

Project Managers •
Engineers •
Surveyors •
Urban Designers •



• Consultants
• Fire Safety
• Town Planning
• Development

*The Mews, Ballystown Cross,
Ballystown, Co. Meath*

Tel/Fax: 041-982 8325

Email: christy@orourke@gmail.com

Mobile: 086-827 4481

7th March, 2017.

NPF Submissions,
Forward Planning Section,
Department of Housing, Planning,
Community and Local Government,
Custom House,
Dublin D01 W6X0

**Re.: Submission National Planning Framework and
All Relevant County Development Plan Reviews**

Dear Sir/Madam,

I wish to provide the attached submissions to the above. In support of same I would just like to note the following:

1. Forty-two per cent of the current population live in rural Ireland.
2. One hundred thousand new businesses have been setup to deal with Brexit by UK businesses in Ireland.
3. This will probably double.
4. The majority of these will be in border and adjacent counties.

Kind regards,

Christopher O'Rourke,
Planning Partner.

Existing Housing Estates

S1

Research has shown that in most estates there is sufficient spare land without affecting the open space (requirement to construct an additional 1 - 2 dwellings. Indeed if you do reduce the open space requirement slightly then this could be 2 - 4 dwellings again using evergreen screening which will help with climate change.

Older Residential Areas in All Towns

M1

If you google or inspect the O.S. maps you will see large numbers of streets containing dwelling with very large gardens. These gardens can be grouped to provide new housing streets.

I was involved in such a development where in the rear gardens of 4 cottages we provided 16 new dwellings

Farming / Landowner Land for Community Purposes


M2

This is where farmers, landowners provide small amounts of land zoned or unzoned cost effective to their local community. Strictly local needs only. 1 - 2 acres adjacent to services infill.

The communities will drive all of the above if they get the following:-

- (1) The plans changed to allow all of the above to happen.
- (2) A reduction to 10% of normal contributions as these are all infill sites with services already in the area.
- (3) All of the above proposals will marry in with the attached 15 Point Plan.

These proposals will provide up to 270,000 serviced infill sites when and where they are needed. Real Community Housing.


 Christopher O'Rourke
 Spatial Planner
 31/12/2016

Attached

S2

OR

- Project Managers
- Engineers
- Surveyors
- Urban Designers
- Consultants
- Fire Safety
- Town Planning
- Development

Christopher O'Rourke Group

The Atrium, Ballystone Cross, Ballystone, Co. Dublin

Tel/Fax: 01 902 8325

Mobile: 086-827 4481

Email: christyroure@gmail.com

Further to my housing submissions where I advised that dwellings can be constructed at 50% of current delivery costs - 3 bedroom dwelling 6105,000 - I now wish to deal with land use relative to driving down costs.

P1 P2

Land Summary

For Ireland, we have only built on 4.4% of our lands with the European average of 5.5% and Luxembourg 15%.

We need a new model of housing delivery called Community & Family Housing which will deliver family & community housing when and where it is needed at a cost of 50% of current delivery rates.

The need for a new model is as expressed in the attached Nature of Planning.

Community Types of Housing Sites

Most planners, designers and stakeholders in housing delivery including myself since 1963 have gone with the Plan and accepted the model.

I would now suggest as per the attached statement by Buckminster Fuller & Nature of Planning by Nadin & Cullkynworth that we deliver housing to our communities when and where required as follows:-

Empty Nesters 1

Increase the exempted development size to 80 sqm which will allow a granny flat and allow the main dwelling to be sold to a family member. See D1 currently allowed.

