

Chapter 3 Population, Demographics and Core Strategy

3.0 Introduction

Tramore has been identified as a Secondary Service Centre in County Waterford and in population terms is the largest settlement in the County. The population and demographic profile of Tramore provides information on the probable future requirements for land and services in the Plan area. The Core Strategy will aim to ensure that the integration of an increased population is aligned with adequate services, infrastructure, transport links etc, thereby underpinning proper planning and sustainable development.

3.1 Population & Demographic Profile

The Central Statistics Office released the 2011 Census results for County Waterford in March 2012 as part of a report entitled “*This is Ireland – Highlights from Census 2011 Part 1*”.

As illustrated in the Table 3.1 below, Tramore Town and environs recorded a population of 10,328 persons under the 2011 Census which represents an increase of 7.2% (9,634) from 2006.

Year	Population	Change	Inter-censal Period % Change
2002	7,684	****	**
2006	9,634	1,950	25.4%
2011	10,328	694	7.2%

Table 3.1 Tramore Population Statistics

Source: Central Statistics Office

The age profile of Tramore as recorded under the 2011 Census is characterised by a youthful population with 30% of the population falling into the pre-school and school going age groups (i.e. 0-18 years of age). As can be seen from the attached graph, the 0-14 year age cohort exceeds the national average, accounting for the largest section of the population along with those in the 30-44 age bracket. From this, it is evident that there are a large number of young families in Tramore, which likely stems from the substantial population increase in 2006. It is noted that 11.6% of the population was recorded in the 65 plus age cohort.

Based on this profile, the population of Tramore is relatively young with the need for education and youth facilities remaining important. It is also recognised that there is a need for services for elderly persons.

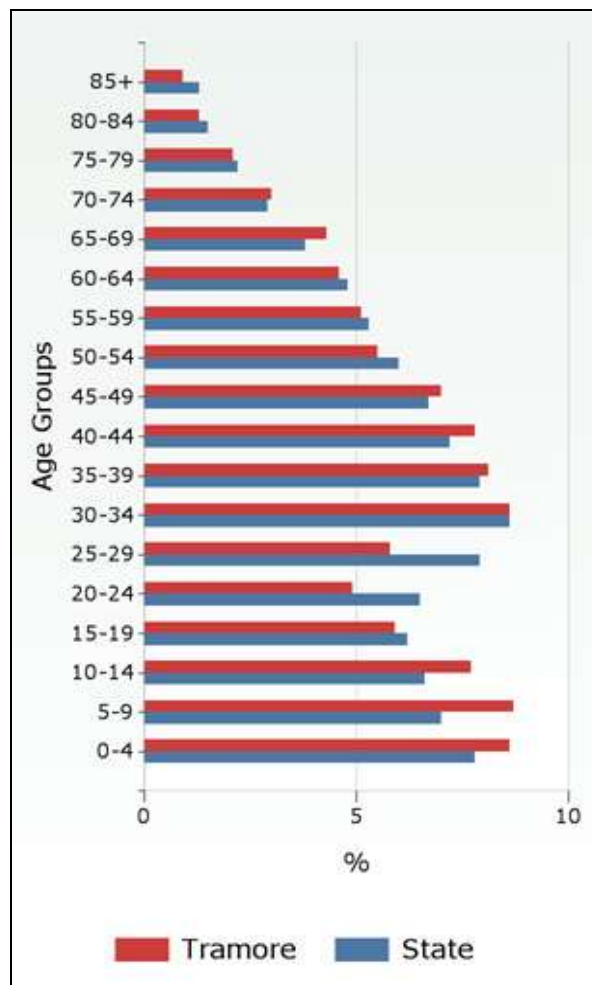


Figure 3.1 Tramore's 2011 Age Profile

Source: Central Statistics Office

3.2 Core Strategy

As outlined in Chapter 2 Development Context & Framing Documents, the Tramore Local Area Plan has been prepared having regard to the National Spatial Strategy 2002-2020 (NSS), the South-East Regional Planning Guidelines 2010-2022 (RPG's) and the County Development Plan 2011-2017. The Core Strategy has informed the preparation of the Local Area Plan, particularly in relation to the location and quantum of residentially zoned lands within Tramore.

