

Chapter 3 Population, Demographics and Core Strategy

3.0 Introduction

Lismore has been identified as a District Service Centre in County Waterford and is the largest settlement to the west of the County. The population and demographic profile of Lismore provides information on the probable future requirements for land and services in the Plan area. The Core Strategy aims 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*”. Lismore Town & environs recorded a population of 1,369 persons which represents an increase of 10% (1,240 persons) from the 2006 Census records. This is illustrated in the Table 3.1 below. The population figures provide the most up to date statistics for Lismore based on current Small Area of Population Statistics.

Year	Population Lismore	Change	Intercensal Period % Change
2006	1,240	***	
2011	1,369	129	10.4%

Table 3.1 Lismore Population Statistics

Source: Central Statistics Office

The age profile of Lismore as recorded under the 2011 Census is characterised by a mixed population. In demographic terms, the 15-19 year age cohort exceeds the national average in Lismore, with pre-school and school going age groups largely conforming with the State average.

It is interesting to note that the older age cohorts exceed the national average, with 17% of the population recorded in the 65 year plus age bracket.

Based on this profile, the population of Lismore is likely to give rise to demands for facilities to serve both the school going and older age groups in particular.

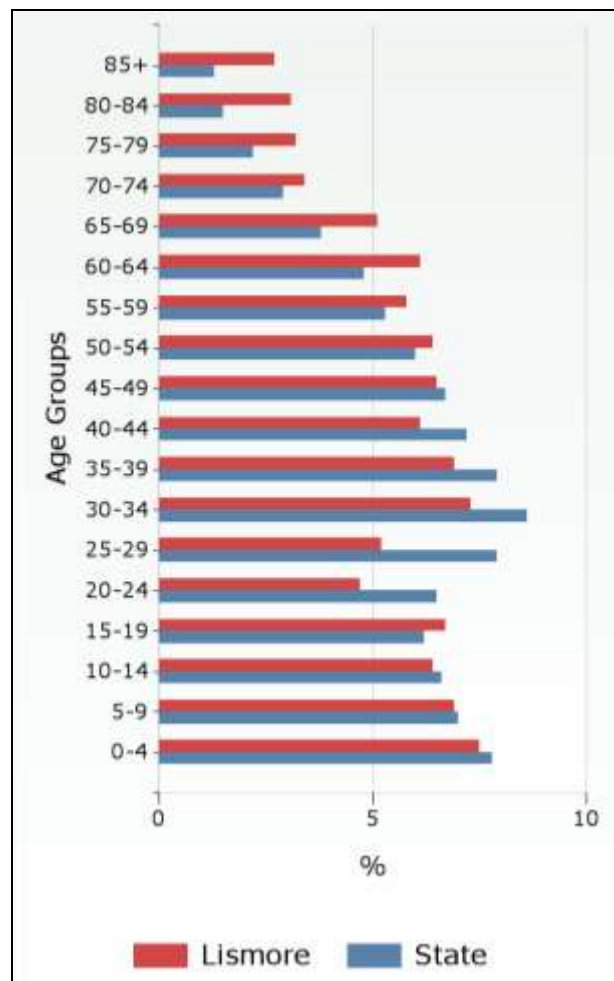


Figure 3.1 Lismore's 2011 Age Profile

Source: Central Statistics Office

3.2 Core Strategy

As outlined in Chapter 2 Development Context and Framing Documents, the Lismore 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 sets out how the development objectives of the Lismore Local Area Plan are consistent with these plans. In particular, it sets out the quantum and location of residentially zoned lands based on population projections from national and regional targets.

The South-East Regional Planning Guidelines 2010 recognises that smaller towns such as Lismore play particularly important roles as "*service/retail/residential centres*". One of the key challenges is to achieve the correct balance between development, the nature and scale of development, and the character of a town.

3.2.1 Lismore Population Projections and Growth Trends

Population projections into the future is a difficult undertaking given the uncertainty of underlying factors such as global and national economics, migration patterns, population mobility etc. The RPG's recognise that the economic situation in Ireland has deteriorated significantly over the last number of years. The emphasis over the coming years will be on making the best use of existing scarce resources and trying to prioritise investment which will be of maximum benefit to the overall County.

The RPG's predict an average overall growth rate of 8.8% for County Waterford between 2011 and 2022. The population of the County increased by 7.7% in the last 5 years. The population of Lismore exceeded this figure with a 10% increase during the inter-censal period 2006-2011.

Having regard to the underlying economic situation, it is unlikely that this growth rate of 10% as illustrated in Table 3.1 will be replicated over the Plan period, (i.e. 6 years). However, it is reasonable to apply a population growth figure of 8% approximately between 2013 and 2019 based on the projected population growth for the County as detailed in the population projections contained in the County Development Plan. It should be noted that the population projections contained in the County Development Plan in relation to the 13 designated District Service Centres (including Lismore) were not applied individually. In this regard, the population growth figure in the County Development Plan relates to the 13 settlements collectively. For the purposes of this Local Area Plan the overall population growth figure was divided by 13 to ascertain an individual growth figure for Lismore.

Applying an average household size of 2.71 persons, an additional 40 units will be required over the lifetime of the Plan. Allowing for 75% over head and based on an average density of 15 units/ha, this results in a requirement for 5 hectares of residential zoned lands for Lismore until 2019.

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

- 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 select a population projection for Lismore based on the projected growth rate for the County as per the RPG's and the County Development Plan whilst also having regard to the actual Census figures recorded for the County and Lismore in 2011;
- To have regard to the underlying economic situation which will likely impact on population growth; and
- To apply an average household size of 2.71 based on projected trends.

Core Strategy Provisions in Respect of Lismore							
Population as per the 2011 Census	Population targets for Lismore as per the CDP 2011-2017	Core Strategy Population Allocation 2019 (based on Census figures & projections in CDP)	Housing Requirement	Lands zoned for new Residential Development under Lismore LAP 2007	Housing Yield based on housing requirement & housing density of 15 units/ha	Proposed New Residential land use zoning under Lismore LAP 2014	Shortfall/Excess (i.e. what is committed or already zoned)
1,369	1,402	1,479	5ha ¹ (40 units)	36.5ha	5 x 15 = 75 houses	5ha	36.5ha – 5ha = 31.5ha over zoning to be future phased Phase 2 & Phase 3 as per Table 3.3
Note 1: 5 ha includes for 75% over head; An average density of 15 units/ha has been applied. This density is considered appropriate for Lismore and allows for higher and lower density zones throughout the urban area; Calculations were based on an average household size of 2.71 persons.							

Table 3.2 Lismore Core Strategy Provisions

Lismore 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 2014-2020
Phase 2	Strategic Residential Reserve	Considered for development on a sequential basis if Phase 1 lands are fully developed / committed. These lands equates to 26% of the total SRR.
Phase 3	Strategic Residential Reserve	Likely beyond 2020 period

Table 3.3 Lismore Residential Land Phasing Clarification

3.3 Development Strategy

For the proper and sustainable development of Lismore, it is vital to ensure that the future development of the Town 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 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 land within the Plan boundary to adequately cater for the projected population over the Plan period, including 75% over head as permitted under the Regional Planning Guidelines.

It is the aim of the Council to develop Lismore in a coherent and logical manner, working from the centre outwards. Within the Plan area, there is opportunity for greenfield

development on two land banks to the south-east of the Town. These lands are strategically located for residential development in that they form a logical extension of the Town Centre, and can be serviced and accessed. Given Lismore's rich architectural heritage, developments will be required to be of a form and scale that is respectful to the character of the Town.

The remaining 31.5 hectares of residential zoned land shall be placed in the Strategic Reserve (SR). This land is reserved for sustainable residential development over the next Plan period, 2019-2025.

