

The schedule for the future should be based on lessons from the past, centred on the aspirations of population, focused on security, welfare and prosperity.

A new plan, an evaluation of the value of past programmes. These policies associated and implemented in conformity with EU policies. It has been estimated that the extent of the financial economic deficit from the 2008 meltdown equates to the entire contributory benefits from the joining of the EU common market.

A broad analysis of what makes Ireland a unique and a preferential place to work and live, could be considered its climate and low density population, with heating expenditure in winter months, ,,,, offset by no requirement for air conditioning in summer, no extreme weather patterns, good arable land with friendly connected communities. Such factors associated with continental Europe, such as pest nuisance(mosquito's) , lack of arable land, water shortage/quality and weather extremes add to expenditure and effect quality of life, while a common feature on residential units are shutters or steel ornate louvers fitted for security. The nature of European residential accommodations have being stated as being predominantly lease or rental, while this may be fact, It has emanated from a necessity from restructuring after the war creating high density construction. Factors supporting lease hold residential in Europe are very different to the circumstances in Ireland, the opportunities for moving are far greater due to connectivity and rapid transport to the broader regions. while rents in suburban European cities are comparatively cheap, If there were an adequate supply of rental apartments in Ireland, then the market would dictate the rent. The appetite for apartment living in Ireland is low outside the capitals, with such units being occupied out of necessity or work related, "a temporary accommodation". Apartments are not family friendly. At the onset of the economic crisis in 2008 there was a report of the requirement for 6000 social housing units every year for the following six years. It was an opportunity lost that the state did not avail of the 36'000 units available at the time at reduced rates, the cash would have recapitalised the banks, stopped bank shares from collapsing by stabilising the property portfolios which could have been cost neutral as the state would be fulfilling its social housing obligations in advance.

(36'000 units at today's cost of average 300k =?) .

Residential construction in Ireland needs to have respect for the values of citizens, these are the prospect of owning their own home. This national ethic was born from a history of colonialism. Residential development lands need to predetermined well in to the future, allowing for adequate utility services and creating a fair and competitive market, condensing construction to fill gaps will distort the market, creating a premium on actual sites. To allow for normal evolution in residential construction all sectors of the market need to be open, allowing for exceptional design, competitive market and choice. If the car manufacturing market was regulated to such an extent all cars would be black with a waiting list

The over reliance on international companies, these operating for tax benefits could result in a employment crash in the future. The privation of utility's and vital services is unsustainable in a closed market, While promoting such policies as independent private housing agencies centring on rental market or social housing requirements will implode the market.

Pitfalls of the economy are based on our Island status, a six hundred mile roundabout, the country's capacity to absorb different cultures is limited, introducing multiples of foreign ethnic people in multiple groups, particularly in rural areas can/will change the demographics of such regions permanently. Such regions shown in the last census to be disproportionately consisting of middle-aged citizens, a factor which may be related to opportunities in such regions.

The benefits and economics of public private partnership projects in Ireland is misguided, such investments work effectively in states or countries connected, adjoining or adjacent to other countries, without such connectivity the full burden falls on the state. An example of a flawed system may relate to the toll roads, if public service or government sponsored traffic tolls were subtracted from the income, the total income revenue would be considerably less, while the main contributors to the system is the national population. Such capital projects should be paid for through fuel tax alone, which would be proportionate to road use. The introduction of Motorway service stations should be aligned to energy security, with such centres being remote to urban areas being suited for reserve storage of fuel.

Any such Privatisation of any critical infrastructure or utility services including energy telecommunications and Broad band must be addressed, this would have to be a constitutional amendment for security of the such services. Such contracts being curtailed with set end of contract terms.

The motor way system was no doubt the most beneficial infrastructural project of the century with savings on time, fuel and emissions, but rather than dispersing industry and jobs it has concentrated it to the capitals. The previous programme of decentralisation of government departments was a great initiative but considered without diligence. The same decentralisation of Departments needs to be reconsidered on the staged basis, such a project would relieve traffic, parking and housing pressures on the cities. The main barrier for investment in the midlands is the capacity and security of broadband service. While the Planning system is a major jeopardy for any future technology centres in the midlands as delays hinder development.

The Planning System and strategy requires an extensive review, Habitats/wildlife require the most sensitive and sensible policies, but everywhere cannot be an environmentally sensitive area. A new zoning strategy is required, this would concentrate industry and business to regional areas with good connectivity, but every region cannot be an area of high industry. The midlands region being most suited with easy access to Dublin Airport/ port.