The NSS has identified Tramore as a Large Town which is targeted to act as a support to Waterford City Gateway in terms of population base and employment activity.

The South-East Regional Planning Guidelines 2010-2022 recognise that Tramore has experienced high levels of population growth and remains "*an attractive location for new residential development*". However, the RPG's have noted that "*Tramore has experienced*

high levels of population growth and that care must be taken to ensure that infrastructural and community/social/retail development is commensurate with these recent phases of mainly residential development”.

The RPG's predict an average overall growth rate of 8.8% for County Waterford between 2010 and 2022. The population of the County increased by 7.7% in the last 5 years which is largely similar to the growth rate of Tramore.

The County Development Plan 2011-2017 provides for a population of 10,924 persons in Tramore by 2017. However, the 2011 population projection for Tramore in the County Development Plan at 10,200 was marginally less than the Census figure. In this regard, the 2011 Census recorded an actual population of 10,328 for Tramore which is an increase of 7.2% on the 2006 population.

It is reasonable to assume that this increase will have a knock-on effect for the population projections for 2017 and 2020 as contained in the County Development Plan. Applying a similar increase from this baseline figure of 10,328 results in a projected population of 11,071 up to 2017. Applying a projected average household size of 2.71, this projected population increase results in an additional requirement of 272 housing units up to 2017.

Population projections from 2017 to 2020 as contained in the County Development Plan, predict an increase of 3.18% for Tramore. This results in a population projection of 11,305 persons until 2019. Applying a household size of 2.68, an additional 87 housing units will be required until 2019. In total, it is estimated that an additional 359 units will be required over the lifetime of the Plan. Allowing for 75% over-zoning and based on an average density of 15units/ha, this results in a requirement of 42 hectares of residentially zoned lands until 2019.

Outlined below is a summary of the methodology employed for the allocation of projected population growth to Tramore:

- To accept that the projected population figure for the County in 2010 as per the RPGs exceeded the actual population recorded in Census 2011;
- To accept that the projected population figure for Tramore in the County Development Plan was less than the actual Census figure recorded in 2011;
- To select a population projection for Tramore based on the projected growth rate for County Waterford as per the RPG's and the County Development Plan whilst also having regard to the actual Census figures recorded for the County and Tramore in 2011;

- To have regard to the underlying economic situation which will likely impact on population growth; and
- To apply a household size of 2.71 persons up to 2017, and 2.68 persons up to 2019 based on projected trends.

Population as per the 2011 Census	Population targets for Tramore as per the CDP 2011-2017	Core Strategy Population Allocation 2019 (based on Census figures & projections in CDP)	Housing Requirement	Lands zoned for Residential Development under Tramore LAP 2007	Housing Yield based on housing requirement & housing density of 15 units/ha	Maximum Potential new Residential land use zoning under Tramore LAP 2014	Shortfall/Excess (i.e. what is committed or already zoned)
10,328	10,924	11,305	359 units (42ha) ¹	284ha	42x15=630 houses	42 ha	284-42 =Minimum 242 ha overzone to be future phased Phase 2 & Phase 3 as per table 3.3

Note 1: 42ha includes 75% overhead;

An average density of 15units/ha has been applied. This density is considered appropriate for Tramore and allows for higher and lower density zones throughout the urban area;

Calculations were based on a household size of 2.71 persons up to 2017 and 2.68 persons up to 2019.

Table 3.2 Tramore Core Strategy Provisions

Tramore Residential Land Phasing Clarification		
DoECLG Residential Phasing	Planning Authority Residential Phasing	Comments
-	Existing Residential	Built Up Areas
Phase 1	New Residential	Required for period of LAP 2013-2019
Phase 2	Strategic Residential Reserve & % of Masterplan Lands	Considered for development on a sequential basis if Phase 1 lands are fully developed / committed. These lands equates to 16% of the total SRR and are located within the Town Boundary
Phase 3	Strategic Residential Reserve & % of Masterplan Lands	Likely beyond 2020 period

Table 3.3 Tramore Residential Land Phasing Clarification

3.3 Residentially Zoned Land

3.3.1 Availability of Existing Residential Zoned Land

As outlined in the Core Strategy, there are approximately 42 hectares of land required for residential development over the lifetime of the Plan. Under the lifetime of the previous Plan, 11 houses were constructed at Crobally Upper and 19 no. houses were constructed at Newtown.

