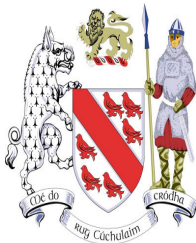


Variation No 1: Dundalk & Environs Development Plan 2009-2015

Core Strategy



Economic Development
& Future Planning Unit



Adopted on 29th August 2011

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Section 1

1.0 Synopsis

The Dundalk and Environs Core Strategy is a variation of the Dundalk and Environs Development Plan 2009-2015 and therefore applies for the lifespan of the existing development plan. The Core Strategy has been introduced as a requirement of the Planning and Development Act 2000 - 2010 and provides consistency with the Border Regional Planning Guidelines 2010-2022.

This Core Strategy represents best practice for future residential development within Dundalk and its environs area and provides a phasing strategy for the promotion of brownfield and infill development and an additional 54ha of greenfield lands which is sufficient to accommodate a target growth in population of 4,100 lending to a total population of 42,300 up to the year 2016 for the Plan Area.

This Strategy is presented in the form of two documents and two maps. The first document is a variation to the development plan which will be integrated into the existing Dundalk and Environs Development Plan 2009-2015 and the second is an accompanying background document which will be attached as a reference document.

1.1 Background Document

The background document provides a summary of the detailed evidence based approach which informed the overall Core Strategy. This includes an analysis of the relevant strategic and statutory policy context documentation and an evaluation of the six development areas identified in the Dundalk and Environs Development Plan 2009-2015. Both the planning policy context and the evaluation of the development areas have formed the basis for prioritising appropriate lands within the phasing strategy.

The evaluation of residential lands was determined by both social and physical infrastructure availability as detailed below:

Table 1.1: Evaluation of residential lands.

| Social Infrastructure: | Physical Infrastructure: |
|---|---|
| 1. Community Facilities | 1. Water |
| 2. Crèches | 2. Sewerage |
| 3. Education/ religious facilities | 3. Flood risk |
| 4. Medical/ Care facilities | 4. Proximity to Natura sites |
| 5. Regeneration | 5. Brownfield/ infill availability (regeneration) |
| 6. Recreation/ Sport facilities | 6. Road network. |
| 7. Retail provision | |
| 8. Public transport provision (bus and cycle network) | |

The development areas were each scored using both the social and physical infrastructure criteria above. The lands located within the Mount Avenue/ Castletown development area scored most favourable in contributing to the sustainable development and promotion of Dundalk and Environs through the lifespan of the existing development plan.

1.2 Variation of Dundalk and Environs Development Plan 2009-2015.

The variation document attached provides a coherent summary of the findings from the background document and essentially forms the Core Strategy for Dundalk and its environs'. This strategy, based on an evaluation of the development areas, prioritises brownfield and infill development throughout the plan area and specifically highlights the Town Centre and part of the Muirhevnamor development areas as critical to enhance and sustain the performance of Dundalk as a Gateway town. Along with the promotion of brownfield/ infill lands throughout the Plan Area, there is an allocation of 50ha of greenfield land prioritised within the Mount Avenue/ Castletown area to provide for a population growth for Dundalk for the lifespan of the existing development plan. Beyond the utilisation of these allocated lands the remaining lands zoned as "Residential 1" and "Residential 2" in the Dundalk and Environs Development Plan may then be activated. These are referred to in this Strategy as Phase 2 and Phase 3 respectively. It should be noted that the lands within the area designated 'Consolidation of the Urban Core' and Phase 1, which are expected to be realised within the life of the development plan, do not affect the status of commitments that already have the benefit of planning permission within the plan area.

1.3 Conclusion

The overall phasing strategy within this Core Strategy provides a sustainable approach to residential development up until 2015. In the event that the lands identified as priority areas within this Core Strategy (i.e. Consolidation of Urban Core & Phase 1) are fully utilised prior to the end of the lifespan of the Development Plan the development can move onto areas in Phases 2 and subsequently Phase 3. Thus the Core Strategy is a positive framework approach that will allow greater certainty among stakeholders as to where the focus for expansion of Dundalk is to be, and to where the funding priorities will be directed, to ensure that the urban core is consolidated and that the towns growth is directed to those areas that can best accommodate and facilitate sustainable growth over the plan period.

