

The urban sprawl throughout Ireland since the 50's and 60's has seen many housing estates cover a large amount of land area with mostly semi-detached type housing estates. The ownership of much of the housing from this period rests with an aging population.

These properties are large in many cases and would be suitable for conversion into two or more dwelling units. The county councils nation wide are negative in the view to see older housing stock converted for this type of use. Across the UK it is common that housing can be converted for multiply occupancy units.

Converting older housing units into 2 or 3 units is a sustainable use of the current housing stock both in terms of embodied energy through the construction (less construction required-simple conversion) and socially sustainable whereby the aging owners of these types of properties would be enabled to remain in the locality they know, downsize and receive rent payments from a separated units.

These additional property divisions could also ease housing pressures within certain areas where land is locked up by these types of semi-detached estates.

These types of developments could be linked to the retrofitting of the houses to assist in the reaching Ireland's 2030 emission targets. Providing a shorter term financial return to the developer/owners thus speeding up the delivery of green house gas emission in the existing housing stock. I presume Ireland still needs to meet the 2030 target of 30% reduction in 1990 levels.

Will the 2040 plan promote the redevelopment of our older housing stock. ?

Will the council planners be blocked from hindering these developments, It seems that planners have some type of utopian world view when it comes to how we should use our own land, They say don't go tall, but then don't let people expand out of the towns. The real alternative to what planners say is to maximize the spaces we have in abundance, the gardens front and back, the attics and where they are to low let them go up, ?

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