



County Development Plan Review

# Population

Background Paper

November 2012

**Planning Policy Unit**  
Cork County Council

## Table of Contents

1. Introduction .....	3
2. Cork City and County as a whole .....	4
3. North and West Cork .....	5
4. CASP Area .....	6
5. CASP Area - Cork City .....	7
6. CASP Area – County Metropolitan SPA .....	8
7. CASP Ring SPA .....	9
Appendix A: Tables .....	10
Appendix B: Figures .....	17

## List of Figures

Figure 1: R60, 30, 10 City and County .....	4
Figure 2: Total North and West Cork 1951-2011 .....	5
Figure 3: CASP 1951-2011 R60, 20, 10 .....	6
Figure 4: Cork City 30 & 10 year projections .....	7
Figure 5: Cork County Metropolitan 30 & 10 Year Projections .....	8
Figure 6: Differential Growth Rate 1981-2011 .....	9
Figure 7: CASP RING 30 & 10 Year Projections .....	9
Figure 8: Strategic Planning Areas Population 1951 - 2011 .....	17
Figure 9: City and County 30 & 10 year projections .....	18
Figure 10: CASP Ring .....	19

**Note: Although November 2012 is the cover date on this document the data used to inform the document was largely collected in late 2011 and throughout 2012.**

## 1. INTRODUCTION

- 1.1. The purpose of this paper is to summarise the key issues arising from recent patterns of population change, examine how these changes align with the South Western Regional Planning Guidelines and inform the review of the County Development Plan.
- 1.2. The issues are addressed in relation to the following County Development Plan (and Regional Planning Guidelines which sets out population targets for the County) Strategic Policy Areas:
  - ⤴ Cork City and County.
  - ⤴ North & West Cork SPAs.
  - ⤴ CASP Area including:
    - ⤴ Metropolitan Cork (including Cork City and the County Metropolitan SPA); and
    - ⤴ CASP Ring SPA (including Mallow).
- 1.3. Where possible, the background analysis for this paper has been carried out on a 60-year basis looking back at 10 year intervals to the 1951 census. A boundary change between Cork City and County in the 1970s affects analysis for the Cork City and County Metropolitan Areas looking back beyond the 1981 census.
- 1.4. Subject to the preceding paragraph, future projections have been prepared based on the following assumptions:
  - ⤴ Growth at the 60 year average rate (excluding Cork City and County Metropolitan Areas);
  - ⤴ Growth at the 30 year average rate (to 1981); and
  - ⤴ Growth at the 10 year average rate (to 2011).

**2. CORK CITY AND COUNTY AS A WHOLE**

- 2.1. The combined population of the City & County in 2011 was 519,032.
- 2.2. There is a 30-year cyclical pattern to the population of the City & County (1951 - 1981, 1981-2011).
- 2.3. Within each 30-year cycle there are three distinct phases for each decade:
  - ▲ Phase 1: Static or low rates of population growth;
  - ▲ Phase 2: Medium rates of population growth;
  - ▲ Phase 3: Higher rates of population growth.
- 2.4. Each phase lasts for about 10 years. In the last 50 years, (i.e. apart from during the 1950s) none of the phases have recorded a population decline.
- 2.5. The average rate of growth for the 1981-2011 cycle is higher than the average rate of growth for the 1951-1981 cycle.
- 2.6. The 2011-2021 decade seems likely to be Phase 1 of the new 30-year cycle. The indications are that growth will continue but at a lower rate than in either of the last two decades.