Section 2

2.0 Introduction

Dundalk was identified as a Gateway town under the National Spatial Strategy in 2002 which specified a clear role for the town to establish itself as a driver of growth for the Region. During the process of formulating the Dundalk and Environs Development Plan 2009-2015 it was agreed that a phasing strategy was necessary to achieve a better balance of social, economic and physical development and more effective planning. In particular Policy DS1 and DS2 of the Dundalk and Environs Development Plan 2009-2015 requires that a phasing strategy be prepared. These policies are now being realised by the introduction of the Core Strategy which sets out a strategic approach to the management of development within Dundalk. This strategy establishes priority development areas based on a collective assessment of social capacities, economic considerations, infrastructural capacities and environmental factors.

2.1 Consistency with National and Regional objectives

The Core Strategy builds on the principles established by the National Spatial Strategy, the Border Regional Planning Guidelines and the Dundalk and Environs Development Plan 2009-2015. Section 7 of the Planning and Development Act 2010 introduced the requirement for development plans *'to include a core strategy which shows that development objectives in the development plan are consistent, as far as practicable, with national and regional objectives set out in the National Spatial Strategy and Regional Planning Guidelines'*. In addition, Dundalk is strategically located and has an anchor role for the Border Region along the eastern corridor, which is driven by both Dublin and Belfast. As outlined in the Border Regional Authority Guidelines 2010-2022 it is essential that Dundalk strengthens in the spatial and economic context of the Eastern Corridor by taking advantage of its excellent transport infrastructure and its location mid way on the corridor.

2.2 Settlement Framework

The Dundalk and Environs Development Plan 2009-2015 outlines a low, medium and high growth rate for the Plan area to 2015 and 2022. A medium growth rate of 2.5% was adopted over the plan area, setting population targets of 43,816 to 2015 and 49,574 to 2020.

The Regional Planning Guidelines 2010-2022 have adopted a balanced development model within its settlement strategy for which development of critical mass in the key urban centres is an essential component. In order to achieve this it is imperative that future growth is directed towards the existing settlements in a sustainable manner. These Guidelines set out minimum population targets for Dundalk for a population of 42,300 (4,100) to 2016 and 47,200 (4,900) to 2020. Therefore the medium growth rate as adopted in the Development Plan is wholly within the targets set out in the RPG's.

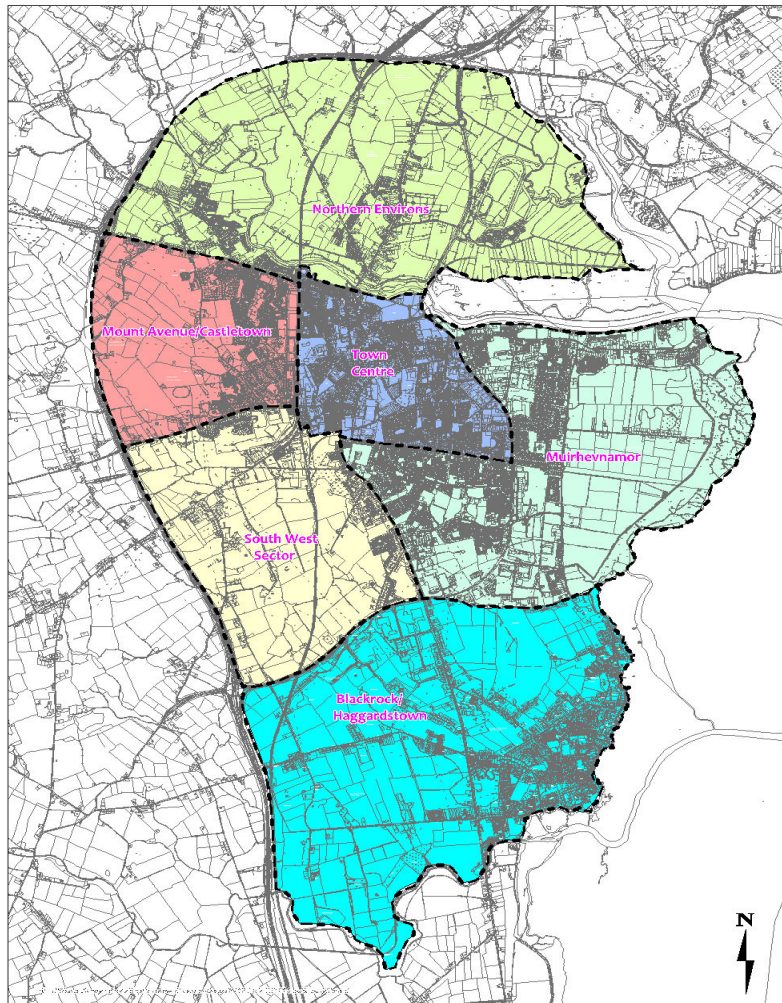
2.3 Housing Land Requirement (HLR)

