

*Dundalk 18<sup>th</sup> June 2016*



# THE TASK OF PLANNING

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**CENTRE FOR PLANNING EDUCATION AND RESEARCH UCC**

... analysing EXISTING conditions from a VANTAGE POINT of the FUTURE...

Linking KNOWLEDGE to Action

[mplan.ucc.ie](http://mplan.ucc.ie)

diversity, empowerment, social justice

landscape, heritage, culture

Professional values and ethical practice

...design and place-making

rural sustainability

Green cities, Just cities, Growing cities...

Sustainable Development

Planning

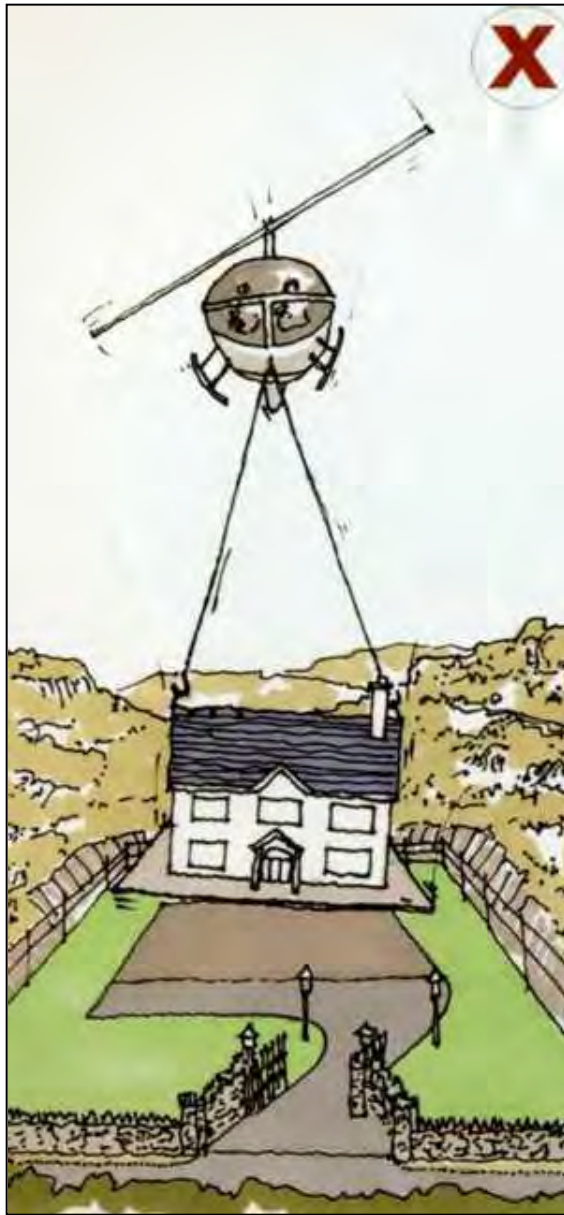


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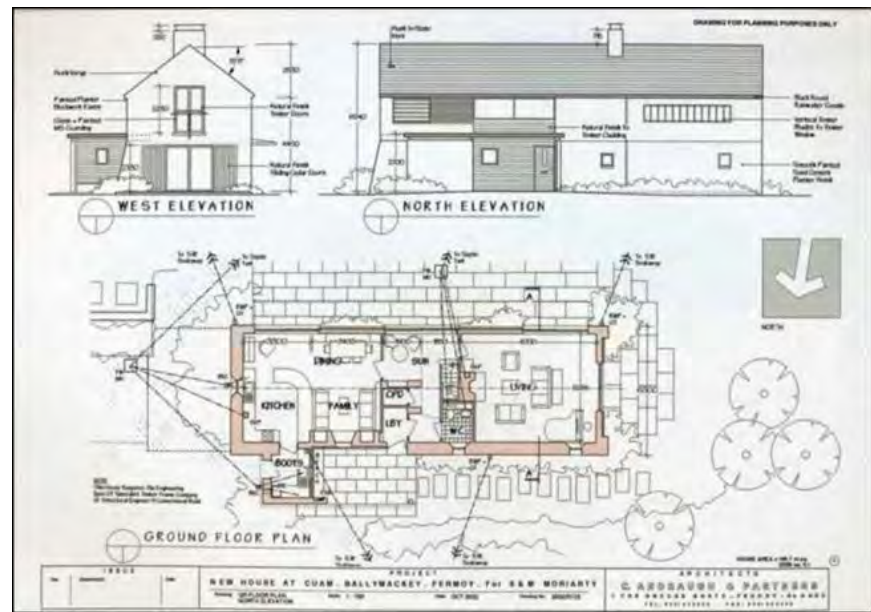
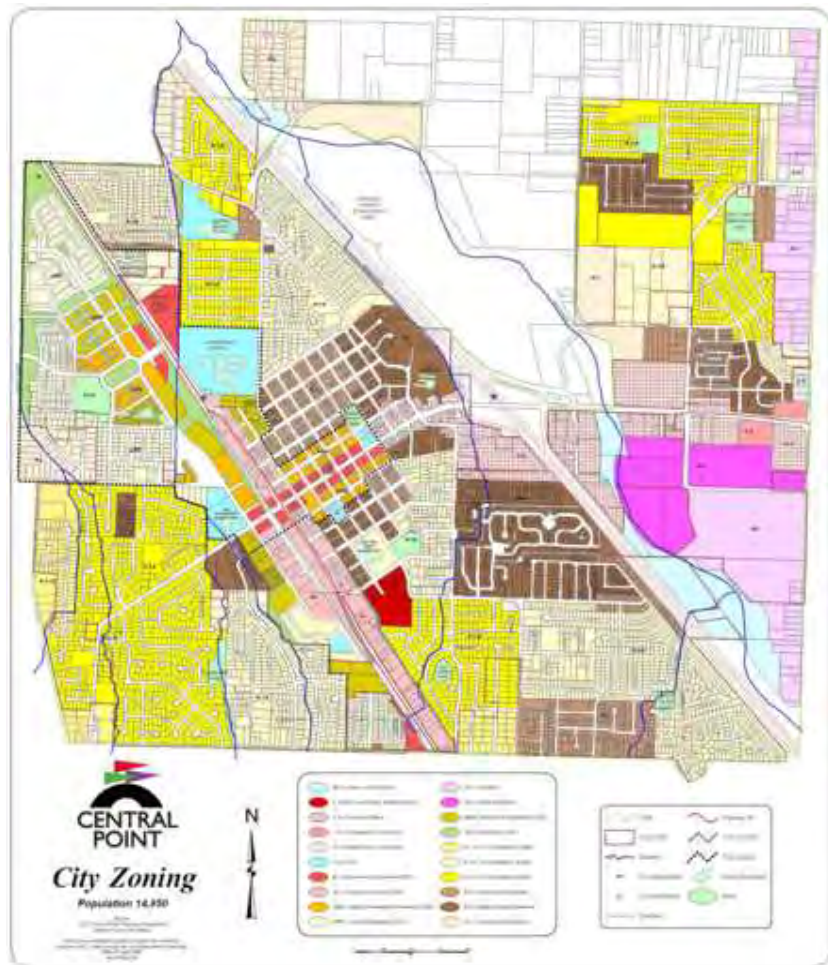