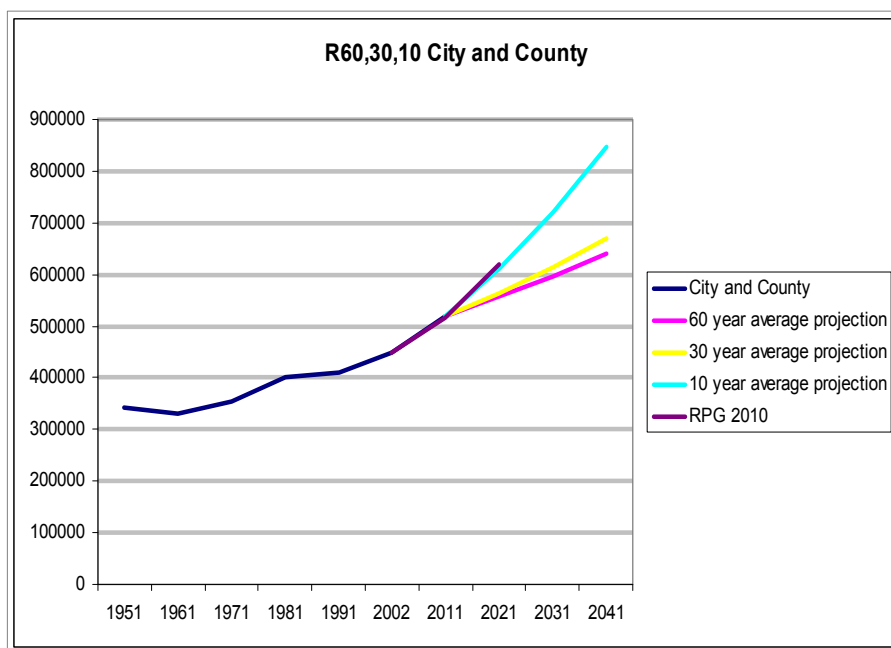
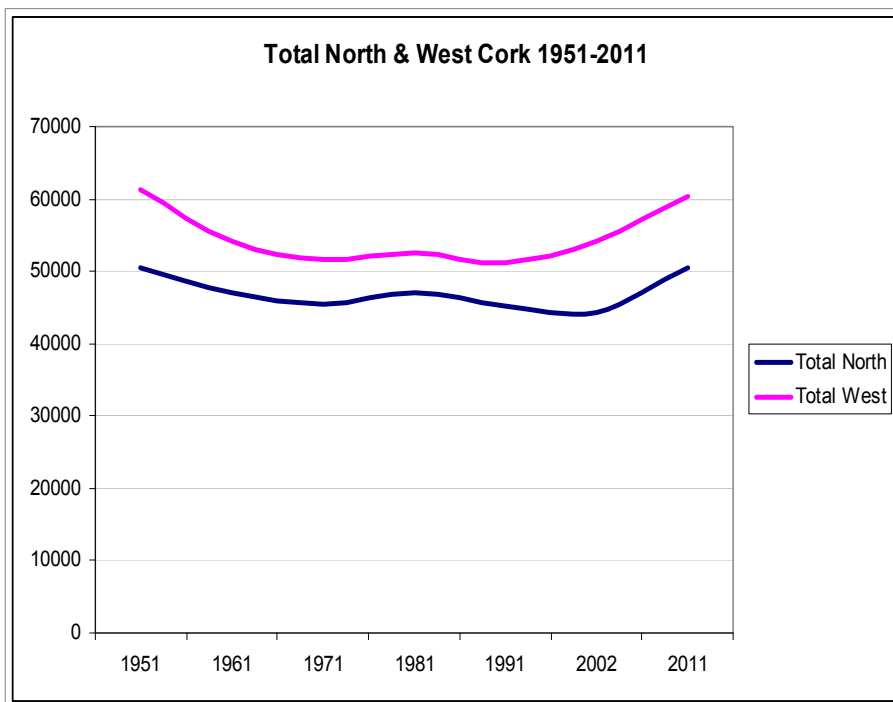


Figure 1: R60, 30, 10 City and County

- 2.7. Historic patterns suggest that beyond 2021 growth may accelerate during the following two decades towards a possible City and County population of 620,000 – 640,000 by 2041.
- 2.8. This long term estimate is broadly in line with National projections recently published by the CSO/DoECLG.

**3. NORTH & WEST CORK**

- 3.1. The population of the North Cork SPA in 2011 was 50,498. The population of the West Cork SPA in 2011 was 60,377.
- 3.2. The long term context for population in these areas is that a gradual decline in the 50s and 60s has been replaced by a gradually increasing trend since the 1980s.
- 3.3. Overall population levels are now only a little below those of the 1950s.



*Figure 2: Total North and West Cork 1951-2011*

- 3.4. The expectation for the 2011-2021 decade is that in both north and west Cork population will remain broadly static or possibly grow at a rate much lower than that experienced in either of the last two decades.
- 3.5. House building activity in the West SPA has significantly outstripped population growth resulting in larger than expected numbers of vacant properties in the 2011 census and suggests that there may be a problem with the development of second homes.

**4. CASP AREA**

- 4.1. The 2011 census records a population of 408,157 for this area. The overall pattern of population growth in the CASP area (including the City) is similar to that for the City & County with evidence of 30-year cycles made up of three ten year phases.
- 4.2. However the rate of growth in the CASP area has been generally higher than that for the County as a whole.
- 4.3. The 2011-2021 decade is likely to be Phase 1 of new 30-year cycle. The indications are that growth will continue but at a lower rate than in either of the last two decades.
- 4.4. The SWRPG proposes a 2022 target for the CASP area of 495,000 which seems somewhat optimistic in the present climate. However, past trends suggest that this figure could well be achieved by 2031 and even exceeded by 2041.