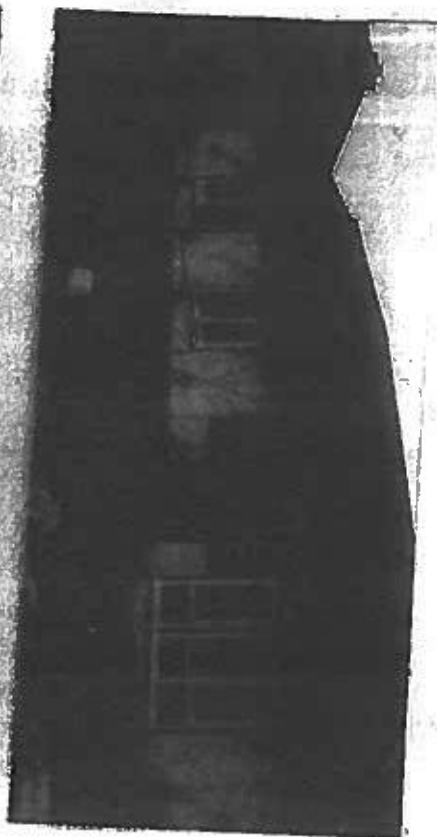
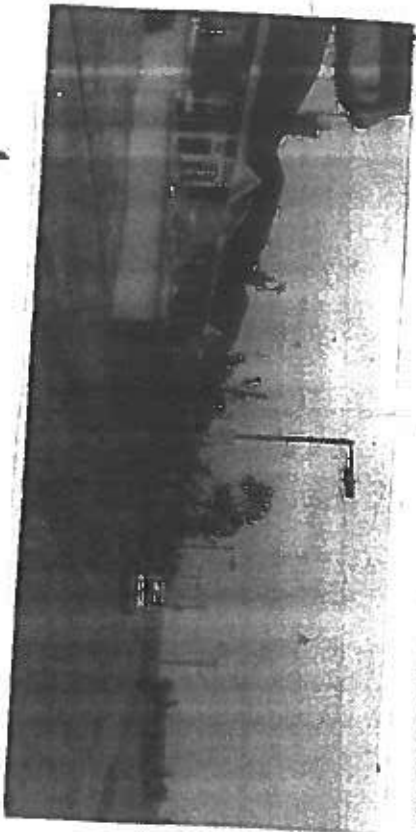
Empty Nesters 2

One of my clients recently expressed frustration at the system, made the following statement

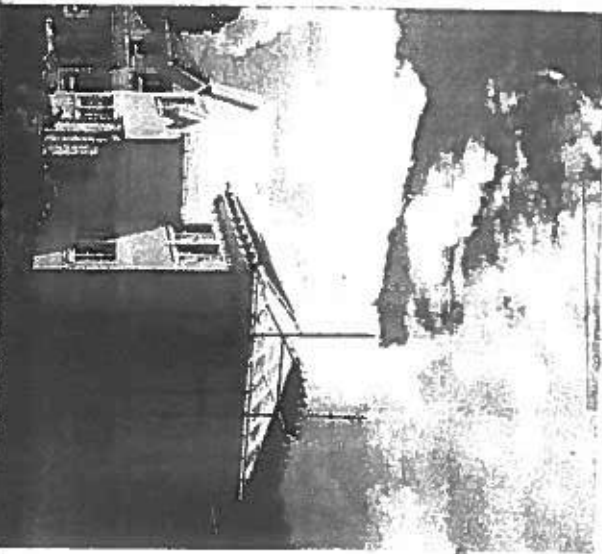
In rural / urban Ireland you can't build a small house in the garden and hand your main dwelling to your son. It has to be a granny flat and connected to the main dwelling. In Ballsbridge, you can build the small house and call it a mews house.

Family & Community members should be allowed to build with evergreen screening on empty nester sites, site gardens, rear gardens.