There is an extant planning permission for 155 houses on 8 hectares at Newtown and a further 40 houses permitted on 3.8 hectares at Newtown Glen. The Planning Authority has also granted an extension of duration of planning permission for 74 dwellings on a 3 hectare site on the Ring Road. Outline permission has been granted for 17 dwellings on master plan zoned lands at Ballinattin.

In total, there are 456 housing units currently committed to development in Tramore.

Residential Zoned Land		No. of units
Committed to development	45ha	456

For the proper and sustainable development of the Town, it is vital to ensure that the future development of Tramore is balanced and that sufficient lands are made available within the Town. Furthermore, it is the obligation of the Planning Authority to ensure that sufficient and suitable land is zoned for residential use, and subsequently released for the purpose of the Residential and Housing Strategy of this Plan, and to ensure that a scarcity of such land does not occur at any time during the period of the Plan. For these reasons, the Council has ensured that there is sufficient residential zoned lands within the Plan boundary to adequately cater for the projected population over the Plan period, including a portion of the 75% overhead as permitted under the Regional Planning Guidelines.

Strategic Reserved lands (SR) may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. These lands shall be released in a sequential manner commencing at the most central locations within the Town. Residential development on Strategic Residential Reserve lands shall only be considered where one or more of the following circumstances apply:

- (a) At least 75% of “New Residential” lands have been fully developed; or
- (b) At least 75% of “New Residential” lands have been fully committed to development (i.e. where planning permission has been granted and where construction is underway); or

- (c) In the case where all “New Residential” lands have not been committed, it shall be proven that those uncommitted lands are unavailable for development or unserviceable.

AND where it can be demonstrated that;

- (d) The Strategic Residential Reserve Lands are readily serviceable; and
- (e) There is a proven demand for new development based on a demonstrated lack of availability of housing and of potential sites.

In conjunction with the Strategic Residential Reserve lands development criteria outlined in the previous paragraphs the following further requirements shall apply for the Strategic Reserve Lands and Masterplan Lands (i.e. not New Residential Lands) identified as Areas M2, M3 and M4 in the Core Strategy Concept Map of the LAP. These Strategic Reserve Lands may also be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. However, residential development on these specified Strategic Residential Reserve and Masterplan lands shall only be considered for development by the Planning Authority where one or more of the following circumstances apply:

- (a) At least 75% of “New Residential” and the “Strategic Residential Reserve” within the Town Boundary (i.e. see Map 3) have been fully developed; or
- (b) At least 75% of “New Residential” and the “Strategic Residential Reserve” lands within the Town Boundary have been fully committed to development (i.e. where planning permission has been granted and where construction is underway); or
- (c) In the case where all “New Residential” and the “Strategic Residential Reserve” lands within the Town Boundary have not been committed, it shall be proven that those uncommitted lands are unavailable for development or unserviceable.

AND where it can be demonstrated that;

- (d) The Strategic Residential Reserve Lands are readily serviceable; and
- (e) There is a proven demand for new development based on a demonstrated lack of availability of housing and of potential sites.