It is widely acknowledged that there is currently an over supply in the housing market and as such estimates of future housing demand and land requirements must take account of the population targets set out and the current state of the housing market. The Dundalk and Environs plan area has approximately 858 hectares of land zoned for residential development. The Regional Planning Guidelines indicate that 54hectares of land is required to accommodate this growth, which includes the headroom requirement of 50% extra over and above actual predicted land/unit requirements. Therefore a key objective of this Core Strategy is to provide sustainable development for the growing population within the Dundalk and Environs area and to direct additional growth to the appropriately serviced areas. This will be achieved by identifying the most strategic sites for future residential development which are essential to

support the achievement of sustainable living environments. The development of these lands shall be phased as set out in this Core Strategy and as per Core Strategy Map B.

Dundalk and its Environs have been sub-divided into six areas as depicted on Map 2.1 which are in keeping with the 'development areas' identified in Section 2.2 of the Development Plan. These development areas have been used for the purposes of analysis and delivery of the Core Strategy.

Map 2.1: Development Areas used in Core Strategy Evaluation



2.4 Evaluation of Development Areas

For the purposes of directing growth in a coherent manner a scoring system was devised. Each of the six development areas have been scored by an audit of social and physical infrastructure. The means of scoring used for the analysis of the social and physical infrastructure ranged from the highest to the lowest number of facilities or infrastructure provision¹. Using the scoring system, each development area was subsequently ranked by means of priority as detailed in Table 2.1. The Muirhevnamor development area was subdivided into two areas as the lands to the east of the Red Barns Road are of a more coastal nature and of a different character to the remainder of this development area. The lands to the

¹ Section 4.14 & Appendix 1 of Background Document.

west of the Red Barns Road are significantly developed and are contiguous to the town centre. For the purposes of the scoring system, the lands to the west of the Red Barns Road are referred to as 'Muirhevnamor A' and the lands to the east of the Red Barns Road are referred to as 'Muirhevnamor B' as shown in Map 2.2. All lands within each area were then analysed to provide a comprehensive study of what their potential for development is in the future².

Map 2.2 Muirhevnamor Development Area

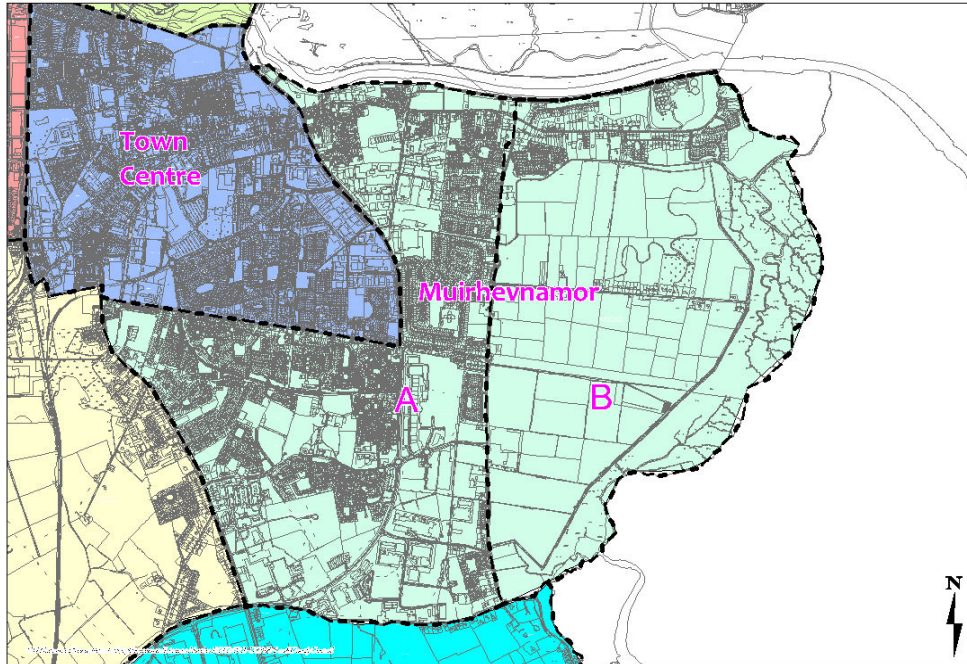


Table 2.1: Ranking of Development Areas

| Rank | Area |
|------|----------------------------|
| 1. | Town Centre |
| 2. | Muirhevnamor A |
| 3. | Mount Avenue |
| 4. | Blackrock/ Haggardstown |
| 5. | Northern Environs |
| 6. | South West Sector |
| 7 | Muirhevnamor B |