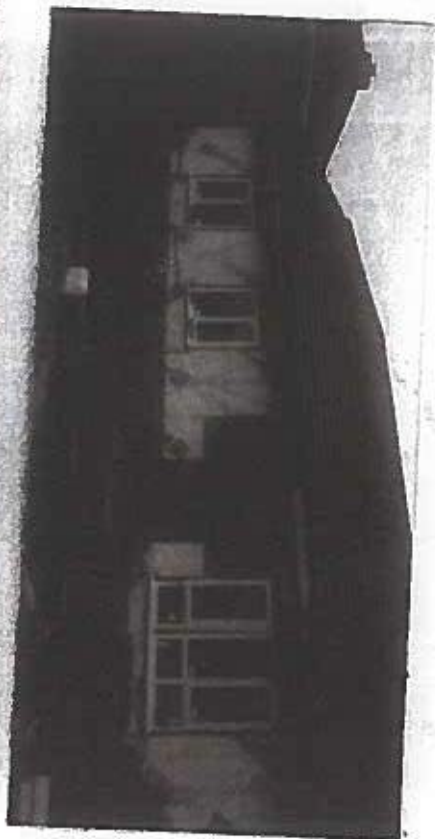
P1



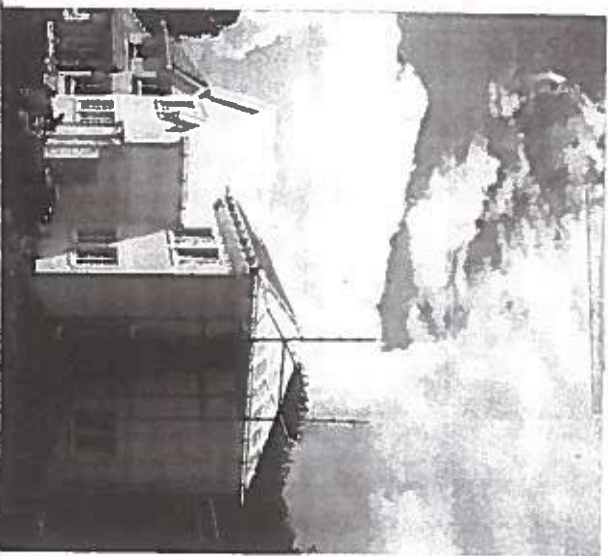
P2



P1



P2



"You never change things by fighting the existing reality. To change something build a new model that makes the existing model obsolete."
Buckminster Fuller 1895 – 1983
 Independent American Architect

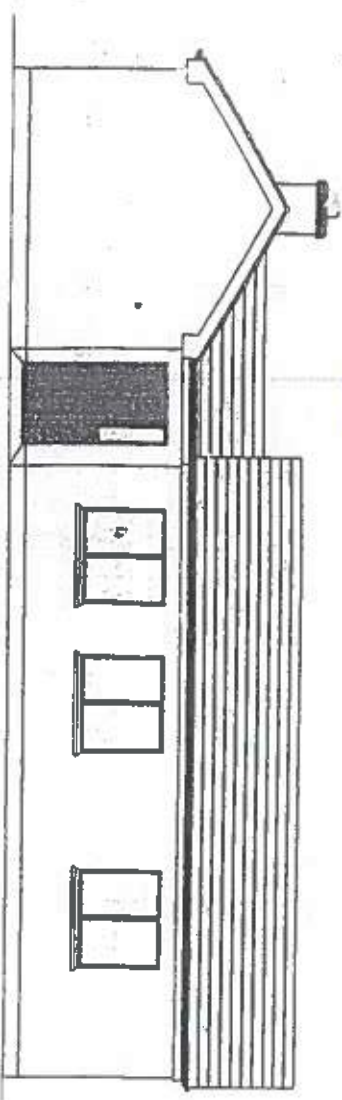
THE NATURE OF PLANNING

If planning were judged by results, that is, by whether life followed the dictates of the plan, then planning has failed everywhere it has been tried. No one, it turns out, has the knowledge to predict sequences of actions and reactions across the realm of public policy, and no one has the power to compel obedience.

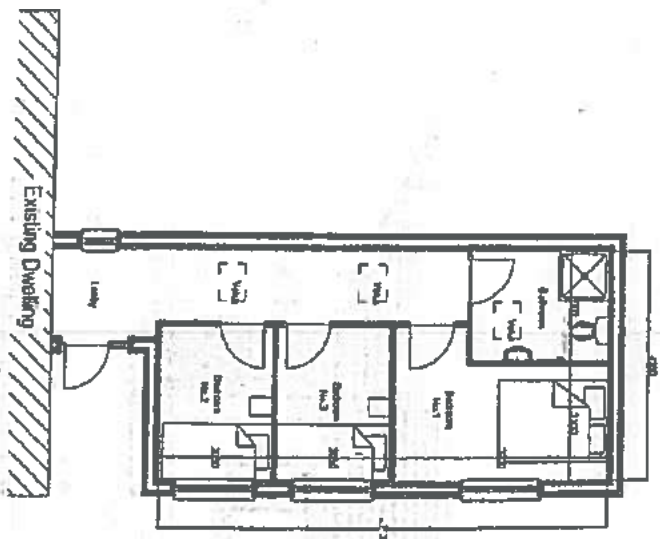
Wildavsky 1987

The challenge for planning in the 1990's is to 'adapt' not only new substantive agendas about the environment and how to manage it, but to address new ways of thinking about the relation of state and market and state and citizen, on the field of land use and environmental change.