Athlone situated in the heart of the country should be considered for city status, with a new blueprint applied. The starting point of such a blueprint should be associated with a new corporate building relocating government agencies, The nature of government departments requiring separate buildings has no logic. Such a Building would be sited in the hinterland supporting the construction of new urban roads, The establishment of a new university in Athlone would further relieve pressures on the cities, such a development should be considered which would include public modules such as sports facilities, galleries, library's and community areas accessible to the public during out of term periods.

If such a future planning strategy was initiated it would be the catalyst for further private investment, while the city status alone would attract international corporate entities. The knock on

effects would be that rail transport would be enhanced/ increased while bus routes could be served more efficiently. Employment created by such capital projects would further benefit the country.

The Matter of rural Garda Station's closing is of concern, It could be considered a matter of communications security that in certain regions there would be a requirement for amplification/repeater transmitters for Broad band service, these areas could be earmarked within communities requiring Garda station presence and should be accommodated. The nature of the programme would be an efficiency target that all Garda Stations would not only be part funded by the transmitters but would have free access to communications.

The structure of social housing provision may require revision, person's accepting such accommodations should be given opportunity to vacate such units if they are in a position to upgrade, compensating tenants against rents paid only when such people are leaving the system and seeking to purchase their own home would effectively free up existing stock of social units, encourage more occupants to move and be a fair and equal process.

Water quality is vital, the new metering system should have been introduced on a phased basis, this solely concerned with commercial user's, with the revenue attributed to such commercial entities being ring fenced for investment and renewal of the service. An ideal piping infrastructure for servicing major regional centres are the canals. If waste water or clean water was piped through such a network it would require less treatment centres, the same canal systems being unused level corridors, such a piping contract would be more efficient than digging up roads or private lands.

Economy: particular attention is required to quality control in all production lines establishing an insurance of conformity promoting confidence in Irish produce, It is equally important to use a system of quality standards to police imported products, products that fail basic standards should be rejected, with the importers or manufactures/agents fined for health and safety or waste disposal.

The cost incurred in vital services, policing, education, defence, public transport, fire/emergency services, and HSE, need to be more coordinated. The defence forces requiring air supports, transport vehicles and specialist equipment these should supplement other frontline services such as air ambulance services, while the structure of the defence forces should be aligned to the Gardai with reserve and active rolls such as civil guard structures being implemented. Other auxiliary resources such as ambulance, rescue and fire emergency services should also be incorporated in the training schedule of the defence forces, creating adequate reserves and backup.

Employment: In a country with a 2 Million work force, the more secure and higher earning jobs tend to be in the technologies, pharmaceutical industries, with the public service and related contracts accounting for 25-30% of those employed. Consideration of dependency on international corporations for such jobs must take account of impact of such corporations leaving, particularly those in the information service sector. Agricultural produce and live stock are staple entities which need a more diverse approach, the nature and evolution of the farming industry is in parallel to European practice, while Ireland has a unique platform to diversify, if devolution of agricultural governance to an all Ireland body responsible for setting the future policies, the country could with the assistance of (new European Biodiversity legislation), become self sufficient in food production. The new agenda would be creating an importation barrier system similar to that of Australia, this would create a reserve in live stock and agricultural produce. The significance being that in the

event of epidemic of animal or plant disease's in continental Europe, such that may be created/ caused by virus , genetic modification or resistance treatments/ pesticides, that Irish produce would be a seed bank or reserve source uncontaminated, such a programme could only be accommodated on an island with a unitary agricultural policy. A matter of consideration in perusing such a policy of protection from imports, may be visualised by the fact that the Nett loss of business for European producers(a lot of produce is sourced outside the EU) would equate to the market loss of a city the population of Manchester.

The establishment of extensive Polly tunnel cultivation industries would create an abundance of employment , this would fulfil part-time jobs for ambitious young people and full time job opportunities for those sidelined by this technological age. If the tonnage/volume of imported fresh flowers alone were to be audited, the virtues of such an agricultural policy would be validated. While it is important that such initiatives are not subsidised to imply a disproportionate advantage or marginalise produce of developing countries.

Wealth: The franchising out of services will ultimately result in a dependency on external contributors, this should be reversed. Any such initiatives in social housing developments must be attributed to Irish companies. Immediate methods should be implemented restricting service providers from moving corporate control out of the state. Where such circumstances have occurred, new legislation should be invoked giving the state leave or obligation to create new licences' for such activities, those of concern relate to telecommunication, waste disposal, subsidised energy companies, and general utility providers. Wealth generated from any utility service providers must be subject to Irish taxation.