## Balanced Decision Making

“GETTING IT RIGHT FOR THE COMMON GOOD”

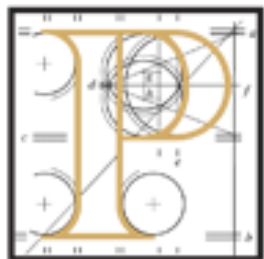


Case Study:  
Rural Ireland



## Plans, Permissions and Appeals

“DAY TO DAY PLANNING”

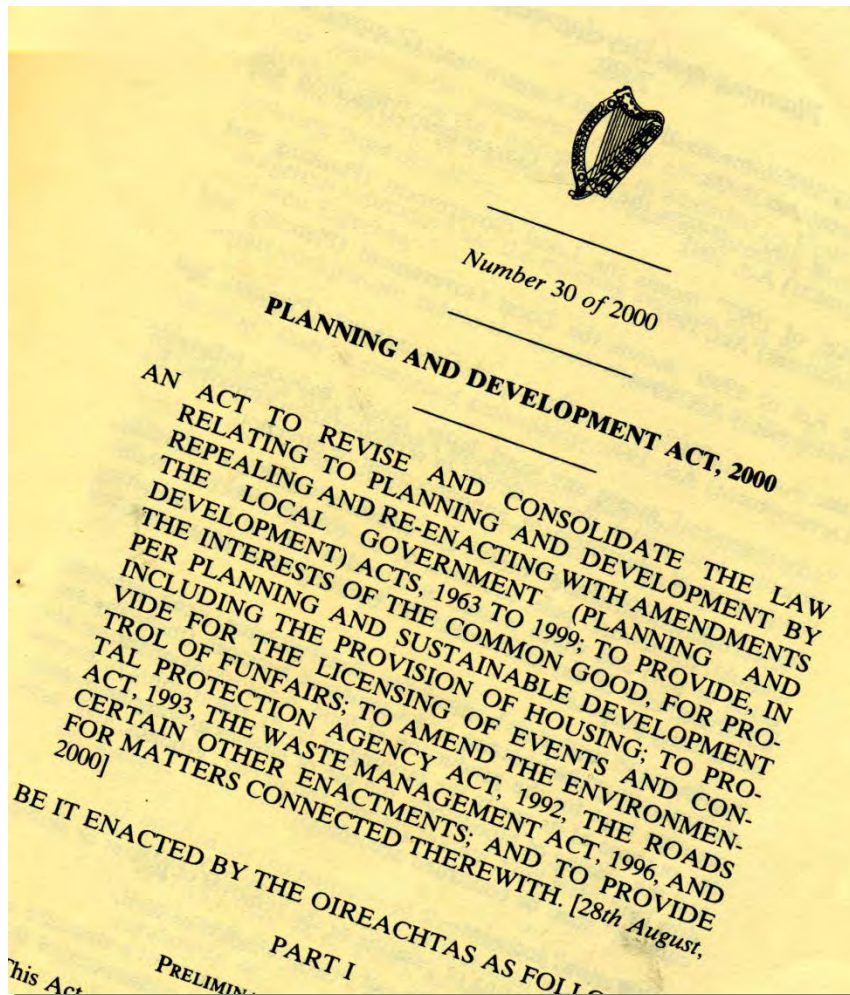


An Bord Pleanála





# The planning system in Ireland...



- “...To provide, in the **interests of the common good**, for Proper Planning and Sustainable Development...”

[Preamble to 2000 Act]

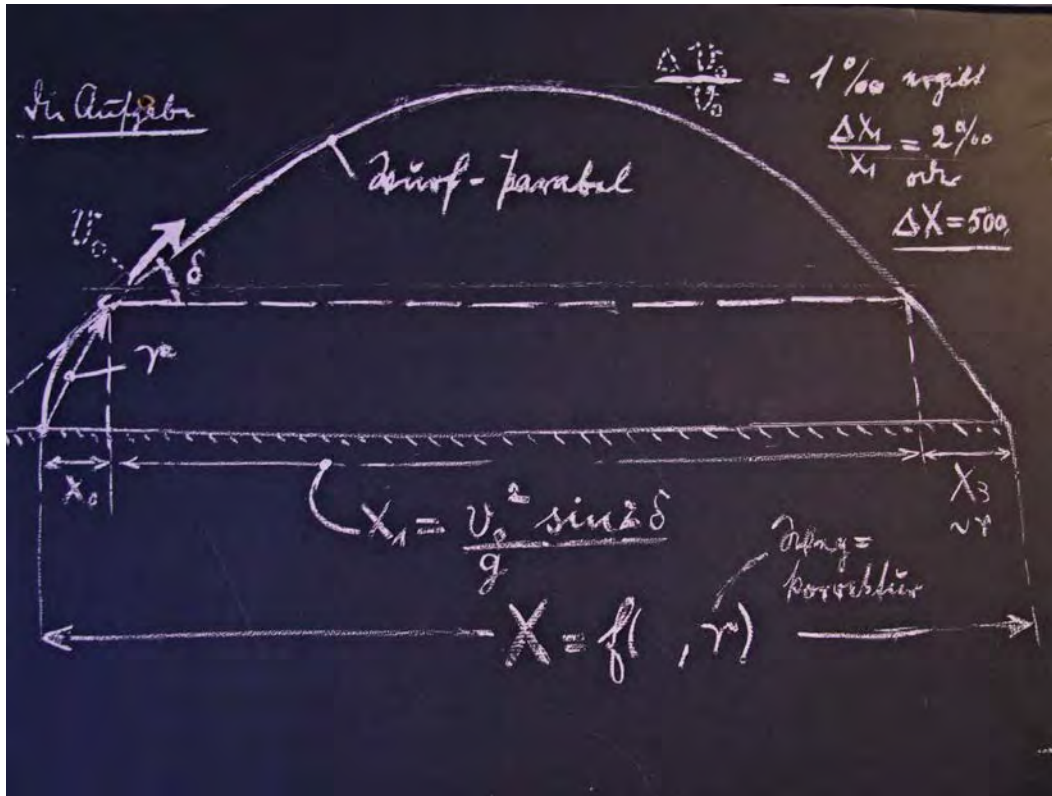
# Planning and sustainable development...



No - it's much more complicated than that !