Healy 1992b



Side Elevation

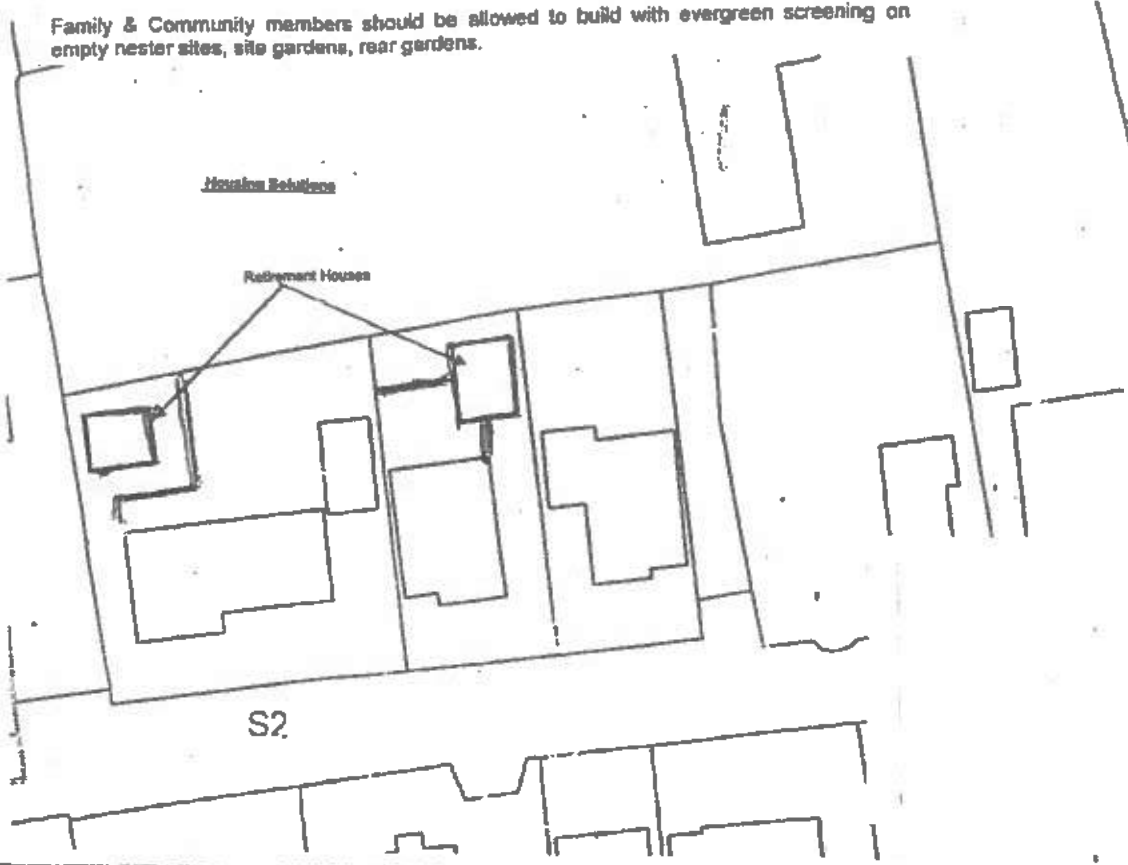


House Extension
 This 37.0 sqm extension is exempt from the requirement of Planning permission and can be constructed on your site within 28 working days. Our team of Builders will be only glad to give you a quotation.

One of my clients recently expressed frustration at the system, made the following statement.

In rural / urban Ireland you can't build a small house in the garden and hand your main dwelling to your son. It has to be a granny flat and connected to the main dwelling. In Ballsbridge, you can build the small house and call it a mews house.

