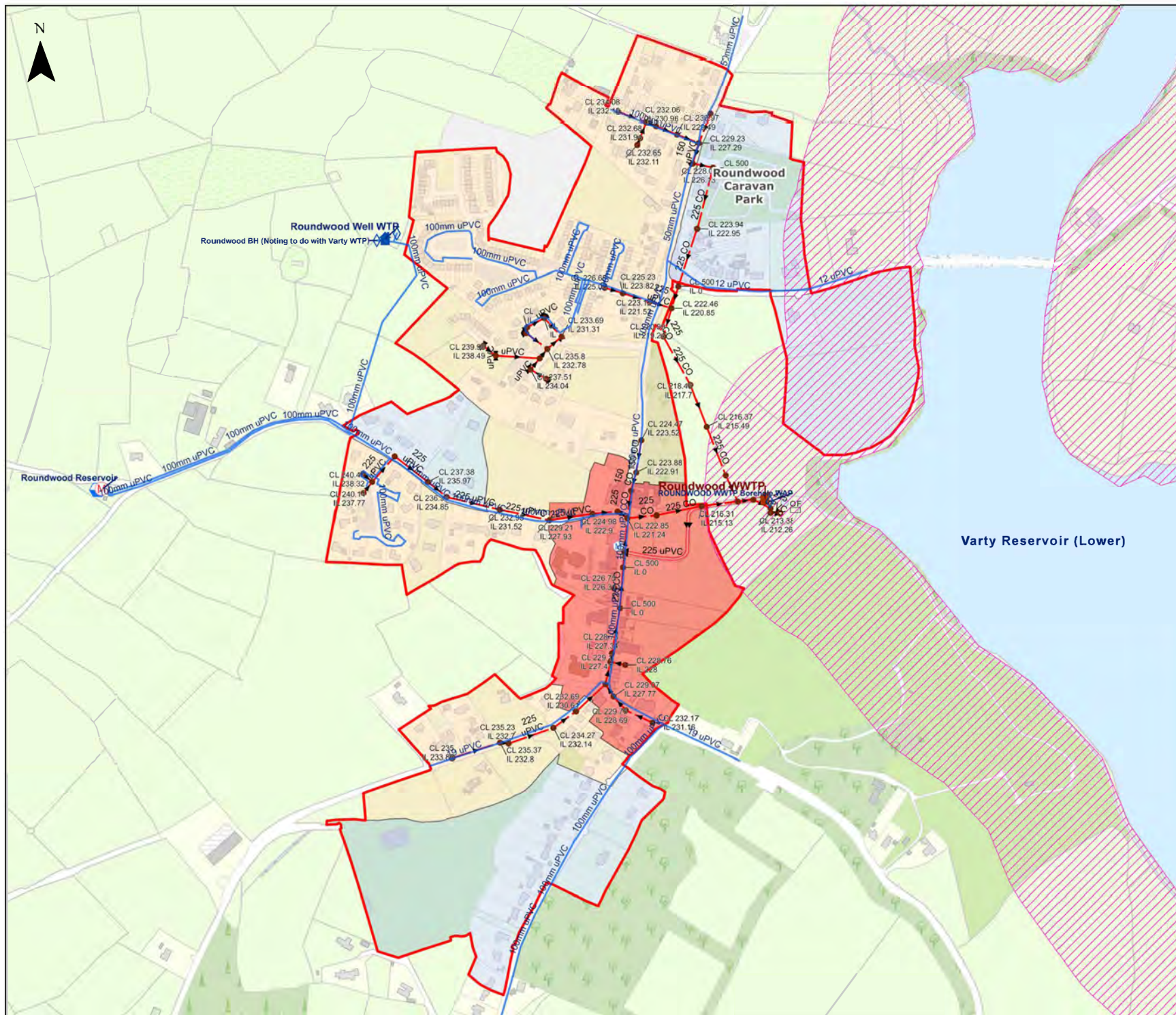
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Roundwood Town Plan **Map No. 12 Services Infrastructure**



Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- 200m Buffer from Reservoir
- Water Supply Network
- Water Treatment Plant
- Sewer Network
- Waste Water Treatment Plant