# Planning and sustainable development...



# Rocket science is easy, really

# Fitting perfectly and neatly into one another...?

National

Regional

City / County

Local Area

Neighbourhood  
village  
site

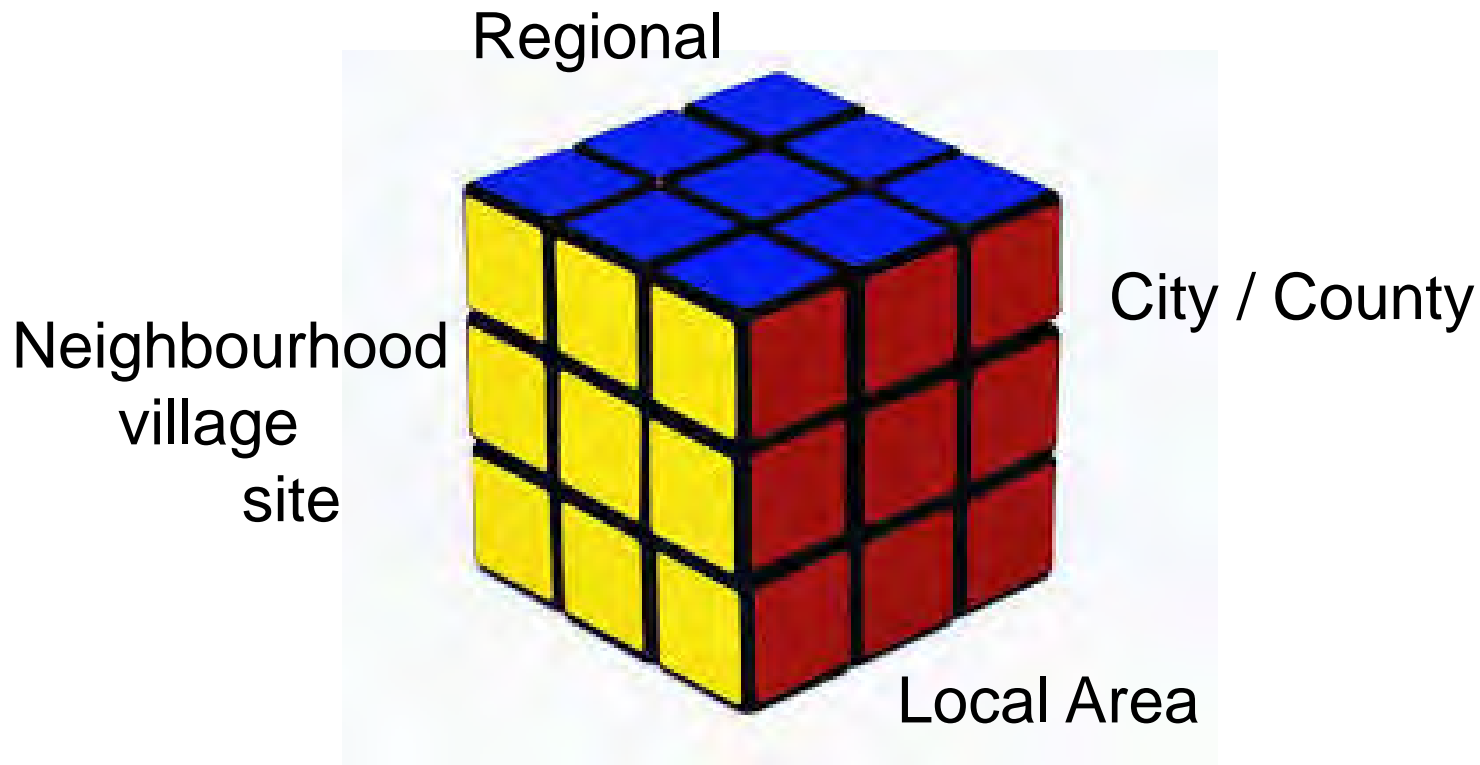


## Planning at different spatial levels

Brendan O'Sullivan, Director, UCC Centre for Planning Education & Research



# Everything working smoothly together...?



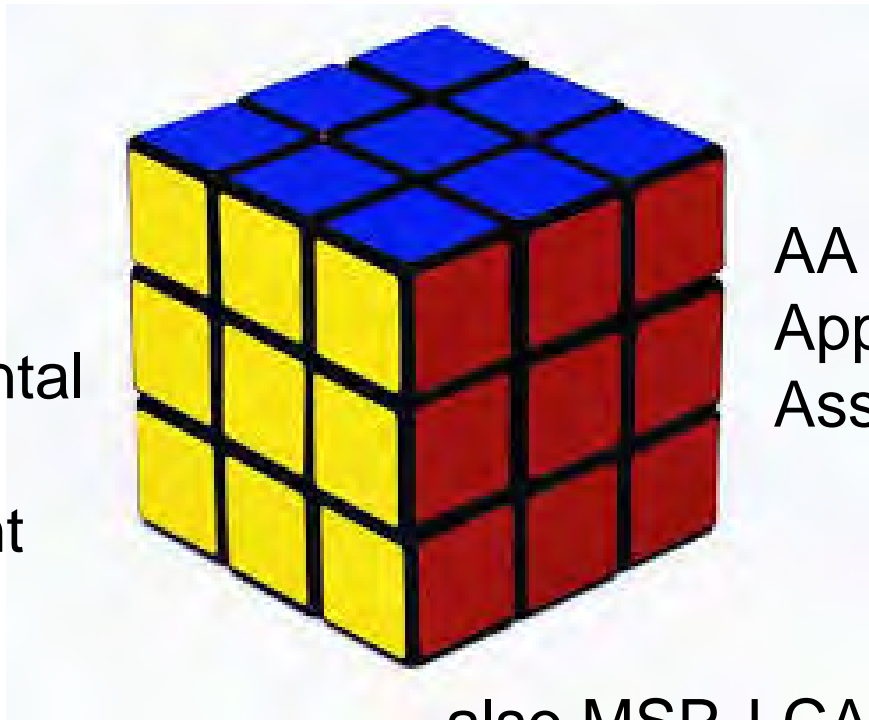
## Planning at different spatial levels

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# Neat, box ticking exercises?

## SEA Strategic Impact Assessment

EIS  
Environmental  
Impact  
Assessment



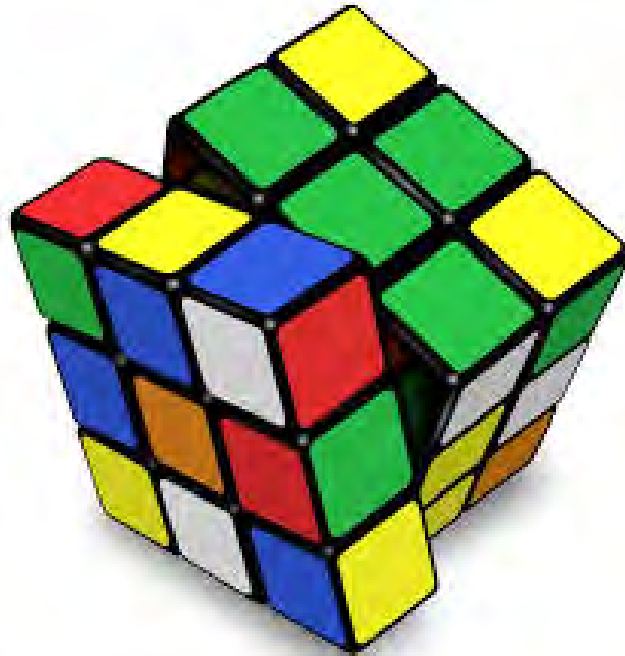
AA  
Appropriate  
Assessment

also MSP, LCA, NIA, TIA etc etc

## New rules and requirements



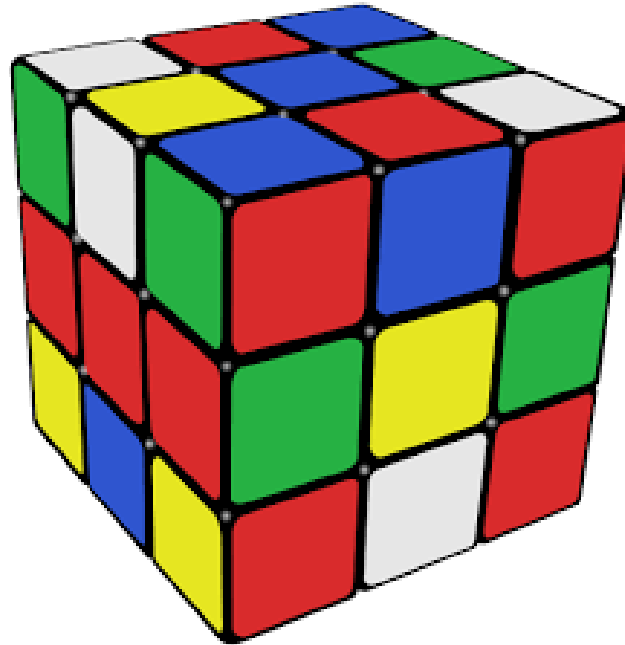
Or maybe, in reality, not-so-smoothly...