Health: In line with coordination of policing defence and general medical agencies, consideration may be afforded to preventative policies. New associations involving voluntary/ charitable organisations which could combine new civil or similar probation officers, these ideally would consist of experienced ex service professionals acting as mentors rather than monitors, a system of prevention rather than rehabilitation, assisting young people and those vulnerable to dependency on alcohol/ substance abuse and crime. The initiative would involve a subtle support system, encouragement to overcome the depressive nature of addiction which originates from a laissez-faire anomaly that is prevalent in society. Where licence is required to serve products such as tobacco or alcohol, compulsory educational classes should be held at least once a year in schools from primary school to final academic level, these should involve blunt catalogues of real life effects supported by testimony of survivors.

SPORT/Recreation: The value of sport cannot be underestimated, It can be the driver of confidence and healthy lifestyle. Recreational sports must be promoted and encouraged, special organisers in local areas need to be recognised and assisted. Specific club administrators and trainers need to be on a level with referees, there may be a tendency for local clubs to be driven by affiliated people creating imbalance in professionalism or alienation among contenders. In planning terms coordination of clubs and facilities would create equal opportunities while still promote competitiveness in such sports. While expenditure in football/gealic facilities at community level has been prolific, there appears to be more local pitch's than schools, such an extent of facilities may be to the detriment of the requirement for a national stadium in the midlands as resources are exhausted.

The policy of greenways should be encouraged, but certain areas should be given preference, particularly tracks connecting areas of natural beauty or significant sights. Greenways along unused rail systems do not meet realistic recreational requirements. Staged development of such greenways should be considered, particular respect for native wildlife needs to be of concern. Ideal walk or cycle routes would be on secondary roads leading to places of public interest. such greenways need only consist of a 1.5 metre leeway on the verge, this would accommodate safety also creating emergency clearway for wide agricultural machinery. The comprehensive removal of vegetation would be detrimental to native species, any such development could only be considered on a staged basis over a number of years.

Mental Health: Confidence in the structure of governance plays a substantial roll in the welfare of the population, equal opportunity and caring society is paramount. Circumstances evolve that present situations of "them" and us, much ado about social inclusion in society is wallpapering over divisions. Much of what are deemed divisions can be accommodated by opportunity, the opportunities for new employments for marginalised groups are not there. everybody does not aspire to be an academic, while menial/manual positions often tend to be given to retired professional people. The expectation of a job or the realisation of fixed employment can itself be a mitigating factor in self-esteem and depression disorders.

Building: Planning restrictions on rural house builds are necessary, while these areas were highly populated in historic times, one modern family home would equate to the environmental impact of 30+ historic homesteads. exceptions must be considered within farming communities, especially for extended family members and particularly where existing structures are pre 1970, realistic energy efficient building designs should have precedent. Urban residential evolution requires assessment, ideal family homes are in close proximity to schools and amenities, but these residential estates mature, considerable forward planning is required to facilitate serviced sites on suburban secondary road networks allowing for private constructions or private residential schemes. By accommodating such construction for more exclusive residential units in suburban areas, it ultimately frees up more affordable urban family units.

The appointment of a planning regulator is essential, development plans need to be realistic, clarity of policy is important for promoting investment. zoning strategies that have been invested in cannot be altered for economic reasons, investment is an economic strategy. undermining investment undermines the system. The market dictates the extent of development, restricting development land or setting phasing targets within an area plan is monopolizing development in such sectors, fair market equates to choice. Visualisations of unfinished ghost estates in regional towns from the property crash are being used in forward planning policy's to condense development hindering choice and competition.

Transport: Electric vehicles should be embraced, electric commuter micro cars should be considered on a similar principle as the rent a Bike Scheme , or companies should be encouraged to supply mini cars complete with insurance an lease agreement to young drivers. young drivers are being excessively penalised with insurance premiums. while such electric vehicles could be governed in line with the road environment, ie urban or national route, with built in caution device's. The national public transport service should be upgraded and supported both rail and bus, while private operators also provide a vital service, If the service was privatised it would lead to cherry picking the best routes.

Emissions: New Standards in packaging, cardboard and plastic and Glass would accommodate realistic recycling management. If the quality of cardboard glass and plastic used in containers was such that it lent itself to efficient recycling, being clearly labelled, while other contaminated packaging should be processed in the areas where it is produced by localised thermal energy plants. The emissions generated by such alternative fuel would be offset in one instance by reducing transport and processing emissions while a secondary offset would be against the fuel that would be saved due to this process..