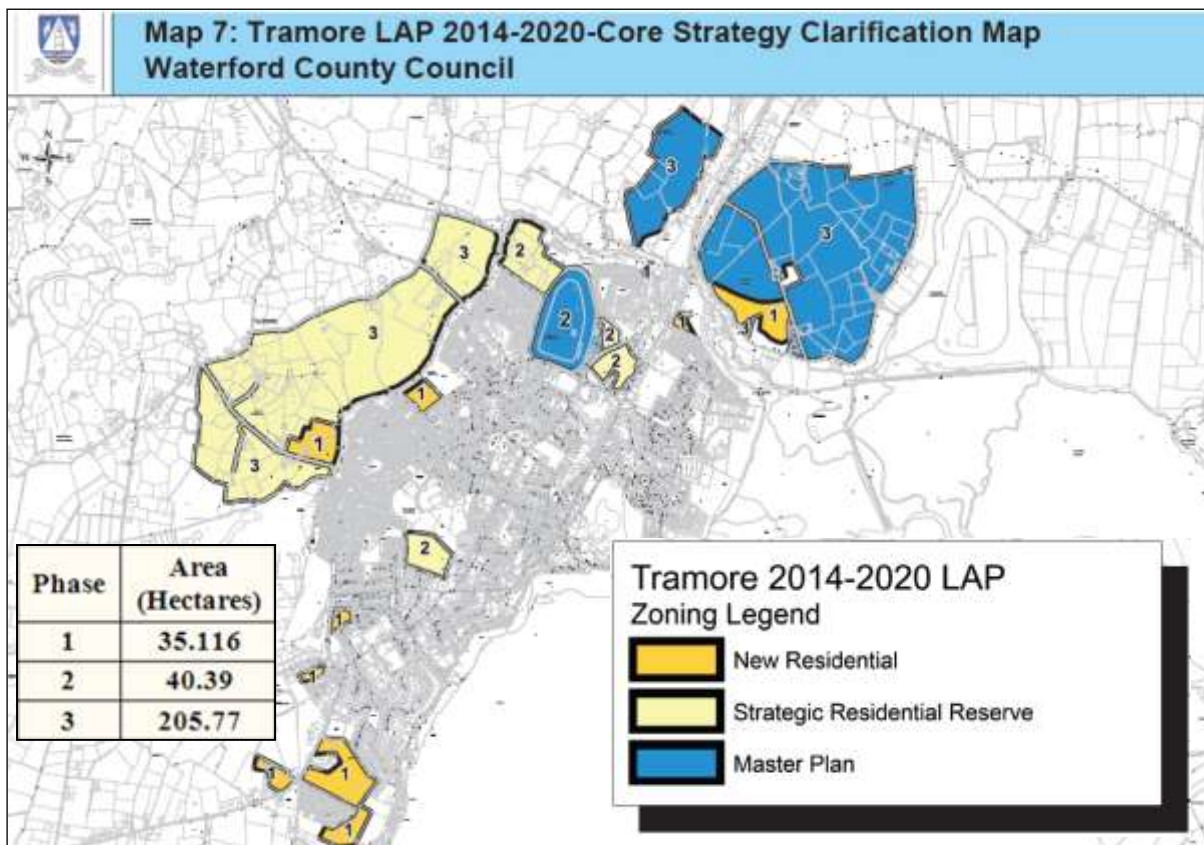


Figure 3.2 Tramore Core Strategy Clarification Map

3.4 Development Strategy

The development strategy is largely predetermined by lands that are already committed to development. Within the Plan area, there is opportunity for infill housing throughout the Town and peri-urban development on the north-eastern fringes of the Town.

In total 3 Masterplan Special Use Areas are identified for the Town and these are located at Ballinattin, Pickardstown and Tramore Racecourse. These strategic lands shall be the subject of detailed master plans, to be prepared for any future planning application on these lands. The Master Plans shall identify the following:

- Appropriate land uses;
- Provision of infrastructure and services;
- Provision of community and social facilities where applicable ;
- Access routes and road layouts;
- Phasing plan for the overall development of the site; and
- Landscaping Plan.

A masterplan has been prepared and approved for the Ballinattin site and is detailed in the landuse zoning map contained within. An infrastructural masterplan was prepared and approved for Knockenduff/Monvoy and shall be referred to in respect of any prospective development proposal for these lands.

Policy PDCS 1

To ensure the development of Masterplan lands identified in Ballinattin, Pickardstown and Tramore Racecourse in land use zoning map are in accordance with Masterplan's and the requirements of the Water Framework, Floods, Habitats, Birds, SEA and EIA Directives where relevant, so as to ensure their co-ordinated and orderly development. The Masterplan's may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly.