


**ROLE OF PARTNERSHIPS IN THE
BUILT ENVIRONMENT**

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14th January 2008

OUTLINE

- Types of Plans
- The Development Plan
- What is Planning (Spatial Planning)
- Why Planning should not be left to professionals
- What are you trying to Achieve



TYPE OF PLANS

Statutory

- County Development Plans
- Local Area Plans
- Planning Schemes
- Integrated Area Plans
- Statutory Agency Plans

Non Statutory

- Area Action Plans
- Framework Development Plans
- Urban Framework Strategies
- Design Guides
- Regional Spatial Strategies (part Statutory)

BRIEF HISTORY OF DEVELOPMENT PLAN IN IRELAND

- 1963 Planning Act – Zoning and Planning Introduced
- 1980's Environmental Directives
- 2000 Planning and Development Act – Plans must be made every 6 years
- This Act introduced the concept of planning for communities and Consultation
- Increasingly Urban Design Focused
- A lot of catching up to be done with other countries


WHO HAS TO HAVE A DEVELOPMENT PLAN

- All Planning Authorities
- 114 Planning Authorities in Ireland
 - 5 City Councils
 - 29 County Councils
 - 80 Borough Councils
- From the City of Dublin to Small towns such as Ballinasloe


HOW THEY ARE DONE

- 2 year time frame
 - Public consultation – general public and statutory and prescribed bodies
 - Display and Feed back – Managers Report 1
 - Council Decision
 - Amendments – Display again
 - Only allowed to comment on amendments
 - Same process again
- Zoning Ordinance (maps)
- Policies and Objectives (Written Statement)
- Variations can be made – voted on

THE DEVELOPMENT PLAN AND THE COMMUNITY

- Voted on By Elected Council Members
 - Contract between the LA and the Community
 - Responsibility of the Council's Executive to execute the Plan
 - No Guarantee it will happen
 - Basis of future Development
 - Primarily development led system
 - Many centralised functions
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WHAT IS SPATIAL PLANNING

- A tool box
 - Integration of space and its uses
 - Physical
 - Social
 - Mobility
 - Economic
 - Protection of Built Environment / Heritage & Environment
 - Maximisation of utility / Minimisation of Impact
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OBJECTIVES

- Improve conditions for citizens
- Allocate space for
 - Living
 - Social
 - Work
 - Recreation
 - Public Services




WHY SPATIAL PLANNING SHOULD BELONG TO PEOPLE


- Individuals need to determine how they live
- Planners tend to be Middle Class with a view of how people should (want to) live
- Planning Theory fine in Principal
- Well grounded
 - in Sustainability
 - In Legislation
 - International Practice and Treaty



PEOPLE HAVE DIFFERING NEEDS

- People live differently
 - Poor Areas have different needs
 - Wealthy Areas have different Power Structures
 - Planning should transcend all of this – but in practice it does not.
 - Planning and Social Inclusion should go hand in hand – but the results indicate the opposite
 - Why –
 - Discrimination
 - Differences in power balances
 - Poor Areas do not have champions in Planning
 - Fear of changing status quo
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WHAT ARE YOU TRYING TO ACHIEVE

- Quality living conditions for all
 - An inability to identify what a poor area is
 - Elimination of poverty
 - Access to
 - Housing
 - Employment
 - Public Transport
 - Recreation
 - Quality of Life
 - Development of a Community
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SOCIAL EXCLUSION & INCLUSION

- Planning should be Holistic
- Where there is exclusion and Poor Areas – it has failed
- Where Planning works to its maximum potential - you have an integrated inclusive area / society
- Role for Partnership Companies
 - Maximise the inclusive approach
 - Avoid planning for Poor areas
 - Accept only quality Development that is integrated
- Planning to date has failed to achieve this in Dublin
- Why
 - Planning System
 - Planners
 - Developers
- Society

WHERE PARTNERSHIPS COULD FOCUS

- Statutory Plans
- Non Statutory Plans
- Ensure the Plan is delivered
- Significant Developments
 - Facilitation of Public Consultation – include those who are left out
 - Make a submission
 - Have a view
 - Generate Debate
 - Chase Positive Development
 - Public Transport
 - Affordable housing
 - Quality active public space
 - Social provision
 - Economic Development and Employment opportunities