Planning can be 'wicked'...

Brendan O'Sullivan, Director, UCC Centre for Planning Education & Research

Tricky to put into practice



...so we need to stick to core first principles

Brendan O'Sullivan, Director, UCC Centre for Planning Education & Research

... Patrick Geddes  
and famous Valley Section...seeing the city in its natural region...



<u>PLACE</u>	PLACE WORK	PLACE FOLK
WORK PLACE	<u>WORK</u>	WORK FOLK
FOLK PLACE	FOLK WORK	<u>FOLK</u>

*Geddes': "Place – folk – work": compare with  
"Environment - Society – Economy"  
a richer way of addressing real sustainability..?  
..particularly in spatial terms....*

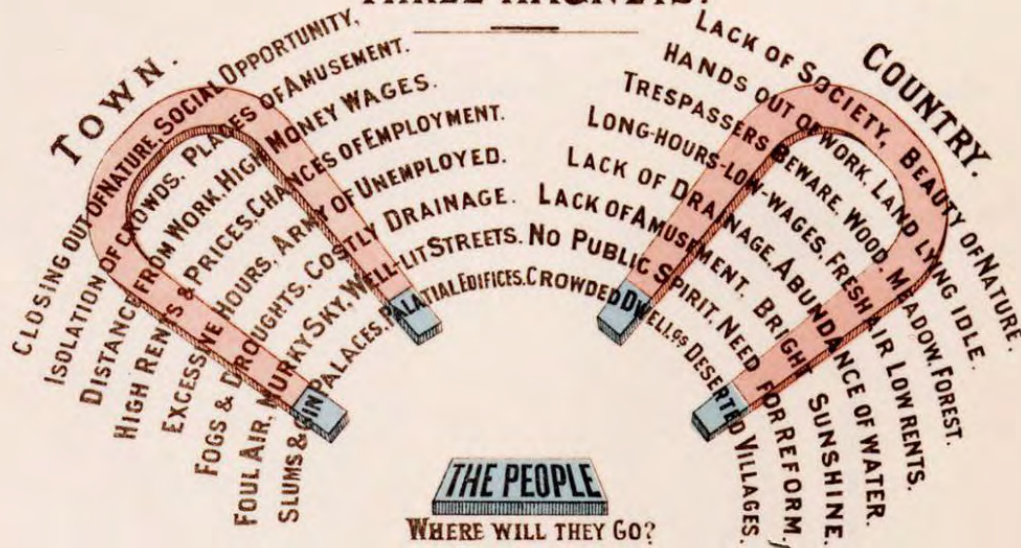
... precursors to ecological sustainability?

... Time to look at other thinkers, dreamers, utopians who address the city...



# THE THREE MAGNETS.

Nº 1.



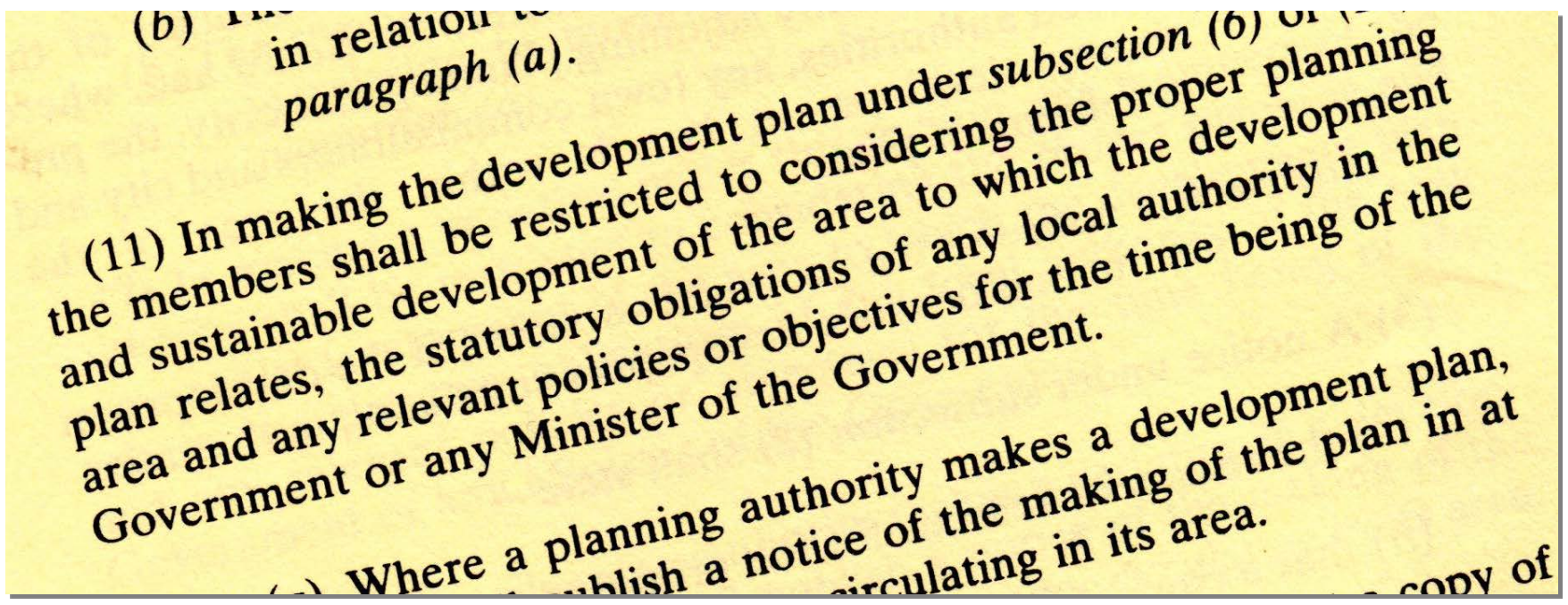
Garden City: the challenge...

Country / town  
Town / country

Ebenezer Howard

# Limitations on what we can take into account

- “...Members shall be **RESTRICTED** considering the PROPER PLANNING and SUSTAINABLE DEVELOPMENT of the area...the statutory obligations of (the) local authority and any relevant policies or objectives...of the Government of any Minister...”



