

From: Browne, Oliver [REDACTED]
Sent: 02 February 2017 11:21
To: National Planning Framework
Subject: Ireland 2040 submission

To whom it may be concerned,

I would like to make my views known on the future development of Ireland's housing.

Ireland has an unhealthy obsession with home ownership that has cost the country vast amounts of real estate and caused Dublin's commuter belt to increase to an abnormal extent bringing with it increased volumes of traffic and long commutes by workers in Dublin's city centre. My solution to the crisis of Dublin's rapid and extensive expansion is a system that is considered common sense by the vast majority of developed economies worldwide. Ireland needs to build up, not out. This can be provided by increasing massively the limit on building heights. Building of new retail and office space should also be limited when required residential spaces are not provided, if a business is going to bring employment, these potential new employees need to be ensured of a place to live. Developers of residential buildings should also be required to provide a mix of sizes of apartments, with a much larger proportion of one and three bed apartments than two. This will allow families to live comfortably in a city and provide the ability of single people to be able to rent affordable apartments.

This mix of properties should also be applied to housing development. It is not enough to say Ireland needs 500,000 houses by 2040. Ireland needs x percentage of one, two, three and four plus bedroom houses. Ireland does not also need that many houses, Ireland needs that many residences, a large amount of which should come in the form of high density, high rise, city centre developments with a much improved public transport system. Reducing the commute of all parties and contracting the reach of Dublin, and syphoning some of this growth to Cork, Galway, Limerick and Waterford if the only way Ireland will be able to experience a fairly distributed economy into the future.

I hope the ramblings of a concerned citizen will be taken into consideration.

Kind regards,
Oliver