2.5 Brownfield/Infill Lands

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) define 'Brownfield Sites' as "any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces". These sites generally comprise redundant industrial land or docklands but may also include former barracks, hospitals or obsolete housing areas. Infill sites range from small gap infill, unused or derelict land and backland areas up to larger residential sites or adjacent sites that are all in different ownerships. The development of infill sites has the potential to revitalise areas by utilising the capacity of existing social and physical infrastructure.

² Table 5.2 of Background Document

An analysis of brownfield and infill sites was carried out³ and this assessment indicated that a number of these sites are located at strategic locations which if developed would contribute to the sustainable development of the town and the prevention of unnecessary urban sprawl. In addition there are a number of brownfield and infill sites at pre planning stage and it is estimated that these lands could yield a population of 772 persons within the Town Centre. In accordance with CSP11 of the Regional Planning Guidelines, it is recommended that 9 hectares be taken as brownfield/infill sites in the Housing Land Requirement for Dundalk and it is imperative that the redevelopment of such sites within the Plan area is encouraged, particularly in the areas targeted for regeneration. Consequently the redevelopment of these sites in the urban core area and within all other parts of the development plan area is not dependent upon the proposed phasing strategy within this Core Strategy.

POLICY CS1

To promote sustainable development on brownfield/ infill sites by excluding such sites from the requirement to comply with the phasing strategy throughout the Plan Area.

2.6 Local Service Centres

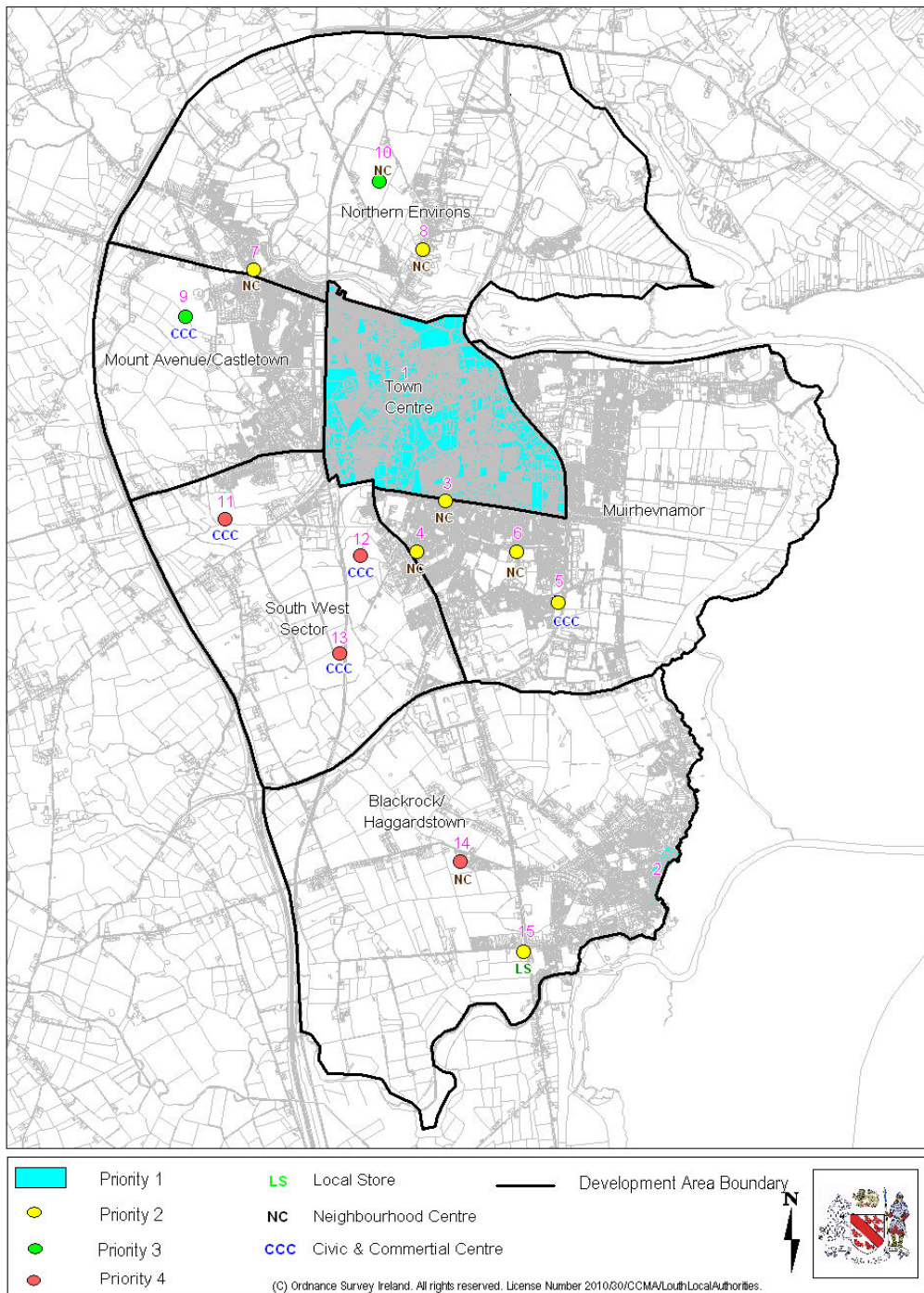
Local Service Centres includes provision of civic and commercial centres, neighbourhood centres and local shops which should be developed in conjunction with the residential phasing programme. Table 1.2 and Map 1.3 detail the location of the existing and proposed centres. It is important that the development of the local service centres within Dundalk evolve as the neighbourhood areas in which they are located are developed. As such it is considered necessary within this Core Strategy to prioritise the development of the local service centres in line with the phasing of the residential lands.

