

If we are to meet our commitments as per the Paris Accord, and to go further as is clearly required, given the Paris Accord is a very unambitious aim, we need to do better than 'Ireland 2040 Our Plan' as a template for long-term, sustainable, support of our population and our national development. I am not negative in my outlook, I am hopeful that we will wake up to our responsibilities to our population, and the viability of our countryside, town and villages, despite the apparent continued aims of increasing our larger cities.

I do not see the year 2040 as long-term planning. It is a short to medium planning period at best, and appears to have been chosen to chime with the EU Biodiversity Strategy to 2020, and not based on any clear planning indicators.

The following phrases littering 'Ireland 2040 Our Plan': 'put in place to support development and to leverage both public and private investment'. This is an example of wishfulness without any robust enforcement. The following are further examples of 'empty gesture' language.

'both provide a strong focus to guide and inform regional and county / city plans and set the framework for integrated investment decisions,'

The new 'NPF on behalf of Government with input from other departments and agencies, which themselves are tasked with developing policy on long term and place-based public policy and investment. The purpose of this inclusive approach is to allow shared national development goals, including improved living standards, quality of life, prosperity, competitiveness and environmental sustainability, to be more broadly considered with the intention of providing greater clarity for the private sector and unlocking investment.'

I searched your Draft Document for 'enforce' and 'enforcement', and came up with no results. Nor did I find responses to 'penalty' or 'penalties'. I would have hoped for outlines on your planned penalties for those various developments, single or large scale, which do not meet the Local Planning Strategy and environmental requirements. Have we not learnt that 'providing greater clarity ... the private sector', as above, is plain laughable. I worked for a Dublin based private Town Planner, now dead, most of whose clients ended up facing one or other of the various tribunals and investigations. Many were declared 'penniless', and are now busily building widely all around Dublin, which is the place I know best.

If you plan to 'support development', that development has to meet long-term as well as short-term standards. It shall have to be checked properly *during* the construction phases, which does not always happen, historically an currently. Those companies or entities which sign off on developments from housing to road infrastructure as having met the standards required, must be held responsible if it turns out that the developments are sub-standard in any way. The off ramps onto the M50 are now urban legends. Whoever signed off on their being safe and properly constructed, should have been held responsible for the fact they were subsequently

shown to be neither. Why does the public purse pay out for the seeming carelessness of these professionals?

We must all learn that responsibility is part of our civic duty. There is no indication that I could find of an outline for a nationwide and local responsibility for all and any connected with public or private works, from managing land and water, to the built environment including road networks.

We can no longer cross our fingers, hope for the best, and ignore the history of certain developers at the submissions stage of development plans.

We need to grow-up as a Nation, and stop seeing the slip-shod work of a 'cute hoor' getting away with avoiding doing any job to the standard laid out as laudable in a back slapping fashion. This standard of work affects negatively the very people who show an admiration for the 'big man'. We need to have robust enforcement. There is no other way of running any organisation, and that includes all element of activities carried out in this State on a public or private level.

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