Family & Community members should be allowed to build with evergreen screening on empty nester sites, site gardens, rear gardens.



Rural PLACE Map



314870
275106

315452
275106



Scale:- 1:2,500
Scale:- 1:2,500



Plot Ref. No. 25235697_1_2
Plot Date 23-JUL-2015

ITM CENTRE PT COORDS
715087.775998

DESCRIPTION

MAP SHEETS

1:2500
2320-5



Ordnance Survey Ireland

For further information on Ordnance Survey products and services, please visit our website at www.ordnancesurvey.ie or contact our Customer Services team on 0800 000 000.

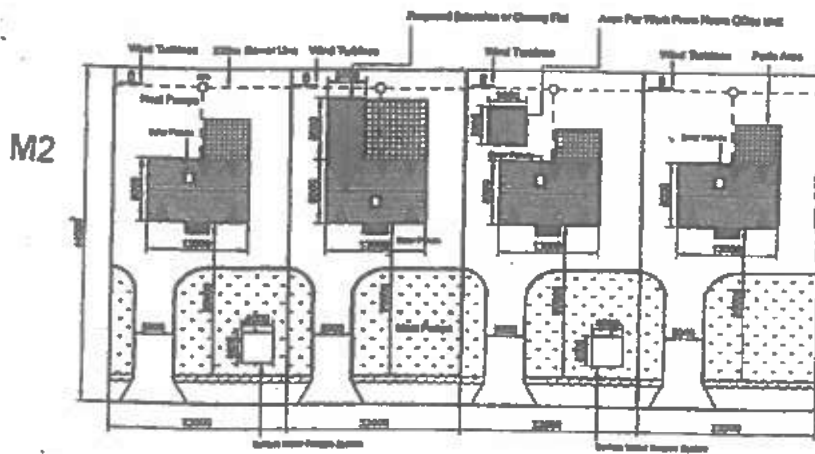
Ordnance Survey is a registered charity. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written permission of the copyright owner.

This publication is intended to provide a general overview of the Ordnance Survey products and services. It is not intended to be used as a legal document. The Ordnance Survey is not responsible for any loss or damage arising from the use of this publication. The Ordnance Survey is not responsible for any loss or damage arising from the use of this publication.