Table 2.2: Priority development of Local Service Centres

| Map Ref. | Centre | Development Area | Priority |
|-----------------|-----------------------------|--------------------------------|-----------------|
| 1 | Town Centre | Town centre | Priority 1 |
| 2 | Blackrock Village Centre | Blackrock/Haggardstown | Priority 1 |
| 3 | Neighbourhood Centre | Muirhevnamor | Priority 2 |
| 4 | Neighbourhood Centre | Muirhevnamor | Priority 2 |
| 5 | Civic and Commercial Centre | Muirhevnamor | Priority 2 |
| 6 | Neighbourhood Centre | Muirhevnamor | Priority 2 |
| 7 | Neighbourhood Centre | Northern Environs/Mount Avenue | Priority 2 |
| 8 | Neighbourhood Centre | Northern Environs | Priority 2 |
| 9 | Civic and Commercial Centre | Mount Avenue | Priority 3 |
| 10 | Neighbourhood Centre | Northern Environs | Priority 3 |
| 11 | Civic and Commercial Centre | South West Sector | Priority 4 |
| 12 | Civic and Commercial Centre | South West Sector | Priority 4 |
| 13 | Civic and Commercial Centre | South West Sector | Priority 4 |
| 14 | Neighbourhood Centre | Blackrock/Haggardstown | Priority 4 |
| 15 | Local Store | Green Gates | Priority 2 |

³ Section 4.7 & Appendix 3 Background Document

Map 2.3: Priority Development of Local Service Centres



2.7 Survey of Residential Zoned Lands

The Dundalk and Environs Plan area has approximately 858 hectares of land zoned for residential development. In total this zoned land could provide for circa 30,030 additional housing units using an average density of 35 units per hectare. As of June 2010, of these potential 30,030 units, 4,246 units are granted planning permission but not yet built and 55 hectares of land have developments commenced but not completed⁴.

⁴ Appendix 2 of Background Document

Table 2.3: Potential housing and Population growth within Development Areas

(Figures based on residential zoned lands set out in the 2009-2015 Dundalk & Environs Development Plan)