Ireland is in an unusual situation in relation to carbon emissions, being a major stop off/ fly over and refuelling station for international flights, coupled with transatlantic shipping on route to British ports which would generate more emissions yearly than the entire country. How such emissions are reconciled in the broader balance sheet is unclear.

Energy : Energy security is important, but the cost of retaining reserves are excessive, service stations that are in the process of redevelopment should be subsidised to invest in extra tank capacity to carry a surplus a supply, particularly in rural areas. The motor way service stations should be compelled to have extra capacity, these reserve tanks being necessary in emergency situations. The subsidisation of wind farms needs to be discontinued. The national development plan should compulsory purchase and zone extensive lands for development of wind farms, ideally along motorway routes and on the extensive Bord Na Mona and Coillte land bank. These developments being subject to 30 year lease agreements to independent wind energy companies. efficient energy leads to efficient production lines, giving industry a competitive edge, creating jobs, while also meeting emission targets.

Environment: Ireland is a diverse landscape, when areas such as the Burren in County Clare, coillte lands Bord Na Mona harvested bogs, highland terrain and flood planes on river basins are accounted, the productive land is reduced by 33%.

(Comment) The advantage of Coillte forestry and other coniferous tree production line plantations must be given consideration. The effects of such trees on the soil vegetation and water quality, While the virtue of the end products are unclear. A recent study showed that the terminal energy capacity measured in Kilowatts of all wood/timber was remarkably the same. The study factored in growth rate. the faster growing trees burned faster, while trees slower to mature burned at the same rate but for longer, but effectively a plantation growing trees for wood pellets would generate the same efficiency over a 15-20 cycle regardless of the tree variety. It can be a factor that such coniferous trees are hardy and are tolerant of acidic soil, but the end result is that the soil is left more acidic with water quality to match. It is ironic that Bord Na Mona has utilised a natural resource that should in effect be the last resource, Turf has been a staple commodity for generations facilitating cooking and heating. The environmental after effects of the removal of such a vast extent of peat land are being covered up. The power generated by the process could have been supplied quicker cleaner and cheaper by any other means, the water table of the midlands has been permanently altered and the resulting flood plains and flood events are blamed on global warming or extreme weather patterns. The nature of bogs are, that they grow above the water table and contain 95% water, when bogs are drained and harvested, the result is major water displacement.

The new National Development Plan strategy should be to repossess all Coillte and Bord Na Mona Lands, least back the areas of lands which are relevant to their current operations, with the remainder taken in charge by the state to mitigate expenditure on flood relief. These lands should be considered under a new emergency national debt legislation, the programme would fast track green energy developments, The aim of the strategy is to make Ireland self sufficient in energy production, Increasing the country's GDP, generating wealth paying down our national debt supporting the environment, with the surplus finance available from reduced imports supplementing our health service. It must be realized that the harvested bogs are industrial lands and the extensive forestry highland plantations are also industrial in nature. such an energy programme would have no long term environment effects. The Country cannot afford rural houses with picture post card window views.

Oceans: The anomaly's highlighted in the audits of the fish processing plants in Donegal are a signature mark for the lack of monitoring of species, Local sea anglers will state that the size of fish has greatly reduced in the last ten years, this suggests there is a serious deficiency in mature fish. The nature of such it that they survive in their 100s of millions when the such species are depleted to 100s of thousands there is risk of extinction. Ireland should renegotiate its fishing rights of our coasts for reasons of protecting the fisheries for the future, rather than increasing fish quotas. An aspect of the Corrib gas terminal is that it has a 20+ km effluent pipe stretching out to sea., this suggests particularly caustic effluent. While Ireland has minimal capacity to monitor the impacts of such developments or indeed deal with any imminent disaster. It is paramount that operating licences are subject to stringent monitoring and EPA bi-annual assessments, this is more relevant in consideration of the history of the programme which may again change or be sold to different owners .

Concerns regarding the location of a toxic waste incinerator at one of Irelands deepest ports in Cork, that such a location is for the processing of imported toxic material or chemicals, particularly taken account of our southerly weather patterns.

In relation to the Irish sea, marine institute's need to be equipped with the specialist equipment to monitor any radioactive contamination.

Sustainability: sustainability is value for money and affordable on a neutral environmental platform

Sustainability is set by energy security, certainty is set by energy efficiency, and the future is secure with sustainable efficient energy.(A notably objection or report against the apple project in Athenry was stated as a concern related to amount of power/emission factor), the benefits for industry are far reaching, Water purification/pumping stations plants or recycling plants could utilize off peak excess power, while the advent of electric vehicles, particularly public service buses/trains could be supplemented by off peak charging.

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