© Ordnance Survey Ireland, 2015

© Suidéireacht Ordnála Éireann, 2015
© Ordnance Survey Ireland, 2015





Site Plan
Scale 1:500

Family & Community Housing Proposal

Surveyed 1836
Revised 1910
Levelled 0

Record PLACE Map



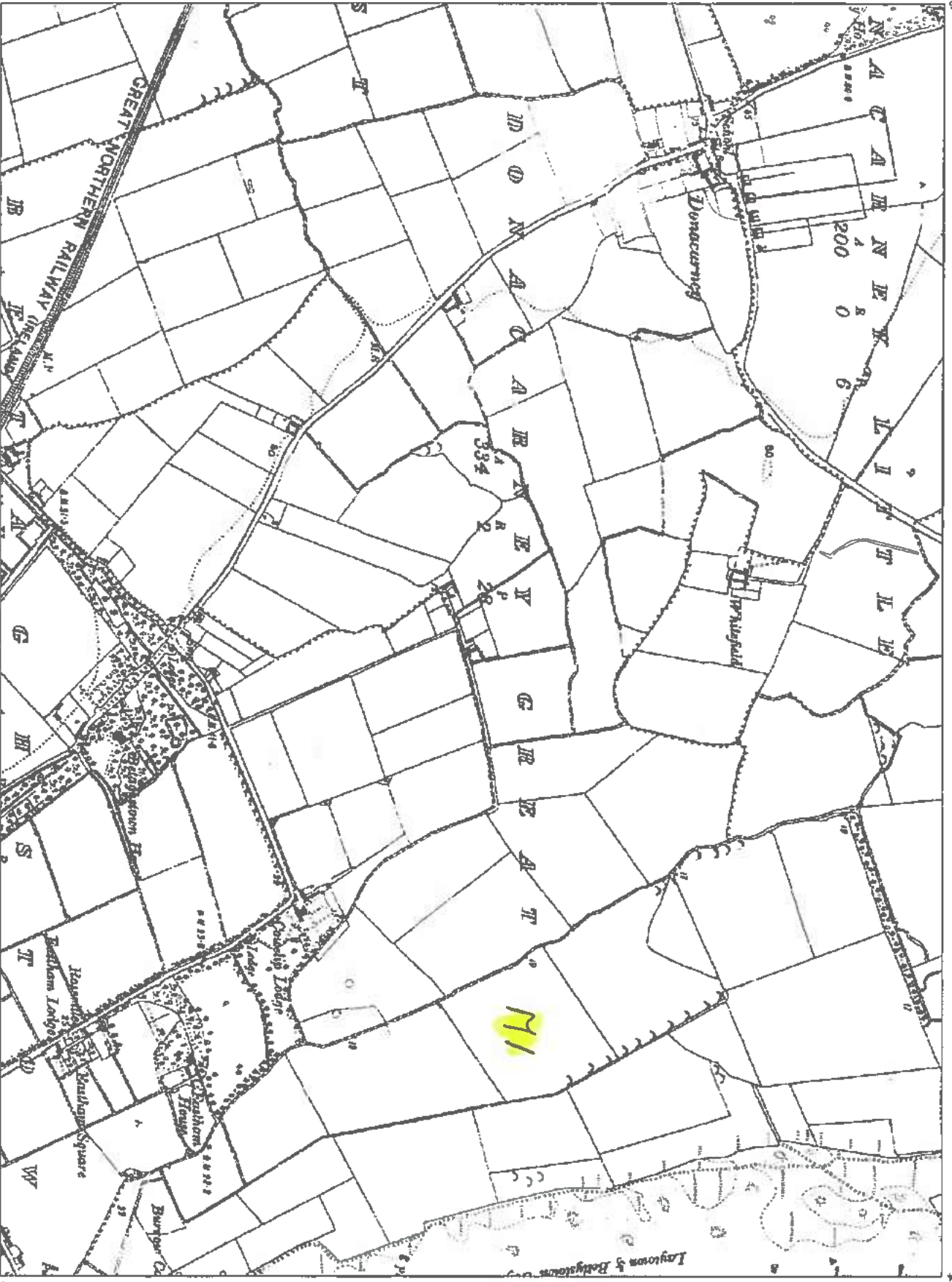
001 601 01 10 10 10

MAP SCALES

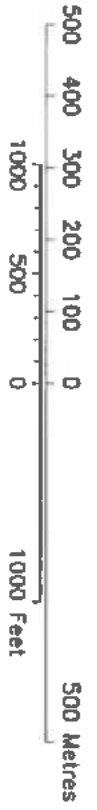
GINCH
MH021



Printed by
Asterfield Ltd,
Unit 8, Cedar View House,
Riverside, Sarsfield, County Dublin.
Ordnance Survey Ireland
The Ordnance Survey is a registered
charitable body, incorporated in
Ireland. It is a member of the
International Geographical Institute
and the International Geographical
Union. The Ordnance Survey is
a member of the International
Geographical Institute and the
International Geographical Union.
© Ordnance Survey Ireland 2004



Scale: - 1:10560
Scale: - 1:10560



Plot Ref. No. 3048_2_7
Plot Date 06-AUG-2004

TABLE 2. Delivery Statement: Tava Business Development Centre

The attached business development unit was developed from the view of building communities and promoting social inclusion for every village, parish area of high unemployment in Ireland.



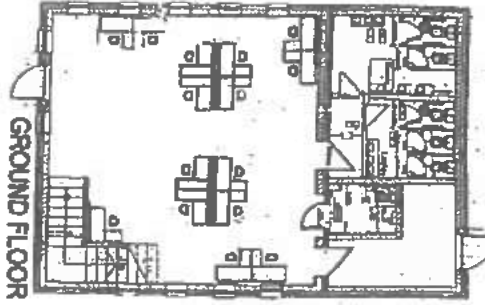
FRONT ELEVATION

(1) The Unit
The unit has been designed with the following features:

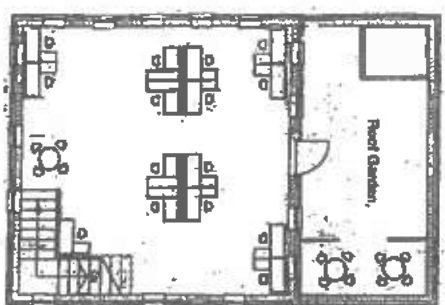
- (a) 'T-shy' roof structure and would hope to be easily surplus power back to the grid
- (b) Ducted window positions can be sub divided down into offices as needed
- (c) Finishes can be in match surroundings in plaster, painted, stone, cladding,
- (d) GUT or sashen can be looped on a side to provide a main business park.
- (e) The design idea is such they can be located in the following areas:
 1. In existing business parks.
 2. At the end of a village.
 3. Adjacent to railway stations.
 4. Adjacent to bus stops.
 5. Close to schools to allow students practical visiting.
 6. At shopping centres.
 7. At the side of every GAA, PAJ, rugby pitch in the county.
 8. Adjacent to community centres.
 9. On the grounds of social hosts.
 10. Adjacent to council houses.

In support of all of the above I would ask you to please check the following:-

- (a) The number of people commuting to Dublin from your area daily.
 - (b) The number of people commuting to your nearest city daily.
 - (c) The number of people commuting to your nearest town daily.
 - (d) The number of people unemployed in your area.
- The above would be in line with the attached 18 Point Plan.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- S1. Solar Light
- All Air to heat converters
- Will What to electric power converter

OR

- Project Managers
- Engineers
- Surveyors
- Urban Designers
- Architects
- Planners
- Town Planning
- Development
- Consultants
- Fire Safety

The Mews, Ballystown Cross,
Rathfarnham, Co. Dublin

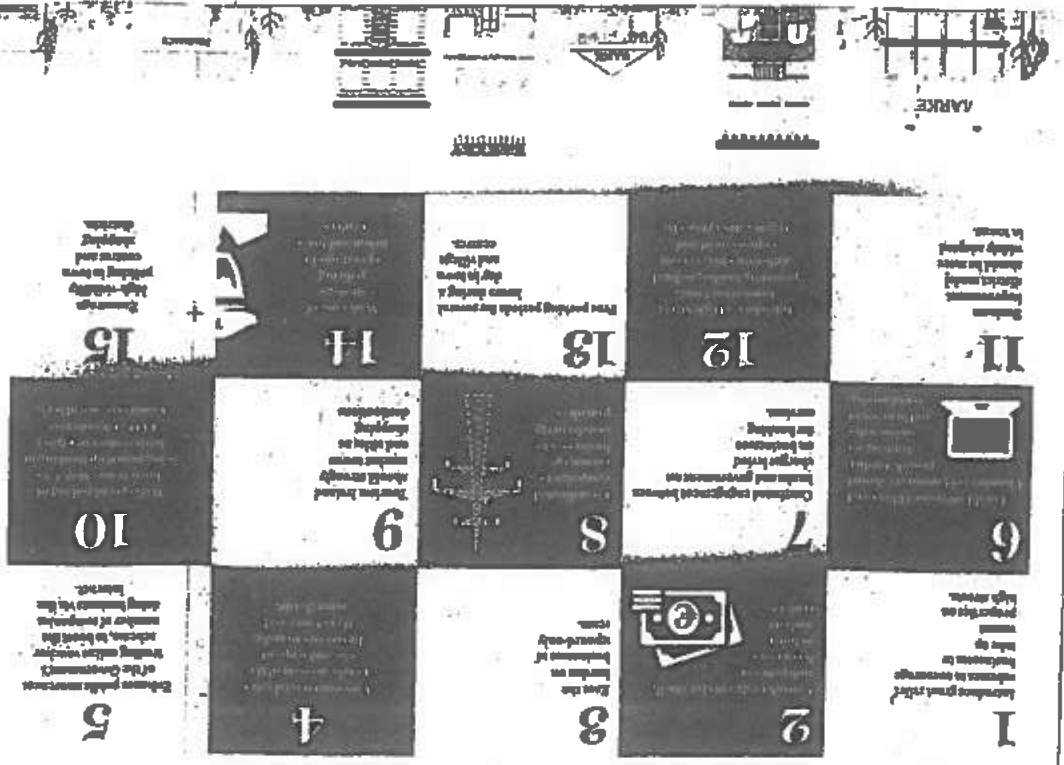
Tel/Fax: 041-992 4325

Email: christy@ourface.com

Mobile: 086-827 4481

Action plan to make recession-ravaged towns thrive

(Note: This text is mirrored and appears upside down in the image)



