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National Planning Framework

Consultation Document

- Experience from the property industry shows that development is demand led reflecting where people want to live based on such factors as employment, schools, transport infrastructure and amenities. This report challenges the contents of the Draft National Planning Framework in its attempt to alter this first principle which could lead to more ghost estates being built in locations that are not viable.
- The Draft National Planning Framework 2040 does not appear to be driven by evidence of demographic trends and established fundamentals of the economy and the marketplace.
- The Draft NPF seeks to moderate the growth of Dublin to just 25% of future population growth. This in effect is an artificial interference in the natural development of the Nation's capital which flies in the face of demographic realities and will be damaging not only to the future economic progress of Dublin but also to the national economy. Future demand and different population scenarios should not be ignored. Dublin is in direct competition with similar cities in Europe and around the world. The proposed 25% limitation will impede its competitiveness.
- Unless there is a change in The Draft National Planning Framework 2040 from being supply-led to planned it will fail the test of having market-led strategic credibility, as the draft NPF document indicates is now potentially likely to happen.
- By 2040 the State population growth could be upward of 1.60 million above its current base, with almost 80% of that growth in the east of the country which by that date could reach 4.25 million. The West of State could reach 2.11 million. This would result in the East's share of the population growing from a current 62.5% to a 79.7% with the West's share decreasing from 37.5% to 20.3%.
- The identification of future growth locations follows areas of proven, past demographic growth The population of Dublin city and suburbs increased by 65,552, that is 5.6% in the period 2011-2016; Cork city and suburbs by 10,087, 5.1%; Drogheda & Laytown/Bettystown/Mornington 3,361, 6.8%; Swords by 2,324, 6.3%; Maynooth by 2,075, 16.6%; Balbriggan by 1,762, 8.8%. The State increase is 3.7%.
- The population of Dublin increased by nearly one fifth during 2002-2016. Fingal led the way with an increase of 50.7% by 99,607 people, Dublin city increased by 58,773, South Dublin by 39,932 and Dun Laoghaire Rathdown by 26,226. The population of Meath increased by 61,039 to 195,044 in 2002-2016, Kildare by 58,560 to 222,504 and Wicklow by 27,749 to 142,425. The Greater Dublin area increased by 371,886.

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