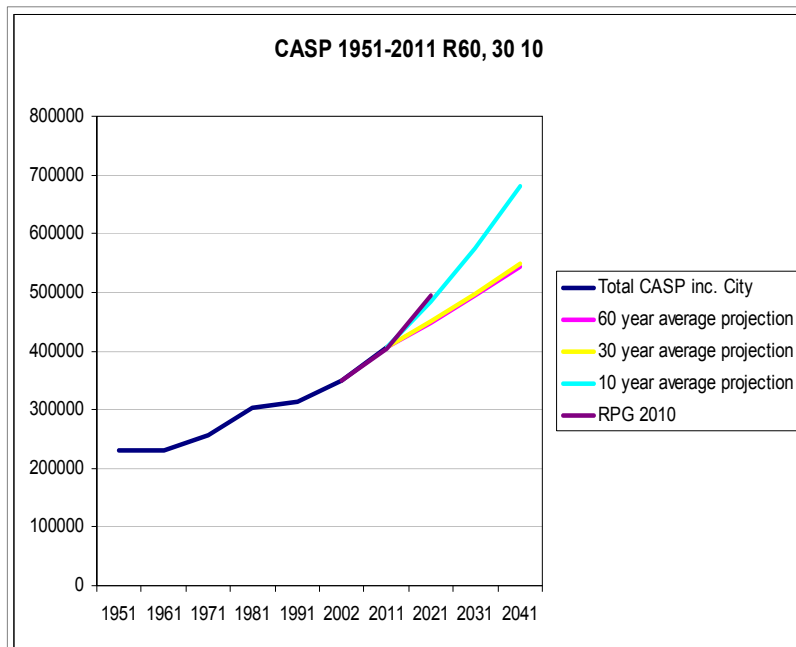


Figure 3: CASP 1951-2011 R60, 20, 10

5. CASP AREA - CORK CITY

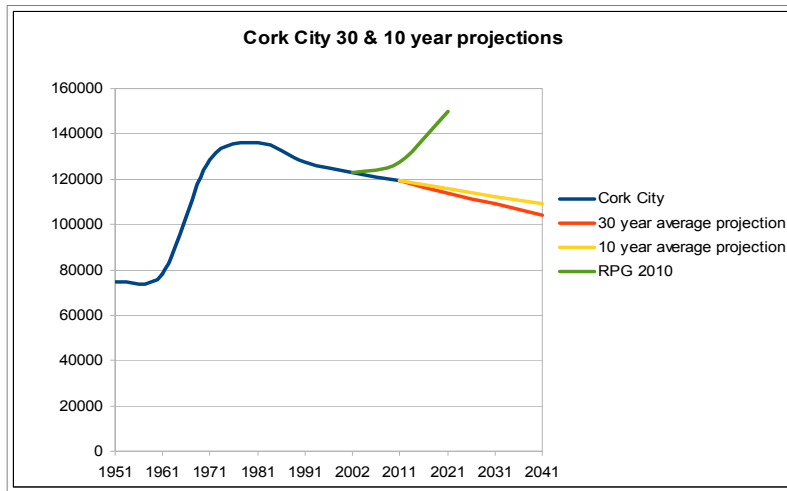


Figure 4: Cork City 30 & 10 year projections

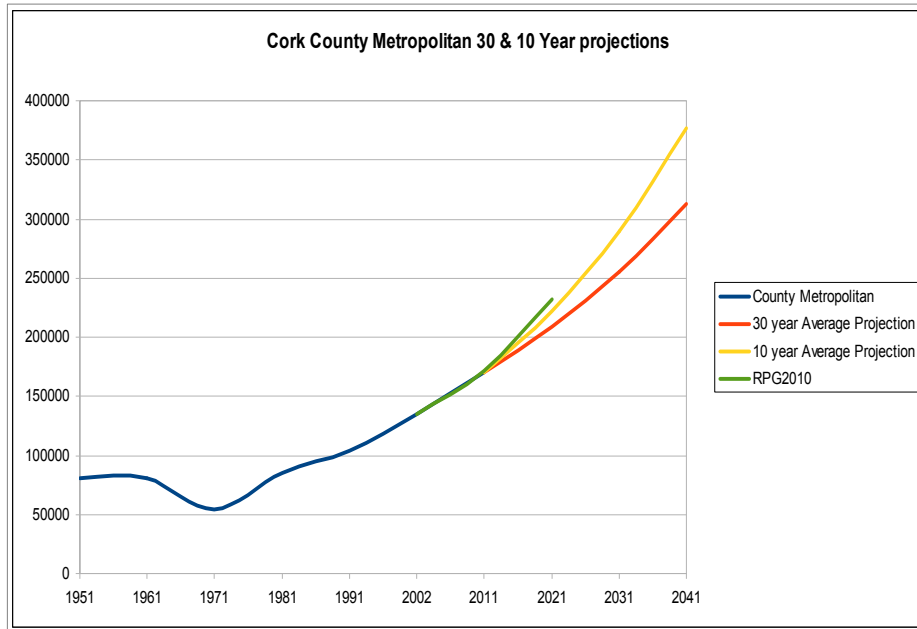
5.1. The population of Cork City in 2011 was 119,230.

5.2. For the last 30 years population in the City administrative area has fallen by an annual average of 0.45%.

**6. CASP AREA – COUNTY METROPOLITAN SPA**

6.1. The census records a population of 170,509 for the County Metropolitan SPA in 2011.

6.2. Since the 1970s (following the boundary change) the population of this area has shown a consistently strong growth trend.



*Figure 5: Cork County Metropolitan 30 & 10 Year Projections*

6.3. Particularly in the past decade, slower than projected growth in the City has caused growth in this area to exceed earlier targets. Consequently CASP Update in 2008 and the SWRPG in 2010 increased the target for this area.

6.4. On past trends, the current climate may delay the achievement of the RPG target, as planned, by 2022, but there is a clear indication that the target will be achieved early in the following decade.



**7. CASP AREA - CASP RING SPA**

7.1. Growth in the CASP Ring SPA over the intercensal period was extremely strong and a population of 118,418 for the CASP Ring SPA in 2011 was recorded.

7.2. Underlying growth in the CASP ring in the middle of the last century was very low (averaging 0.19% annually in the 50s & 60s).

7.3. This rate accelerated in the 70s & 80s to 1.00%. In the last decade growth in this area has grown almost exponentially to an annual average of 2.84% over the last 10 years.

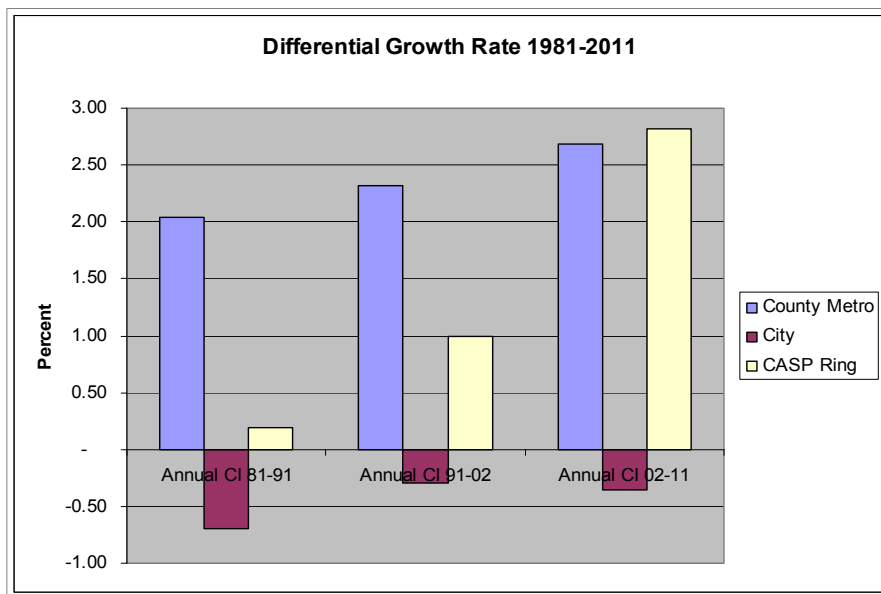


Figure 6: Differential Growth Rate 1981-2011

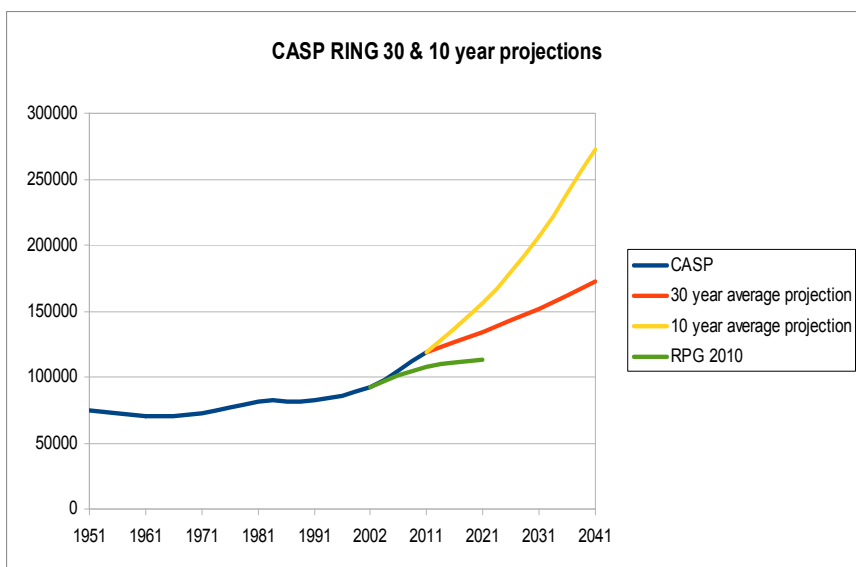


Figure 7: CASP RING 30 & 10 Year Projections

- 7.4. The CASP Ring has become the fastest growing area within the CASP region whereas CASP envisaged that Metropolitan Cork (including the City) would be the main centre of growth if its compact-growth model for the region was to be delivered.
- 7.5. Growth in the CASP Ring has resulted in the population figures far exceeding the RPG 2022 target of 113,500.
- 7.6. Growth in the villages and rural areas of the CASP Ring was particularly significant and considerably exceeded projections. The 2011 census shows that population in the villages and rural part of this area reached 77,118 persons whereas the expectation in the County Development Plan 2009 was 69,760 persons. Over 2,800 (source: Geodirectory) one off houses were built in the rural areas of the CASP Ring in the 5 years to 2011 (representing 32% of new houses built outside of development boundaries in the county).
- 7.7. The recession and the collapse in the housing market have probably slowed this trend considerably. International experience suggests that these conditions do not last for more than 7 or 8 years and the concern is that, in the early years of the next development plan, the housing market will recover and the high-growth trend will resume unless corrective policy action is taken.
- 7.8. In addition to environmental considerations, in a recovered housing market the continuation of this trend would have serious long term effects on the overall economic competitiveness of the Cork region through the higher costs (water, transport, education, energy, logistics etc.) associated with a more dispersed population.

APPENDIX A - TABLES

Table 1.1 Cork City and County Projections

Cork City and County	1951	1961	1971	1981	1991	Av Annual Rate of change 81-91	2002	Av Annual rate of change 91-02	2011	Av annual rate of change 02-11	Av. Annual rate of Change 81-11	Av. Annual rate of Change 51-11	Assumed Rate of Future Change	2021	2022	2031	2041
<b>City and County</b>	341731	330462	352785	402202	410403	0.20%	447829	0.80%	519032	1.65%	0.85%	0.70%	0.85%	565081	569905	615216	669798
									519032				1.65%	611319	621406	720015	848039
									519032				0.70%	556530	560426	596738	639850
									519032								
	1951	1961	1971	1981	1991	2002	2011	2021	2031	2041	Assumed Rate of Future Change						
<b>City and County</b>	341731	330462	352785	402202	410403	447829	519032										
<b>60 year average projection</b>							519032	556530	596738	639580			0.70%				
<b>30 year average projection</b>							519032	565081	615216	669798			0.85%				
<b>10 year average projection</b>							519032	611319	720015	848039			1.65%				
<b>RPG 2010</b>						447829	517653	620622									

**Table 1.2 County Metropolitan 60, 30 and 10 Year Projections**

SPA	1951	1961	1971	1981	1991	Av Annual Rate of change 81-91	2002	Av Annual rate of change 91-02	2011	Av annual rate of change 02-11	1951-2011	51-81	81-11	Assumed Rate of Future Change	2021	2031	2041
<b>County Metro</b>	80535	80522	54606	85258	104353	2.04%	134293	2.32%	170509	2.69%	1.26%	0.19%	2.34%				
									170509					2.04%	208666	255362	312508
									170509					2.33%	214673	270276	340280
									170509					2.68%	222129	289377	376984
<b>SPA</b>	<b>1951</b>	<b>1961</b>	<b>1971</b>	<b>1981</b>	<b>1991</b>	<b>2002</b>	<b>2011</b>	<b>2021</b>	<b>2031</b>	<b>2041</b>				<b>Assumed Rate of Future Change</b>			
<b>County Metro</b>	80535	80522	54606	85258	104353	134293	170509										
<b>30 year Average Projection</b>																	
<b>10 year Average Projection</b>																	
<b>RPG2010</b>						134293	171066	231500									

**Table 1.3 CASP Area Incl. City 60, 30 10 Year Projections**

SPA	1951	1961	1971	1981	1991	Av Annual Rate of change 81-91	2002	Av Annual rate of change 91-02	2011	Av annual rate of change 02-11	1951-2011	51-81	81-11	Av annual rate of change 51-11	Average future change	2021	2031	2041
Total CASP inc. City	229856	229181	255654	302521	314069	0.38%	349388	1.19%	408157	1.74%	0.96%	0.92%	1.00%	0.96%				
									408157						1.00%	450859	498029	550134
									408157						1.74%	485003	576318	684824
									408157						0.96%	449077	494099	543635
	1951	1961	1971	1981	1991	2002	2011	2021	2031	2041	Average future change							
Total CASP inc. City	229856	229181	255654	302521	314069	349388	408157											
60 year average projection							408157	449077	494099	543635		0.96%						
30 year average projection							408157	450859	498029	550134		1.00%						
10 year average projection							408157	485003	576318	684824		1.74%						
RPG 2010						349388	404495	495000										

**Table 1.4 CASP 30 & 10 Year Projections**

SPA	1951	1961	1971	1981	1991	Av Annual Rate of change	2002	Av Annual rate of change	2011	Av annual rate of change	Av. Annual rate of Change	Assume d Rate of Future	2021	2022	2031	2041
CASP Ring	74754	70679	72403	80919	82463	0.19%	92033	1.00%	118418	2.84%	1.28%	1.28%	134444	136161	152638	173295
									118418		2.84%	2.84%	156689	161139	207329	274334
<b>SPA</b>	<b>1951</b>	<b>1961</b>	<b>1971</b>	<b>1981</b>	<b>1991</b>	<b>2002</b>	<b>2011</b>	<b>2021</b>	<b>2031</b>	<b>2041</b>		<b>Assume d Rate of Future</b>				
CASP	74567	70679	72403	80919	82463	92033	118418									
30 year average projection							118418	134444	152638	173295		1.28%				
10 year average projection							118418	156689	207329	274334		2.84%				
RPG 2010						92033	107895	113500								

**Table 1.5 SPA Interim Targets**

SPA	CSO 2006	CSO 2011	RPG Target 2022	Interim 2011 target	Figures over /under target
County Metro	153,123	170,509	231,500	177,616	7,107
City	119,418	119,230	150,000	128,975	9,745
Metro + City	272,541	289,739	381,500	306,591	16,852
CASP Ring	105,055	118,418	113,500	107,694	10,724
North	46,428	50,498	56,343	49,526	972
West	57,271	60,377	69,243	61,012	635
County	361,877	399,802	470,622	395,860	3,942

**Table 1.6 SPA Census Data**

	1951	1961	1971	1981	1991	2002	2011
<b>Cork City</b>	74567	77980	128645	136344	127253	123062	119230
<b>County Metro</b>	80535	80522	54606	85258	104353	134293	170509
<b>CASP Ring</b>	74754	70679	72403	80919	82463	92033	118418
<b>North SPA</b>	50484	47130	45469	47152	45241	44286	50498
<b>West SPA</b>	61391	54151	51662	52529	51093	54155	60377

**Table 1.7 Population Growth**

Cork County and City by Strategic Planning Area

	<b>2006</b>	<b>2011</b>	<b>Growth</b>	<b>% Growth</b>
County Metropolitan	153,123	170,509	17,386	11.3 %
City	119,418	119,230	-188	-0.1 %
Metropolitan & City	272,541	289,739	17,198	6.3 %
CASP	105,055	118,418	13,363	12.7 %
North	46,428	50,498	4,070	8.7 %
West	57,271	60,377	3,106	5.4 %
County	361,877	399,802	37,925	10.4 %