| Phase | Development Area | Area of Land (ha) | Potential No of Units (35units/ha) | Potential Population |
|------------------------------------|--------------------------|------------------------|---------------------------------------|----------------------|
| Consolidation of Urban Core | | 9 <i>(possible)</i> | 297 <i>(Town Centre densities)</i> | 772 |
| Phase 1 | Mount Avenue/Castletown | 50 | 1750 | 4550 |
| Phase 2 | Mount Avenue./Castletown | 54.03 | 1890 | 4914 |
| | Blackrock/Haggardstown | 129.02 | 4,515 | 11,739 |
| | Northern Environs | 40.11 | 1,400 | 3,640 |
| | South West Sector | 10.16 | 350 | 910 |
| | TOTAL | 233 | 8155 | 21,203 |
| Phase 3 | Mount Avenue/Castletown | 47.65 | 1,645 | 4,277 |
| | Blackrock/Haggardstown | 78.41 | 2,730 | 7,098 |
| | Northern Environs | 116.39 | 4,060 | 10,556 |
| | South West Sector | 281.63 | 9,835 | 25,571 |
| | Muirhevnamor B | 51.56 | 1,785 | 4,641 |
| | TOTAL | 575 | 20,125 | 52,325 |

During the period 2006 to 2010 a number of planning applications for residential development were granted within the Dundalk and Environs Plan area, many of which have been activated. A survey of the housing stock was undertaken for the purposes of this Core Strategy. This housing survey measured the housing availability through house counts, information from estate agents, vacancy of dwellings and commencement notices served to the Local Authority.

Lands which have live permissions have been sub-divided into:

- **Committed and activated**

Planning permissions have been granted on lands and these permissions have started on the ground and as such are classified as committed and activated.

- **Committed and not activated**

Planning permissions have been granted on lands and works have not yet commenced. These permissions granted do not have any requirements/conditions linked to public sector investment.

- **Committed and reliant on public sector investment:**

Planning permissions have been granted but either all or partial areas of the site require public sector investment, i.e. road, sewerage or open space infrastructure.

Notwithstanding those commitments that are unactivated and reliant on public sector investment, there remains capacity for 4,246 units to be developed that could provide a population equivalent of 11,040 persons which far exceeds the population projections set out in the Border Regional Planning Guidelines 2010. Core Strategy Map A and B details the lands which have commitments on them.

The purpose of the Phasing Strategy is to provide for proper planning and sustainable development of the plan area and create certainty for stakeholders, notwithstanding the commitments which already exist. The commitments together with the priority land will enhance market choice within the overall plan area. It is essential that some of the demand which arises is catered for within the existing vacant stock which may be completed over the plan period and any outstanding commitments that have yet to be activated. Of those commitments which are activated there are 299 units completed out of a total of 2369 units located in the four development areas outside of the Town Centre and Muirhevnamor⁵.

2.8 Phasing Strategy

The “Guidance note on Core Strategies” issued by the Department of Environment, Heritage and Local Government, November 2010, indicates that *“the Core Strategy must demonstrate how the level of any excess of land or housing will be addressed, taking account for example of zoning objectives of previous development plans”*. The Guidance document recommends three options;

1. Prioritising/phasing of development
2. Alternative Objectives (i.e. rezoning)
3. Discontinuing the Objective (i.e. deletion of zoning objective from development plan) i.e. dezoning

In considering the options for dealing with the surplus lands within the Dundalk and Environs Plan area, all scenarios were analysed and factors such as economic promotion, sustainable development and available infrastructure/ services were taken into consideration. The Dundalk Core Strategy has addressed the over provision of zoned residential lands by way of prioritising and phasing the residential zoned lands within the Plan area. By prioritising brownfield and infill lands and phasing residentially zoned lands, consolidation of the existing urban form of Dundalk will be achieved and, forward beyond 2016, the sequential release of lands from Phase 1 and onto phase 2 can then be utilised appropriately. It was considered that a change of zoning was unwarranted for the Dundalk and Environs Plan Area as there is currently a sufficient mix of zoned lands within the plan area. It was also considered inappropriate to discontinue any of the land use zonings available within the plan area as Dundalk is one of nine designated Gateways in the National Spatial Strategy and therefore this urban settlement should be available to accommodate an increase in population and/ or deal with a sudden increase in demand for a mixture of services into the future.

The phasing strategy set out below is linked to Core Strategy Phasing Map B. The categories within each phase are defined below and their locations are shown on Map B. The phasing strategy as set out relates to those lands highlighted in Map B.

Consolidation of Urban Core

Town Centre & Muirhevnamor A

This area comprises the Town Centre and Muirhevnamor A Development Areas. Through prioritising these lands the promotion and delivery of more sustainable patterns of development will be achieved. It will also ensure that locations are fully utilised through sustainable densities, and mixed-use development, whilst simultaneously promoting sustainable transport choices. The inclusion of these lands as a priority will promote and deliver more sustainable patterns of development ensuring that locations are fully utilised through sustainable densities, appropriate mixed use development, harnessing and promoting substantial investment within the defined

⁵ Appendix 2 Background Document

core retail area and defined town centre whilst simultaneously promoting sustainable transport choices.