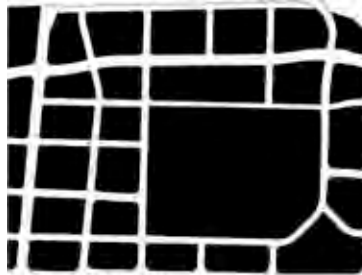
Environment  
**PLACES**

Society  
**PEOPLE**

**PLANNING &**  
SUSTAINABLE DEVELOPMENT

Economy  
**WORK**





MISSISSAUGA



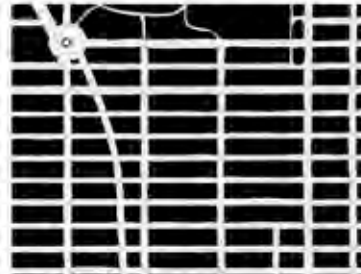
BARCELONA



COPENHAGEN



LONDON



NEW YORK



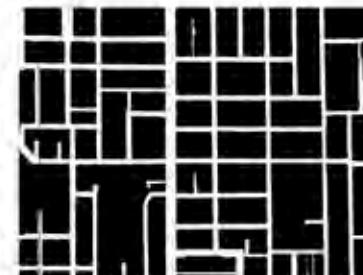
PARIS



ROME



SAN FRANCISCO



TORONTO



Barcelona – seen as a vibrant, living, attractive city

Brendan O'Sullivan, Director, UCC Centre for Planning Education & Research



Barcelona Extension  
c.1859  
Ildefons Cerdà





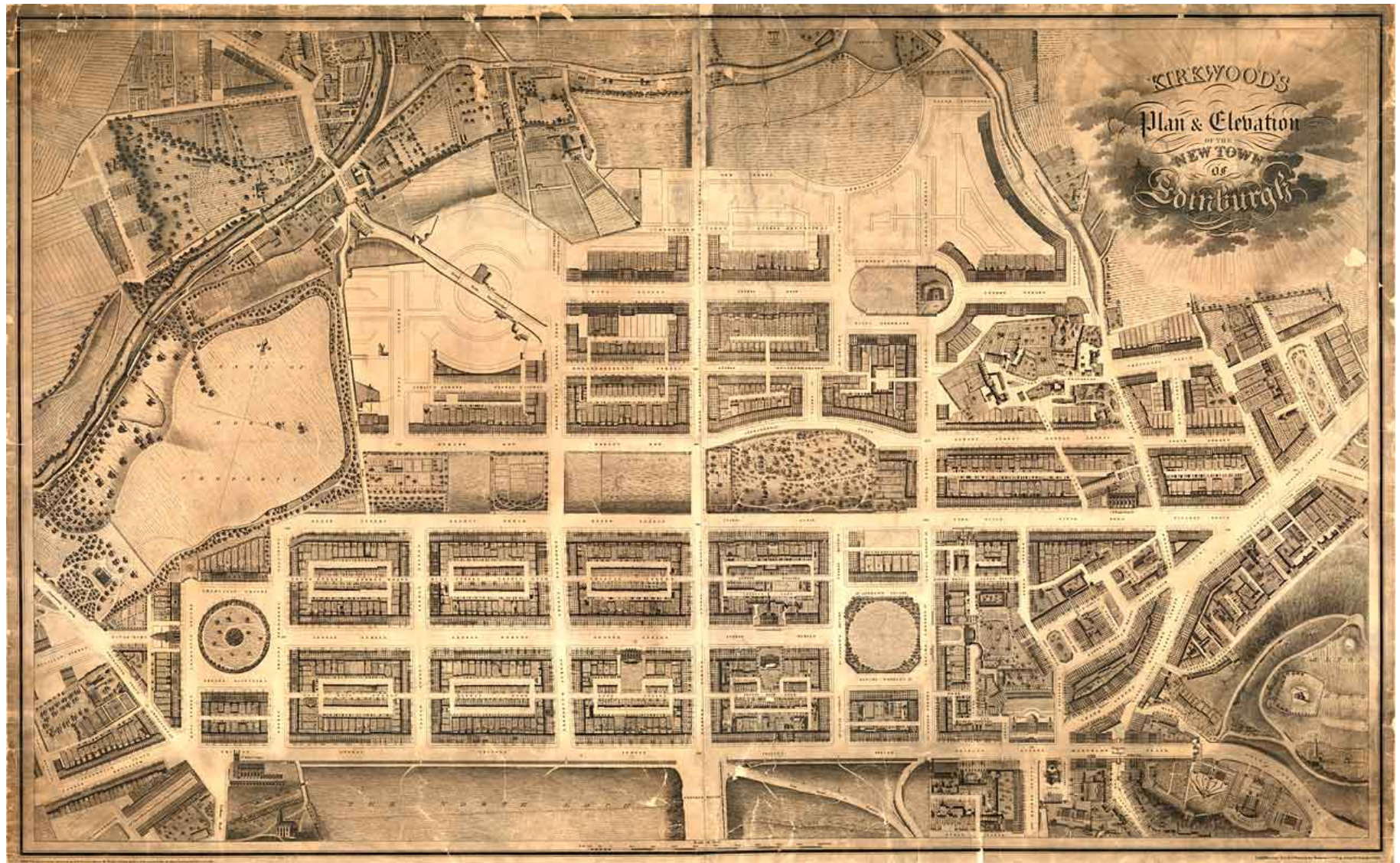


## EDINBURGH Setting, architectural style, context, culture...





A vision/ an idea...circles, squares, crescents... c. 1765





Fully realised today.. A completed blueprint...?





Aaargh...!







Place making...planning new areas....where do our ideas come from?  
Are our places really just designed for the turning circles of  
rubbish collection lorries..?

*..and a few more examples of S.P.O.I.L..*



Post war British new towns – a brave new world... (Stevenage, Hertfordshire...



