



20th March 2016

Dear Sirs ,

I would like to make my submission to you in connection with Ireland 2040.

I am not a member or represent any organisation, and am writing to you with my own views and opinions only.

My submission is in two parts – 1) Dublin and 2) Midlands.

With regard to Dublin, I believe it has long since past the time when real highrise developments should be permitted between the 2 canals. For those wishing to continue living in Dublin , and with a growing trend towards apartment living, it makes no sense whatsoever to continue to ban highrise developments within this area. The only result of this policy is to drive prices up and increase the already almost unsustainable pressure on public and private transport facilities. Increasing the density of housing within the City Central area will allow for more people to live near their jobs and their chosen social scene, and will free up more housing in the suburban areas for those wishing to move there.

With regard to what I describe as the Midlands, I believe a complete and total new approach should be followed under this heading. Basically all new developments should cease in the Dublin area outside of the 2 canals , as discussed above. A clear concise decentralisation plan should be developed to grow, develop and sustain a large new conurbation in Ireland. This new area is outlined by the towns of Athlone, Mullingar and Tullamore. The first thing to happen is that a new 4 lane each way motorway is built circuitously around these 3 towns, a ring road. All new developments commercial are encouraged with special tax breaks to locate here. A new airport is built between Mullingar and Longford which will service this region. The IT College in Athlone is tripled in size and give immediate university status.

At least 4 full Governments are relocated to this region. This will not be a replica of the last half hearted and insipid decentralisation programme, but this will be a full planned and resourced project.

The new National Children's Hospital will be relocated to this region.

Large tracts of land will be made available for housing purposes in a clearly defined region, with new planning legislation particularly for this region only. This legislation will control developments as never before in Ireland, putting punitive penalties and costs on land hoarders and property speculators. Genuine developers will be rewarded with low capital gains tax, VAT exemptions, and rollover reliefs.

In essence the concept is to create a new vibrant hub, outside of Dublin, which can benefit many more counties than are receiving adequate attention at present. This plan would ultimately have huge beneficial effects on the social landscape in Cos. Meath, Westmeath,

Longford, Offaly, Tipperary, Galway, Mayo , Leitrim , Laois and Roscommon. It would put an end to the continuous strangling of Dublin, improve the quality of life for many many people, and afford the opportunity to bring life, employment and energy back to many underdeveloped counties.

The idea that we could create a whole new region from scratch is so exciting. In existing cities we are governed by what is already there, but with this exciting and dynamic plan, we can put everything into place first, thereby minimise the mistakes made by many before us. Of course, the first objection we will hear to this idea would be financial restrictions. This is whilst at this very time Irish businessmen are building whole towns in China. With the correct structures in place, and a reward and equitable return for infrastructure development – this project is definitely feasible. Just look at the return for the National Tool Roads Company. Similar but more equitable arrangements could be made for the Ring Road, the Airport, the Hospital and the new University building.

Thank you in anticipation of your considerations and I look forward to your positive response.

Sincerely,

Eamonn Nolan