

Submission

Ribbon forest parks.

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 Trans-county public forest trusts. Three adjacent counties would be involved in acquiring land for the trust. There would be between six and 20 trusts in Ireland. The larger forested sites would be in each of the counties and a narrow forest path connecting them. Owned by the state, unsellable and with a local 'jury style' board that controls its direction. This would create local engagement.

- environmental stewardship
- reduced carbon emissions
- development of infrastructure for national benefit
- prevents sprawl via green belting
- Identify and support employment potential throughout Ireland, including greater regional employment growth

Cul de sac selected L class (penal) roads

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 Many rural roads are expensive to maintain and offer a rural rat race that diverts economic activity away from the local urban centre. They are unmonitored and could have children cycling home beside cars driving at 100km+. Cutting a road in two with a land bank 100 meters long, which is only permeable by a cycle & walking track, may restrict three or four homes, but the benefit to the wider communities is massive.

- reduced carbon emissions
- prevents sprawl via green belting
- encourages population growth closer to where employment is located
- addresses rural decline
- prioritise rural infrastructure development

Electric Grid supply access

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 Allow any farm, house or company to supply energy to the grid with no restrictions or time delays caused by Eirgrid or any major electricity supplier. Micro-transform power junction boxes, allowing people to supply electricity to the grid should be sold on the open market and installed by professionals, but without requiring permission from Eirgrid. Prices should be set via a publicly available national matrix to avoid an Enron style market place or cartel control by existing suppliers.

- reduce carbon emissions
- Ensure good environmental stewardship by avoiding any further deterioration and addressing existing deficiencies
- Identify and support employment potential throughout Ireland, including greater regional employment growth;
- Identify measures to encourage both rural and urban regeneration to address decline;
- Ensure good environmental stewardship by avoiding any further deterioration and addressing existing deficiencies;

Re-villaging

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 Tax incentivising the swapping of one off isolated dwelling of bachelor farmers land for nama houses within villages. The swapping contract would require the isolated dwelling to be removed and the farm land leased for 30 years from the retired farmer to another local farmer. The red tape and complexity is managed by the state with no third party costs.

- improves people's quality of life
- support employment potential and growth
- encourages rural and urban regeneration
- Identify measures to encourage both rural and urban regeneration to address decline

elective architecture

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 Change the planning process to allow urban areas to re-create their identity via an elective architecture system e.g. Dingle, Abbeyleix. This supplants county council systems and has the department of housing make an open call for architectural vision tenders. The local public votes on the tenders, which sets the design for all new builds. Thus developers are not required and where they do exist do not employ their own architects to proceed through the standard planning system. If they wish to locally develop they may only do so through the elected architecture plans provided.

priorities - aesthetic, contrast or integration, functional, ecological, infrastructural

connectedness, structural design.

- Harness the planning system in order to maximise the role it can play in relation to climate change;
- Manage the planning and development process so that the right development occurs in the most suitable places and at the right time, ensuring sustainability and best use of scarce resources.
- Facilitate improvements to people's quality of life and well-being;
- Prevent further overdevelopment and sprawl;
- Encourage population growth closer to where employment is located and is likely to be;
- Identify and support employment potential throughout Ireland, including greater regional employment growth;
- Identify measures to encourage both rural and urban regeneration to address decline;
- Achieve effective regional development;
- Relieve development pressure on the Eastern part of the Country whilst protecting the key role played by Dublin;
- property tax based on affect on the environment

#### Housing

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Minus salary contracts for county management and board based on the the number of intestate (inheritorless) properties brought into public beneficial use & ownership. The legislation for this is already in place, but is not persued as a matter of policy.

- Relieve development pressure on the Eastern part of the Country whilst protecting the key role played by Dublin

- Manage the planning and development process so that the right development occurs in the most suitable places and at the right time, ensuring sustainability and best use of scarce resources.

#### Coop housing

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The state should set up a model, expert advisors and system for people to create scandanavia style coo housing. The financing should be via NTMA. Ownership should be via the coop. The types of housing should be limited to medium density courtyard apartment blocks.

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- Achieve effective regional development;
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#### Identify and publicise land bankers to as to charge a social cohesion tax

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Land that is unused, but designated for a specific use, should have an administration charge applied. This is along the lines of policing costs as per New Yorks broke windows policy e.g. an abandoned industrial listed site, which benefits from higher land value than agricultural land, attracts social damage (illegal waste dumping etc.) that costs the tax payer in policing.

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- Encourage population growth closer to where employment is located and is likely to be;
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Constitutionally test the application of property right to national personal and redefine legal persons (companies) and legal non-person entities/organsiatons

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