

From: Bob [REDACTED]
Sent: 16 March 2017 16:54
To: National Planning Framework
Subject: Housing planning submission

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To whom it may concern,

I am a communication consultant and artist. I have worked for the green party, concern and modular housing company space box.

My submission concerns the lack of supply at the bottom end of the market and the dire need to rescue this situation from permanently debilitating our Country.

Stop trying to build houses and provide homes

- Use modular housing units, green co-ops and novel building techniques like architect [Walter segals](#) to flood the bottom end of the market.
- use these small, low-cost building techniques to remove the students, south American immigrants and travelling business people from the over-crowded HOUSE market and into the small HOME market.
- Realize that these aspirational young people don't want four walls and a roof they only want a simple place to rest their heads between shifts and socializing.

Compete with the other Crises

- There is a huge lack of affordable homes in the western hemisphere, this creates a gap in the global market. The city with the most affordable/comfortable homes stands to gain a *massive* pool of intellectual capital
- If we can compete for the best minds in the western world looking for a comfortable, affordable home we can use those minds to re-invent the country.
- Use low-cost green building techniques in town centers, doubling up on existing sites with flat top or no-roofs(car parks) to create a class of centralized consumers with enough spare cash to rejuvenate the towns.

Do not allow the brain drain to become permanent

- Ireland is facing down the barrel of permanent emigration destroying it's potential to compete in the 21st century.
- Central to this problem is the lack of incentives to keep young people here, coupled with a NOW WELL ESTABLISHED culture of emigration due to the lack of an adequate response to those poorly made of incentives in the past.

It's no great exaggeration to say this crisis could relegate Ireland to the lowly also-rans of history, for god's sake sort it out.

Sincerely,

Robert Fitzgerald.