APPENDIX B - FIGURES

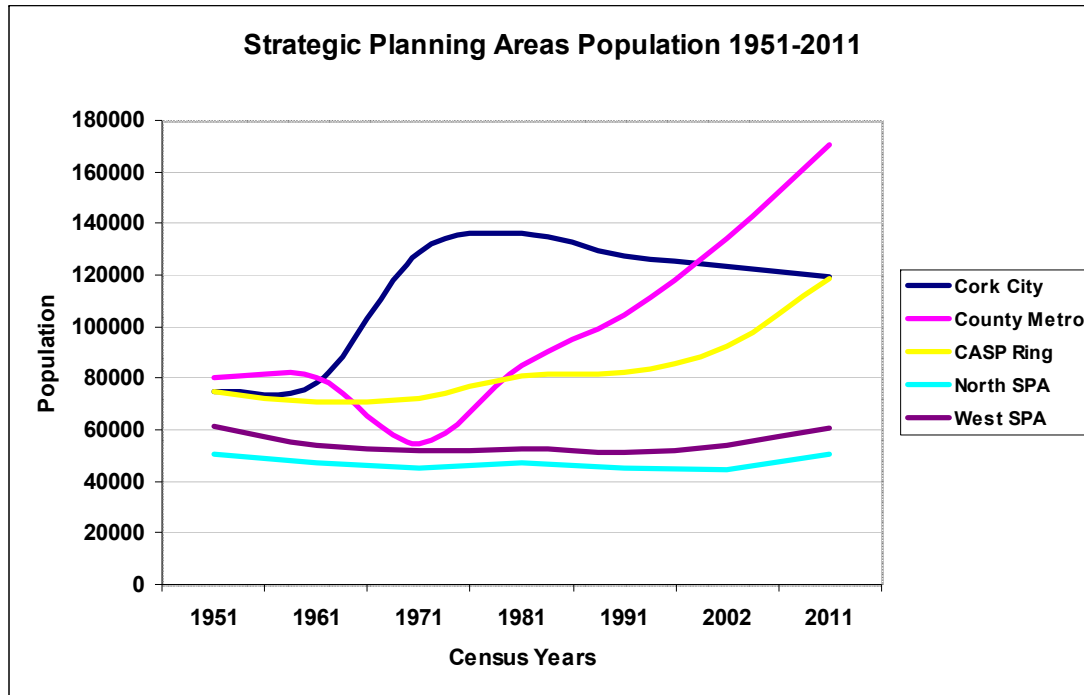


Figure 8: Strategic Planning Areas Population 1951 - 2011