NEW Urbanism.....more human scale

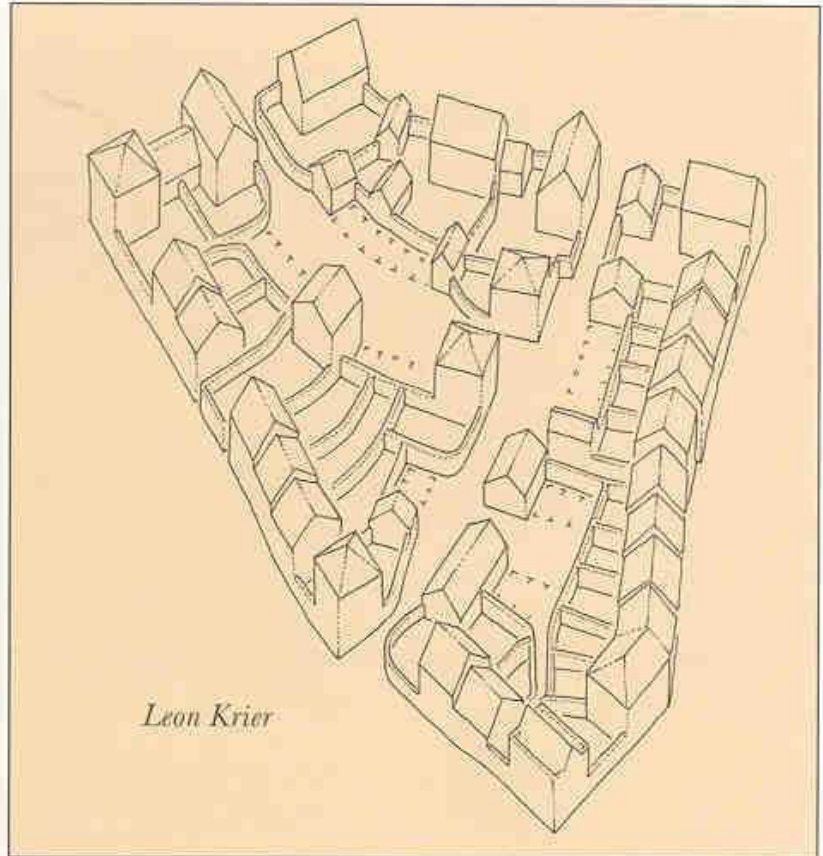
More mixed uses

Drawing on past ideas

**Leon Krier** and others....Poundbury, Celebration Florida...



*This photograph is from The ENR May, 9 1994.*





US New Urbanism model:  
Celebration Florida

<http://www.youtube.com/watch?v=Oko7qh7m0fc>

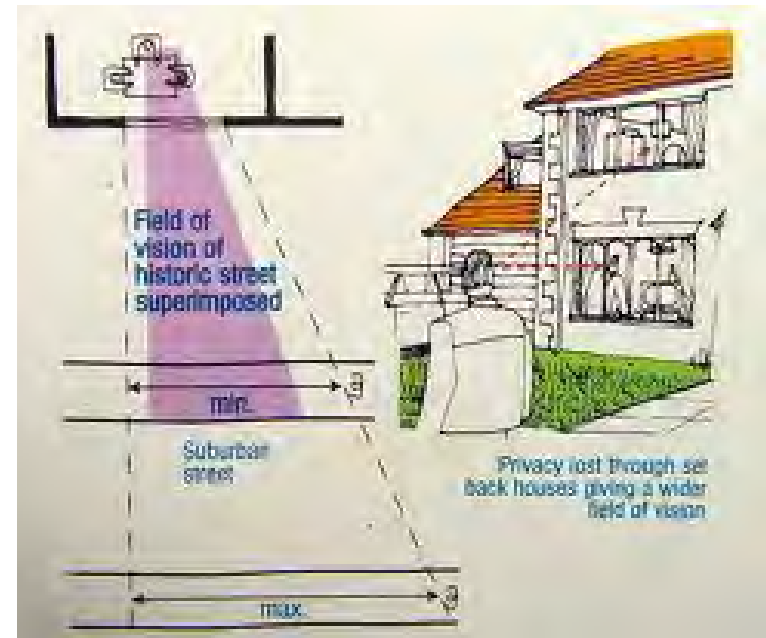
A city brought to you my Disney...

UK New Urbanism Model

<https://www.youtube.com/watch?v=Awix5vb6jhc>

A town brought to you by a Prince (and his foundation)





INTERESTING PRINCIPLE: you have more privacy when your front door is on the Sidewalk than when it is set back...

## 20<sup>th</sup> Century Urban Re-development..? Urban Highways...Glasgow







20<sup>th</sup> Century Urban Re-development..?

*Notice the S.P.O.I.L (spaces left over after planning)...*



Re-claiming the street and the neighbourhood...



JANE JACOBS.....1961...Death and Life..



THE DEATH  
AND LIFE  
OF GREAT  
AMERICAN  
CITIES

JANE JACOBS

"Perhaps the most influential single work in  
the history of town planning... a work of literature."  
—*The New York Times Book Review*



Jacobs v Moses...city builder v community activist...  
which is which? Can you tell from the body language..



# Streets and Roads



Jane Jacobs /  
Robert Moses

# BKS Traffic Model 1967 – Cork

20<sup>th</sup> Century transit based urban Re-development..? How come Cork survived this period..?



What about Cork, doe...?  
Composite image of 'old Merchants Quay







# Housing and Jobs



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Research



# Jobs for the 21<sup>st</sup> century



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Research

What is the **BEST**  
we can achieve?

## **KEY CONCEPTS**



# Planning is what we do...

- Chiefly concerned with PLACES and how they change and develop over TIME
- Aims to reconcile the COMPETING NEEDS of environmental protection, social justice and economic development
- This is done in the interests of EVERYONE and at different scales
- Often this requires DIFFICULT DECISIONS to be made
- ..especially in the face of climate change, demographic change, economic change and political change
- Need to get the BEST POSSIBLE ADVICE and evidence so that solutions are realistic, resilient and imaginative

## Some key concepts

- The QUALITY of places
- Medium and longer term TIMESCALES
- OPPORTUNITY and the ability to be flexible when necessary
- Making RATIONAL decisions using evidence and best practice
- Understanding the difference between profitability, resilience and sustainability and viability
- Seeing the benefits of CROSS DISCIPLINARY working
- Community and public participation and engagement
- Seeing the big picture
- Ensuring we have the tools to make tough decisions when necessary
- We have been doing it for 50 years now: Ireland is in pretty good shape; we know a thing or two



What is the **MINIMUM**  
we must achieve?

# **LEGISLATION: ACTS & REGULATIONS**

# Doing the basics

- Adopt a development plan every six years
- Ensure that population and zoning objectives are in line with regional and national figures
- Make planning decisions in accordance with the development plan and government guidance
- Take enforcement action when required
- Make sure that the development plan takes account of European Directives (e.g. Environment and Biodiversity)
- Consult with the public as required by the Acts
- Make information available as required by law
- Follow all relevant codes of conduct