Phase 1

Serviced Area in Mount Avenue/ Castletown

The inclusion of this area of Mount Avenue/Castletown will allow for the organic growth from the town centre in a sustainable manner. The inclusion of these lands as Phase 1 will also support the renewal of the adjoining town centre development area and assist in the regeneration of Coxes Demesne. The Mount Avenue masterplan together with the Dundalk West Urban Vision provides for the integration of existing residential areas into the overall development strategy for the town, whilst outlining significant physical and social infrastructure requirements. Prioritising this area in line with the masterplan as adopted and having regard to the Dundalk West Urban Vision will ensure that development occurs at a pace whereby it is supported by the necessary facilities and infrastructure. Planning permission was granted under Planning Ref 05/344 for the development of 259 units within the Lis na Dara development located within this development area. As this commitment is located within the priority area and is already activated, it is considered prudent that these lands are included within Phase 1 of this Phasing Strategy.

Phase 2

Residential 1 (as per landuse zoning of Dundalk and Environs Development Plan 2009-2015)

These are the lands zoned as 'Residential 1' within the Dundalk and Environs Development plan 2009-2015 Map 1. Due to the possible availability of services (i.e. water, sewerage, roads) they are prioritised over unserviced lands available.

Phase 3

Residential 2 (as per landuse zoning of Dundalk and Environs Development Plan 2009-2015)

These are the lands zoned as 'Residential 2' within the Dundalk and Environs Development Plan 2009-2015 Map 1 and are subject to the availability of services. As these would require public sector investment they have lower priority over other lands.

Table 2.4: Breakdown of lands within each phase

| Phase | Area of land (hectares) | No of units | Population projection. (2.6 per household) | Year allocation/ target. |
|------------------------------------|----------------------------|-------------|--|-----------------------------|
| Consolidation of Urban Core | (Possible) 9 | 297 | 772 (town centre densities) | 2010-2016 |
| Phase 1 | 50 | 1,750 | 4,550 | 2010- 2016 |
| Phase 2 | 233 | 8155 | 21203 | |
| Phase 3 | 575 | 20,125 | 52,325 | |

The objective of the phasing strategy is to support the development of the town by the implementation of this Core Strategy. Table 1.3 outlines the phasing programme for the residential zoned lands within the boundaries of the Dundalk and Environs Development Plan

2009 – 2015. These figures have been summarised to include population projections and are linked to a yearly target.

POLICY CS2

To apply the phasing of new residential development as per the phasing strategy set out, whereby residential development, other than infill, brownfield or mixed use development shall only be permitted in the identified area within Phase 1. Only on completion of the development of 75% of these lands shall subsequent phasing be considered for additional residential development.

2.9 Current Planning Permissions

To ensure that this Phasing Strategy is effective, it is necessary to consider the principles of the Core Strategy for any extension of time on existing planning permissions sought and require that once a planning permission has lapsed that these lands will revert to either Phase 2 or Phase 3, depending on their status within the Dundalk and Environs Development Plan 2009-2015 unless it is a commitment which is located within the priority areas (Consultation of Urban Core & Phase 1). Section 42 of The Act (as amended) permits a planning authority to extend the appropriate period subject to compliance with specified criteria. Lands which currently have a live permission for residential type development that is nearing expiration or any development which fails to be completed within the life span of the relevant permission may seek an extension of the appropriate period under the Planning and Development Act 2000 – 2010. This Core Strategy does not override the provision set out in The Act to extend the appropriate period of any planning permission granted and any assessment of this provision is a matter for the development management process.

POLICY CS3

On expiration of current committed planning permissions or those commitments which do not receive an extension of the appropriate period under Section 42 of The Planning and Development Act 2000 - 2010, it shall be deemed that the lands revert to Phase 2 where zoned Residential 1 or Phase 3 where the lands are zoned as Residential 2, in Map 1 of the Dundalk and Environs Development Plan 2009 – 2015, unless such sites are located within "Consolidation of the Urban Core" or 'Phase 1' as set out in Map B of this Core Strategy.

