

From: [REDACTED]
Sent: 16 March 2017 11:17
To: National Planning Framework
Cc: [REDACTED]
Subject: NPF submission

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Dear Sir/Madam,

With reference to the National Planning Framework (Ireland 2040 Our Plan) consultation process, we would like to make the following comments.

We noted with interest the Minister's presentation on the NPF at University College Cork on Feb 24th 2017. His admission that the 2002 National Spatial Strategy "didn't work" was refreshing. The Minister admitted that the hub towns identified in the 2002 NSS were ignored and also stated that going forward, we cannot continue to have "builders turning green fields into estates". These two points are key components of the 2002 NSS. Hub towns were identified as strategic development centres outside of Dublin and main urban centres. The use of brown field sites rather than green field sites for development was stated strongly.

This 2002 NSS was dated 2002 to 2020 and therefore overlaps significantly with the current NPF process. The Minister said at the presentation above that the new NPF has been in "gestation" for about a year now. Why then has Cork County Council pursued a very large housing plan, the Monard SDZ planning scheme north of the City, since 2012 and well before? It flies in the face of the key aspirations of the NSS above in that it selects a 800acre greenfield site to extend the city sprawl and ignores all of the merits of Mallow as a hub town with many existing amenities including rail transport. The Minister listed the enormous potential of city centre brown field sites on Feb 24th mentioning the docklands (particularly now that the port of Cork is moving to Ringaskiddy) and adding that brownfield sites account for 20% of the City footprint!

Following from the above, our submission to the NPF is that frameworks and strategies do not seem to have much sway with local authorities and the planning process. Monard SDZ, for instance proposes to start on developer held lands – lands that were developer held before the SDZ came into being. It is not the development of shiny new policies that should occupy government time but rather rigid adherence to good policy already in place (2002 NSS). Listening to the Minister, I hope that common sense can prevail.

Best Regards, Monard Concerned Residents Group. 16 March 2017.

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