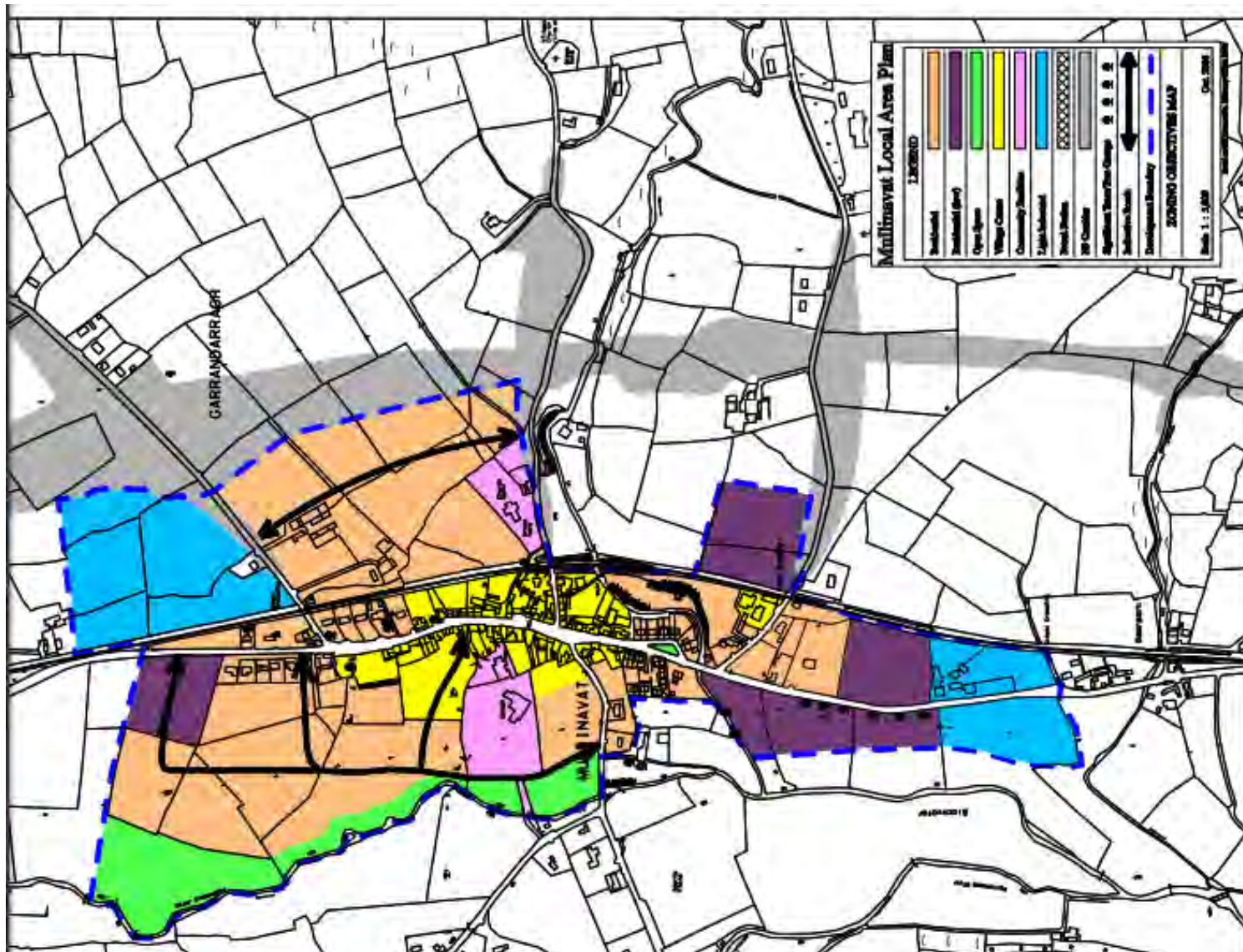
# Acts, regulations and guidance

- Ensure correct procedures are followed
- Ensure that processes are transparent and open
- Ensure that there is legal and administrative oversight
- Ensure clear separations between executive and political functions
- Provide for public participation
- Provide framework for consistency between local, county, regional and national planning objectives
- Govern the way that decisions are made on planning applications
- Govern the way in which planning decisions can be appealed
- Provide for Ministerial intervention when required

# Limitations on what we can take into account

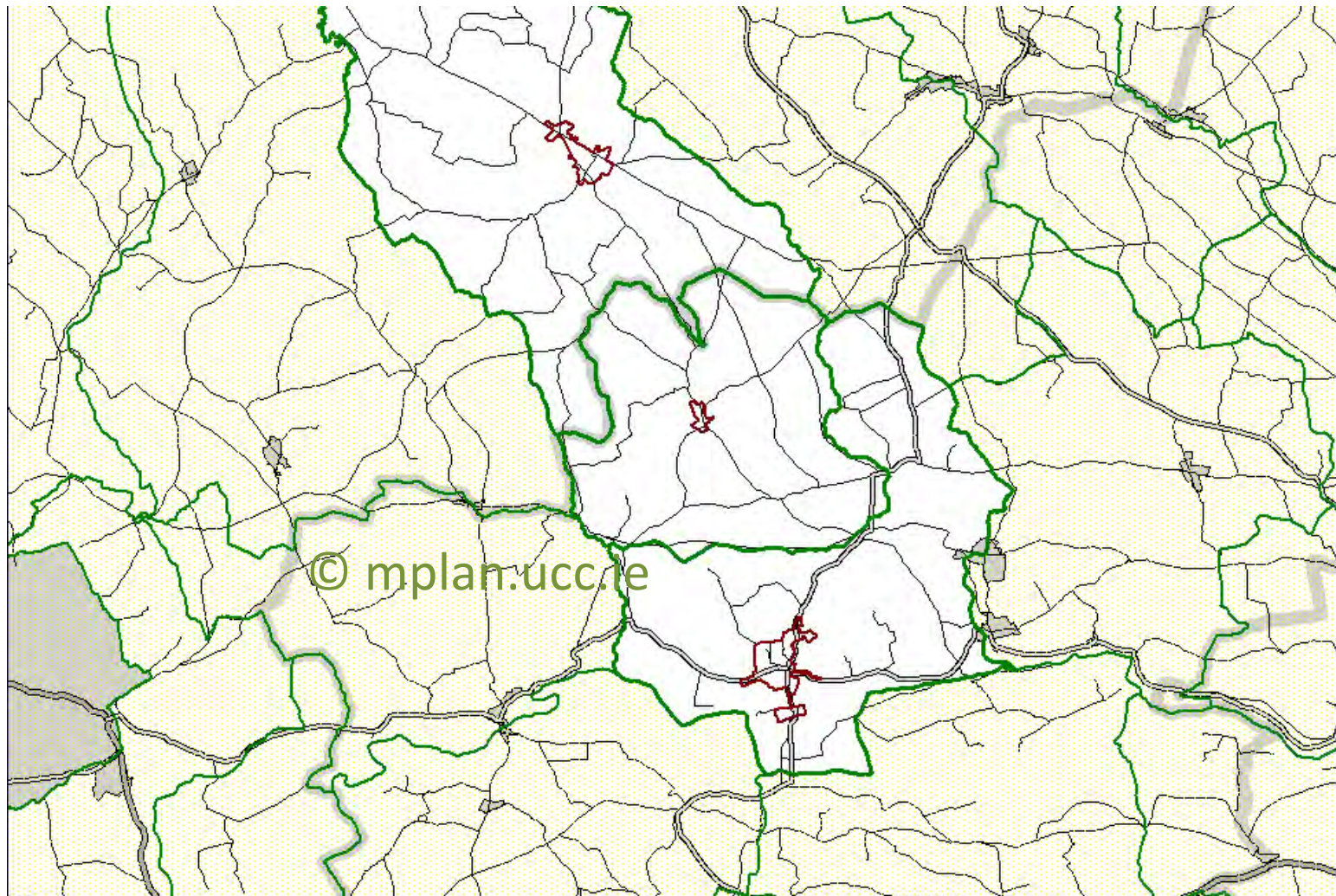
- “...Members shall be **RESTRICTED** considering the PROPER PLANNING and SUSTAINABLE DEVELOPMENT of the area...the statutory obligations of (the) local authority and any relevant policies or objectives...of the Government of any Minister...”