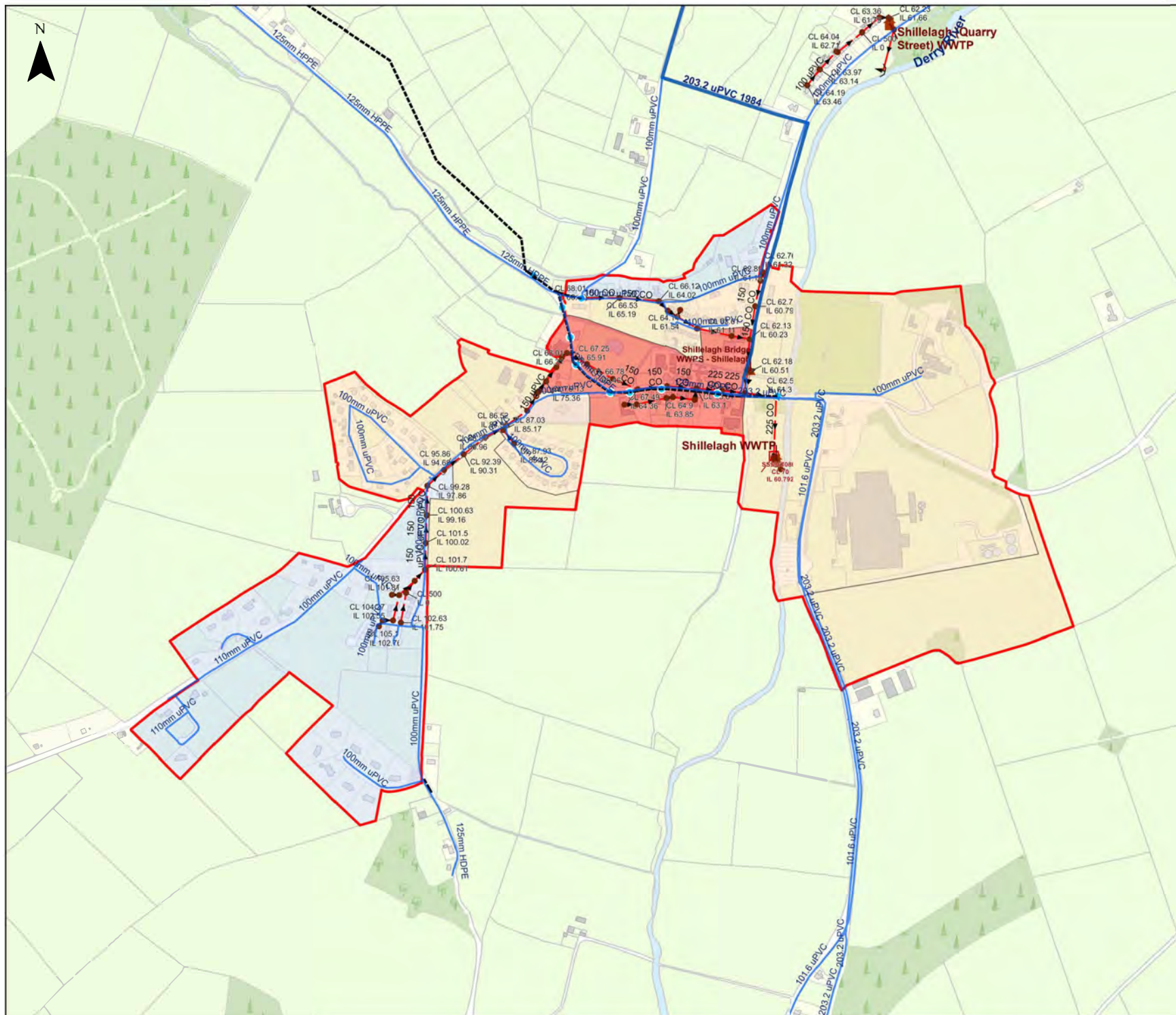
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Shillelagh Town Plan

Map No. 13 Services Infrastructure



Legend

- Settlement Boundary
- Primary Development Area
- Secondary Development Area
- Tertiary Development Area
- Water Supply Network
- + Water Treatment Plant
- - - Sewer Network
- + Waste Water Treatment Plant

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APPENDIX NUMBER 11

AMENDMENTS TO LOCAL AREA PLANS

AMENDMENT V3 – 133

Amend Bray Municipal District Local Area Plan 2018 as follows:

Land Use Map

Change from: OS2 - Passive Open Space (c. 8.5ha / 21 acres)

Change to AG – Agriculture

Area shown within blue circle