2.10 Flood Risk Assessment

In the context of national guidance on flood risk as detailed in 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009), the preparation of a Strategic Flood Risk Assessment is required given that the Core Strategy is advocating development of an area at a high or moderate risk of flooding for uses vulnerable to flooding, including residential development. In such situations the Planning Authority must be satisfied that it can demonstrate that such zoning proposals can be clearly justified.

The Town Centre and Muirhevnamor 'A' Development Areas have scored highest in the evaluation of all development areas. In terms of national flooding guidance the Town Centre can be classified as the core area of Dundalk. This acts as the centre for a broad range of employment, retail, community, residential and transport functions. Contiguous to this area is

Muirhevnamor 'A', an area which contains significant residential, industrial, commercial and institutional development some of which is of regional significance.

'The Planning System and Flood Risk Management Guidelines' allow for continued development in such areas provided that a number of key criteria are met. A Strategic Flood Risk Assessment (SFRA) has been carried out for the lands within Phase 1 and 2 of the Core Strategy, based on the best information available at the time of writing. This assessment has identified that Phases 1 and 2 of the Dundalk and Environs Core Strategy meet the justification test as per Table 4.1 of the Flood Risk Management Guidelines. The SFRA carried out for these lands is contained within the accompanying Background Document to this variation.

2.11 Managing Delivery of Core Strategy

In addition to compliance with the phasing strategy, a 'Phasing and Implementation Statement' should be submitted with planning applications for residential development to detail compliance with the Core Strategy.

POLICY CS4

To require that planning applications for residential development submit a 'Phasing and Implementation Statement' to ensure compliance with the Development Area Objectives of the Dundalk & Environs Development Plan 2009 – 2015.

A progress report will be presented during the two year review of the Dundalk and Environs Development Plan 2009-2015. This progress report will include:

- Report on dwelling permissions,
- Report on housing stock scenarios,
- Population targets and allocations,
- Infrastructure integration (provision of water, sewerage, roads, community facilities etc)
- Indicators on compliance of new development with the policy priority areas

Summary of proposed amendment/additions to Dundalk & Environs Development Plan 2009-2011

The Dundalk & Environs Development Plan 2009-2015 has been amended as per table below to ensure consistency between the variation as adopted and the existing text of the Development Plan. Any amendments to text or policy are in *italics* and any additions to text or policies are highlighted in **red**. Any deletions will be indicated by way of a ~~strikethrough~~.

| Chapter & Page No | Paragraph/Policy | Amendment/ Additions to text |
|-------------------|---------------------------------|--|
| Chapter 1, Pg 14 | 1.2.6 Legal Status | The Planning and Development (Amendment) Act 2010 which amends and extends the 2000 Act. |
| Chapter 1, Pg 17 | 1.3.2 National & Regional Level | Regional Planning Guidelines 2010 – 2022 <i>The vision for the Region is that “by 2022, the Border Region will be a competitive area recognised as, and prospering from, its unique interface between two economies, where economic success will benefit all, through the implementation of the balanced development model, which will provide an outstanding natural environment, innovative people, which in themselves, will be our most valuable asset”.</i> |
| Chapter 2, Pg 30 | Table 2.1 | South West Sector Development Area Objective To provide for sustainable development in accordance with the South West Local Area Plan. To provide for new residential development in accordance with the South West Local Area Plan. Blackrock/Haggardstown Development Area Objective To preserve the distinctive character of Blackrock Village, to promote residential development and prepare a development framework plan for the area. |
| Chapter 2, Pg 33 | Table 2.2 | RES 1 400 283 ha undeveloped/ Total 4180 1363 RES 2 640 575 ha undeveloped/ Total 640 575 Total Res 740 858 ha undeveloped/ Total 4790 1984 |
| Chapter 6, Pg 114 | | There are 710 858 hectares of undeveloped land |
| Chapter 6, Pg 114 | Table 6.2 | Undeveloped Total Res 1 400 283 4180 1363 Res 2 640 575 640 575 Total 740 858 4790 1938 |
| Chapter 6, Pg 115 | | If an average density of 40 35 units per hectares and an occupancy rate of 2.72 2.6 (CSO average) is applied, the lands zoned for residential development would accommodate 28,400 31,850 additional households and an extra population of 77,248 82,810 . When added to the current population of 35,085, this would result in a population of 412,333 117,895 . The population projections set out in Chapter 2 1 suggests that the population of the plan area will grow to 43, 816 by 2015, a figure which is approximately 30% of the zoned land capacity. |