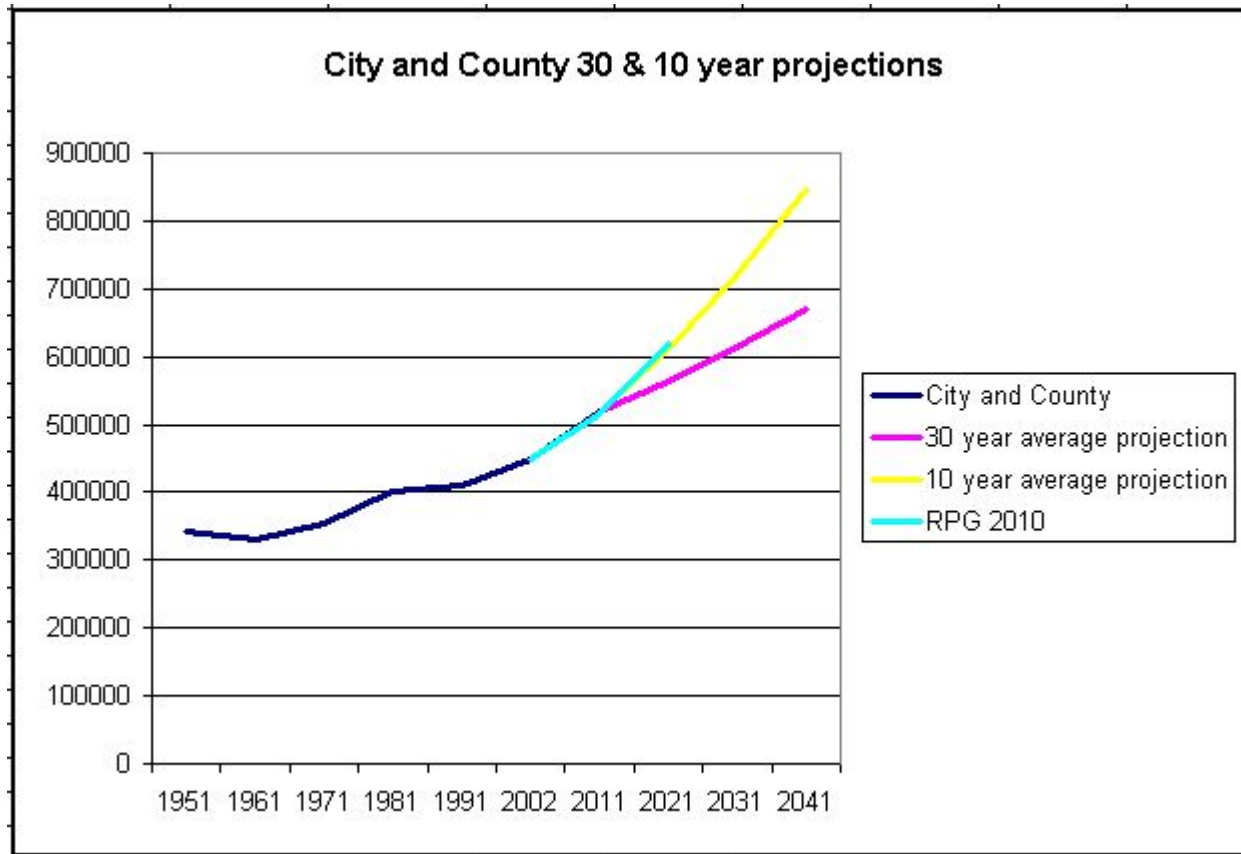


Figure 9: City and County 30 & 10 year projections

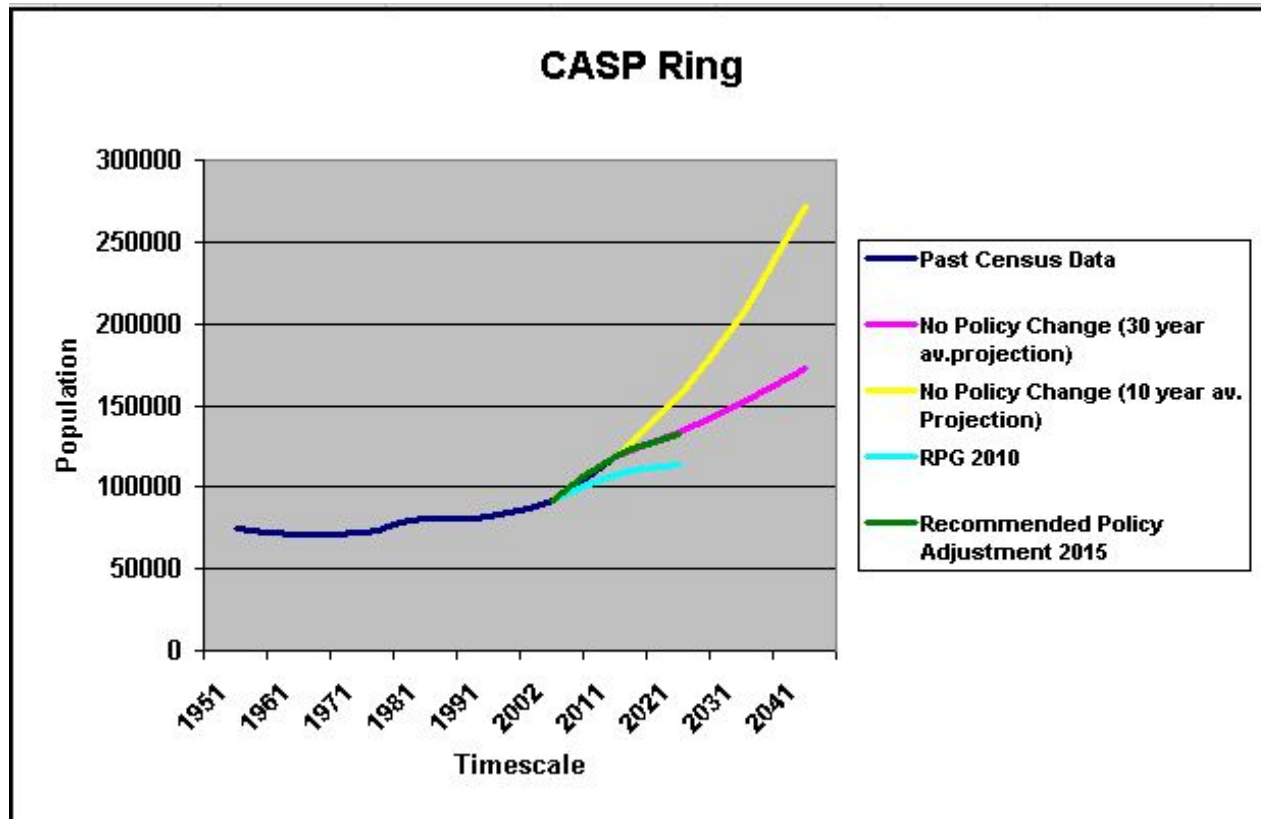


Figure 10: CASP Ring