THE 15-POINT PLAN

Published by the
Committee on
Local Enterprise
and Investment

By LYNN KELLEHER

IRISH SCIENTISTS have issued a stark doomsday warning about large swathes of the country going under the sea to climate change.

In a grim global warming special on RTE's flagship environment series Eco Eye, it is warned that sea level rises due to climate change could leave two per cent of Dublin swallowed by the ocean.

Professor Robert Devoy, from the Coastal Marine Research Centre (CMRC), estimates that it will cost at least €5bn to protect our most populated cities and the most critical areas of the Irish coastline.

He warned the low-lying cities of Cork, Dublin, Belfast and Galway will find it "very difficult" to defend against violent storm surges and rising seas in the coming decades.

Professor Devoy, who is one of the country's leading experts on global warming, warned of a doomsday scenario if climate change continues at its current pace.

He said: "Climate change is a reality. It's here. That's something as a society we haven't bought into. It will be a very difficult problem for Dublin, Cork, Galway and Belfast.

"What is com-

Scientists issue doomsday warning about Irish cities becoming lost to the sea

ing down the tracks is a significant warning of the planet. The last time it warmed to this order, 88 per cent of life on earth disappeared.

"Given the nature of politics being short-term, it's the last thing on our politicians' minds.

EXPERTS

"I have five grandchildren. Whatever time is left to me it doesn't matter, but for them at the age of four and five I can see we have significant problems to solve.

"We can't wait any longer for reducing carbon emissions and making significant changes."

In RTE's climate change special, a series of scientists give a hard-hitting message about the catastrophic dangers of global warming, which will make last year's extreme storms and flooding seem tame.

It catalogues how the last decade has been the hottest on record and how plant and animal species are going extinct at rates thousands of times faster than before due to the

unprecedented changes taking place on the planet.

Irish climate experts have predicted that houses and other assets along the coast may have to be abandoned to the rising tides of the sea as it will be too costly to protect them.

Dr Barry Dwyer, environmental scientist with the Coastal Marine Research Centre at the Irish Naval Headquarters, said climate models show that two per cent of the capital is in dire danger of being swamped by the sea, along with more than three per cent of northern counties.

He said: "The big problem is storm surges that we have in Ireland with sea level rises, and then add another storm surge on top of that and that becomes a two-metre storm surge.

"In the more northerly counties we are looking at up to 3.5 per cent of the entire land area being

inundated, and that doesn't account for the big wash that would come off the storm surge and the destruction from that."

In Eco Eye, presenter Duncan Stewart travels to the geologically spectacular country of Iceland to show how melting glaciers across the planet are contributing to sea level rise and climate change at an alarming rate.

Eco Eye reports how NASA scientists discovered just last year that a huge section of the west Antarctic ice shelf has begun an irreversible calving into the sea, which on its own will raise sea levels by an additional metre above the current accepted figures.

RIVERS

As global warming increases, so will the quantity of rain, which will put huge pressure on our rivers, with the Office of Public Works identifying at least 300 areas of Ireland which will suffer from increased flooding.

Cathal O'Mahony, Coastal research scientist with the CMRC, said: "We've concentrated a lot of things along our coastline. Be it our urban centres, our road or rail networks and even our leisure time.

"The strategy is really going to involve a lot of agencies working side by side.

"No one organisation is going to have the answer to climate change.

He said certain areas of the coastline may have to be sacrificed.

He said: "We need to make decisions on where perhaps we can defend and where we can retreat."

■ Eco Eye will be shown on RTE One on Tuesday, January 6, at 7pm.



GRIM: Robert Devoy



FEARS: Duncan Stewart

