

From: Andrew Montague [REDACTED]
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To: National Planning Framework
Subject: Submission by Cllr Andrew Montague

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Here's my submission to the NPF:

1. In section 1.1.4 of the Issues and Choices Paper, it states that effective regional development means that the potential of all areas will need to be realised. I think this must mean that we don't try to hinder or put the breaks on Dublin's development, but that we must encourage other cities to step up to create cities with the critical mass to attract investment.
2. We should be aiming to have a zero greenhouse gas emissions society by 2040. The National Planning Framework must lead us to this goal.
3. We should prioritise new housing development in our five cities. This is where most jobs will be created, and we should aim to have as many people as possible living close to their jobs. The census shows that the greatest demand is for homes for single people and couples with no children (About 60% of the population). Our city centres are ideal for this cohort. The need for three-bed semis is greatly diminished – and the National Planning Framework should reflect this.
4. Housing development outside of our cities must be integrated with public transport, and our five cities need transport networks. The cities already have radial routes into the city centre, but it's essential that we also develop orbital routes around our cities. Housing development outside of cities should be concentrated at transport hubs where orbital and radial public transport routes meet.
5. The NPF should support investment in public transport. Orbital routes around the five cities are needed, but orbital routes are often less profitable than radial routes, but they make the radial routes more successful and as a result they make whole network more viable. The bus service around each city should be run on a networked basis to allow ease of transfer from one bus to another. Public transport needs to get priority on congested roads. We may need bus lanes on our motorways and main roads as they approach towns and cities.
6. One-off houses are leading to the decline of many of our rural towns and villages. These towns and villages are struggling to survive as rural populations move out into the countryside. Residents living outside the towns and villages are more likely to commute to bigger towns and cities for work, shopping and social activity, and the smaller towns and villages are withering away. In order to protect our rural towns and villages and move to a zero greenhouse gas emissions target, it would make sense to restrict one-off housing and encourage high quality housing in our towns and villages.
7. The NPF must be taken on board by the whole of government, and all service provision should support good planning. Government and council services should be provided in city, town and village centres, and not on green-field sites at the edge of town. This may increase the up-front cost of delivering these services, which is why all government departments need to be part of the NPF. By concentrating government services in our cities, towns and villages, we can bring life back to our towns and make services more accessible to everyone. For example schools, hospitals, nursing homes, government offices should all be in city and town centres.
8. There is a proposal being discussed at the moment by the government that all commercial property should be allowed to be converted to residential without requiring planning permission. This should not be a national policy, but should be a new power given to local authorities to designate certain parts of towns suitable for such a scheme. If this decision is allowed for all buildings, then important commercial buildings in town centres could become residential. This has the potential to be a useful tool for development, but it needs careful consideration at a local level, and not a blanket change in regulations for all commercial buildings.
9. There is a need to set out locations that are suitable for energy generation, both wind and solar. For example, the use of high quality agricultural land is inappropriate for large solar panel farms. In order to increase buy-in from local communities for vital infrastructure, increased levels of community gains will

be required.

10. Towns and villages often have many derelict and abandoned residential properties in their centres. Often these properties are too small for family living. Local authorities and the HSE should be encouraged to buy these properties and renovate them for senior citizens and for supported sheltered accommodation.

11. We need to designate strategic infrastructure corridors

Strategic infrastructure Requirements 1. Water supply for Dublin and for our other cities 3. Increased waste water treatment capacity for the five cities 4. Orbital public transport routes around our cities: we may need new roads or the installation of bus lanes on existing roads if there are issues with congestion 5. High quality cycle network to promote tourism in rural areas, and in our towns and cities to promote active transport 6. High speed broadband to all towns 7. 5G mobile phone network