Strategic Reserve lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. 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 in the townlands of Ballynelligan Glebe (i.e. east of St. Mary's Convent), Ballymoodranagh (i.e. east of Deerpark Road) and Townparks East & Burgess Anchor (i.e. south of inner relief road reservation only). 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 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" referenced above have been fully developed; or

- (b) At least 75% of “New Residential” and the “Strategic Residential Reserve” lands referenced above 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 referenced above 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.

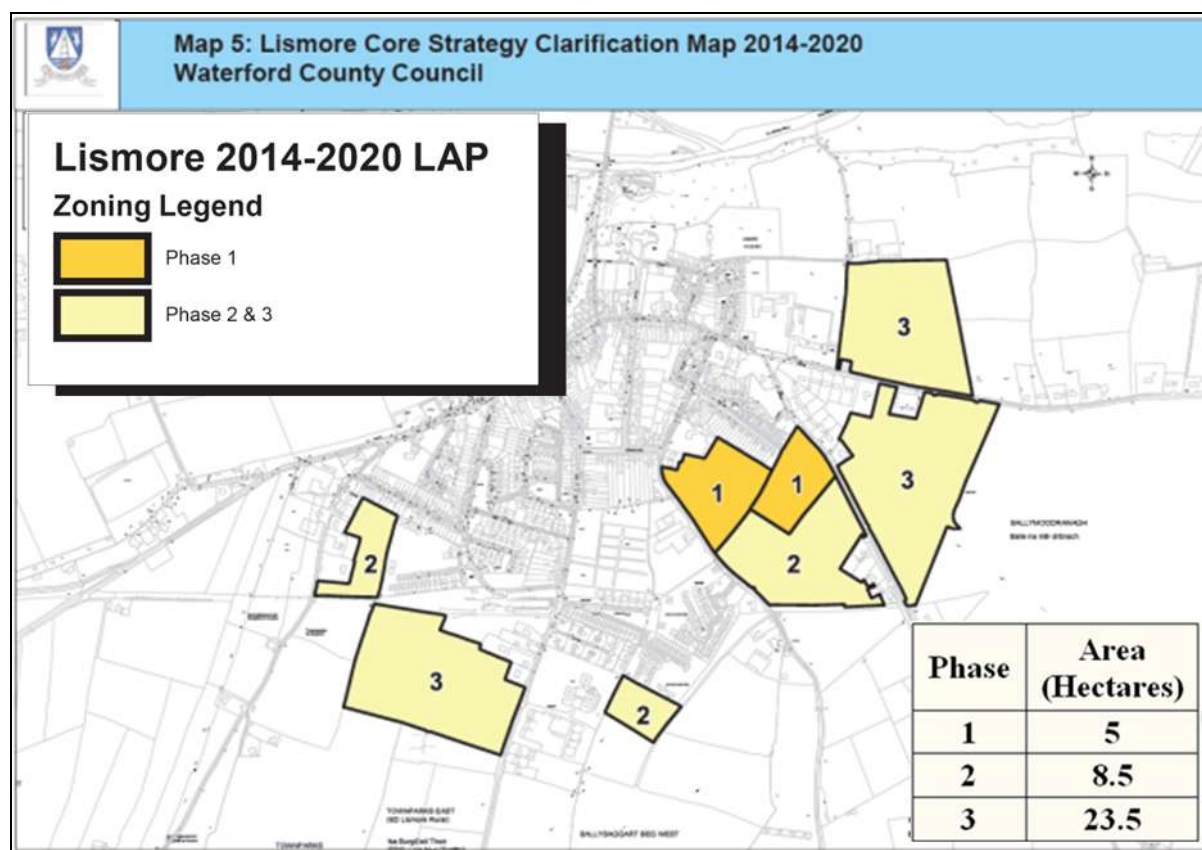


Figure 3.2: Lismore Core Strategy Clarification Map

The zoning of existing built-up residential areas for residential use does not infer that the rear gardens and/or the curtilage of existing dwellings are designated or appropriate for further residential development or intensification.