*BUT MAYBE THESE ARE OPPORTUNITIES AS WELL –  
OPPORTUNITIES TO FIND NEW WAYS AND IMAGINATIVE OF  
MAKING SURE OUR PLACES THRIVE AND DEVELOP...?*



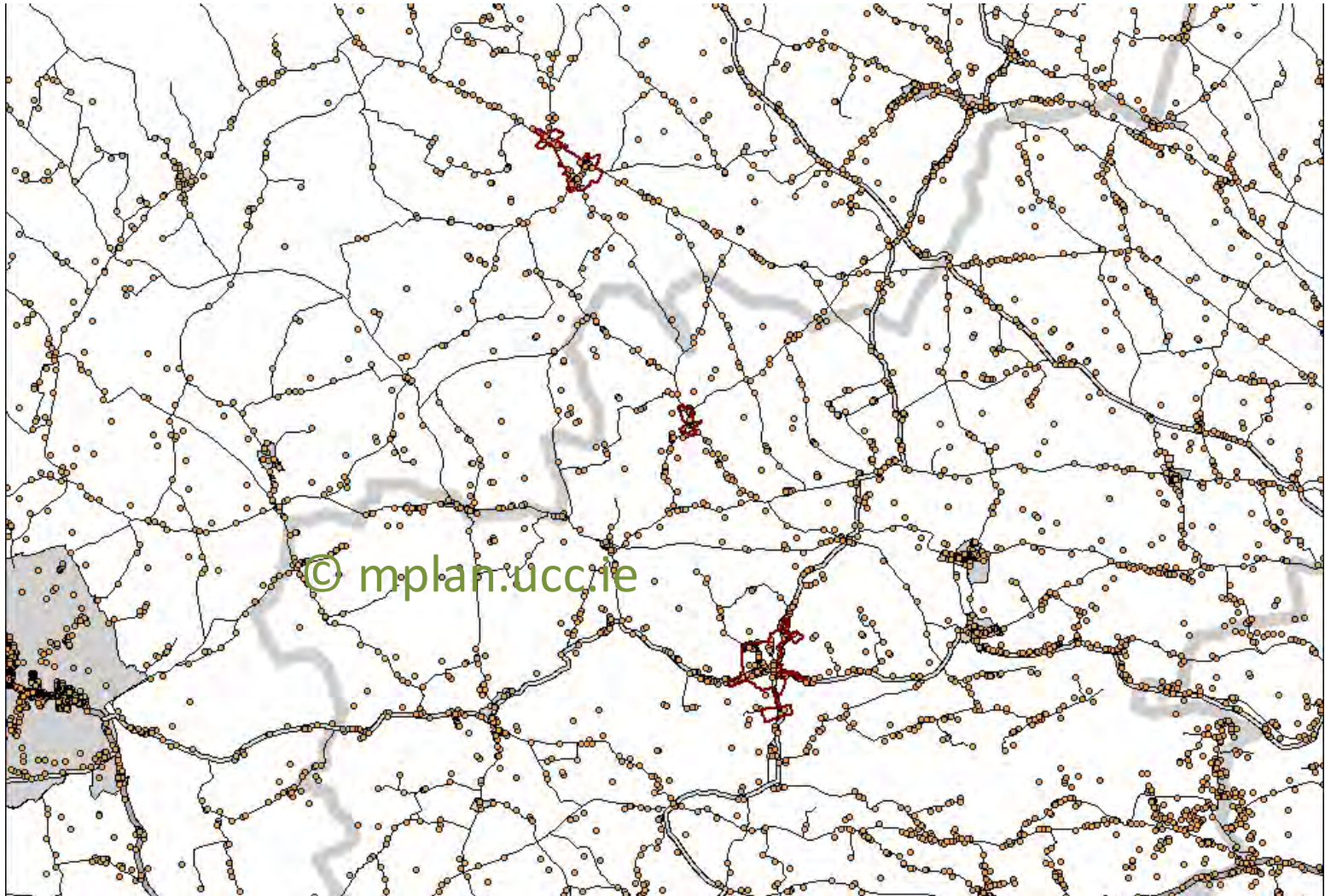
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[Not just about zoning land: best to have a planning vision for ENTIRE rural hinterland]





[complex development pressures...]

Councillors, Planners and  
Managers **GETTING IT RIGHT!**

## **CASE STUDIES**



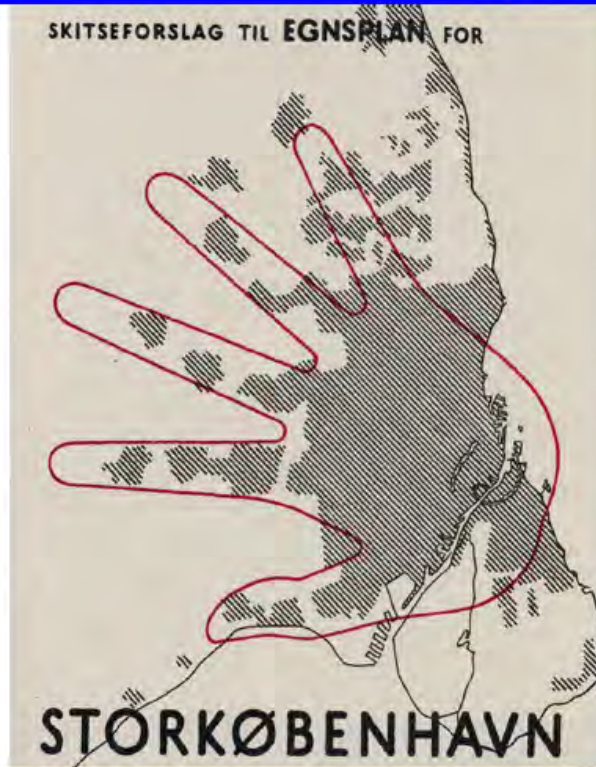
# Exposure to best possible practice and ideas

- Using planning skills and tools to anticipate acceptable change in the Landscape
- Just because an area is beautiful doesn't mean it must never change
- Good planning can identify the limits within which we can work

# Exposure to best possible practice and ideas

- Simple and ingenious planning concepts can be successful over many generations
- ..and they often don't need to have formal or legal frameworks for them to work
- - just imagination, ambition and a concern for what works best for all
- (example of 'Copenhagen Finger Plan')

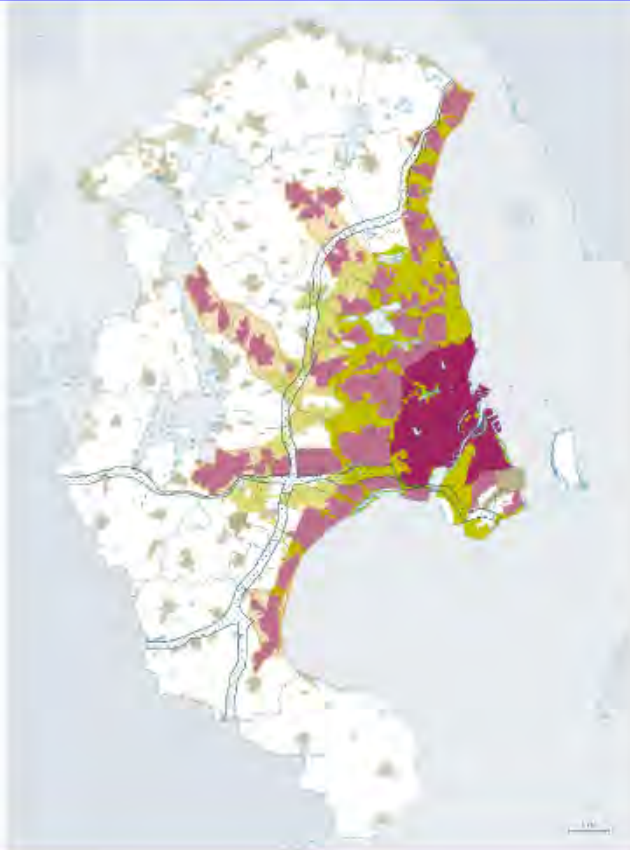
# Greater Copenhagen planning since the Fingerplan 1947



.....  
**DANISH MINISTRY  
OF THE ENVIRONMENT**

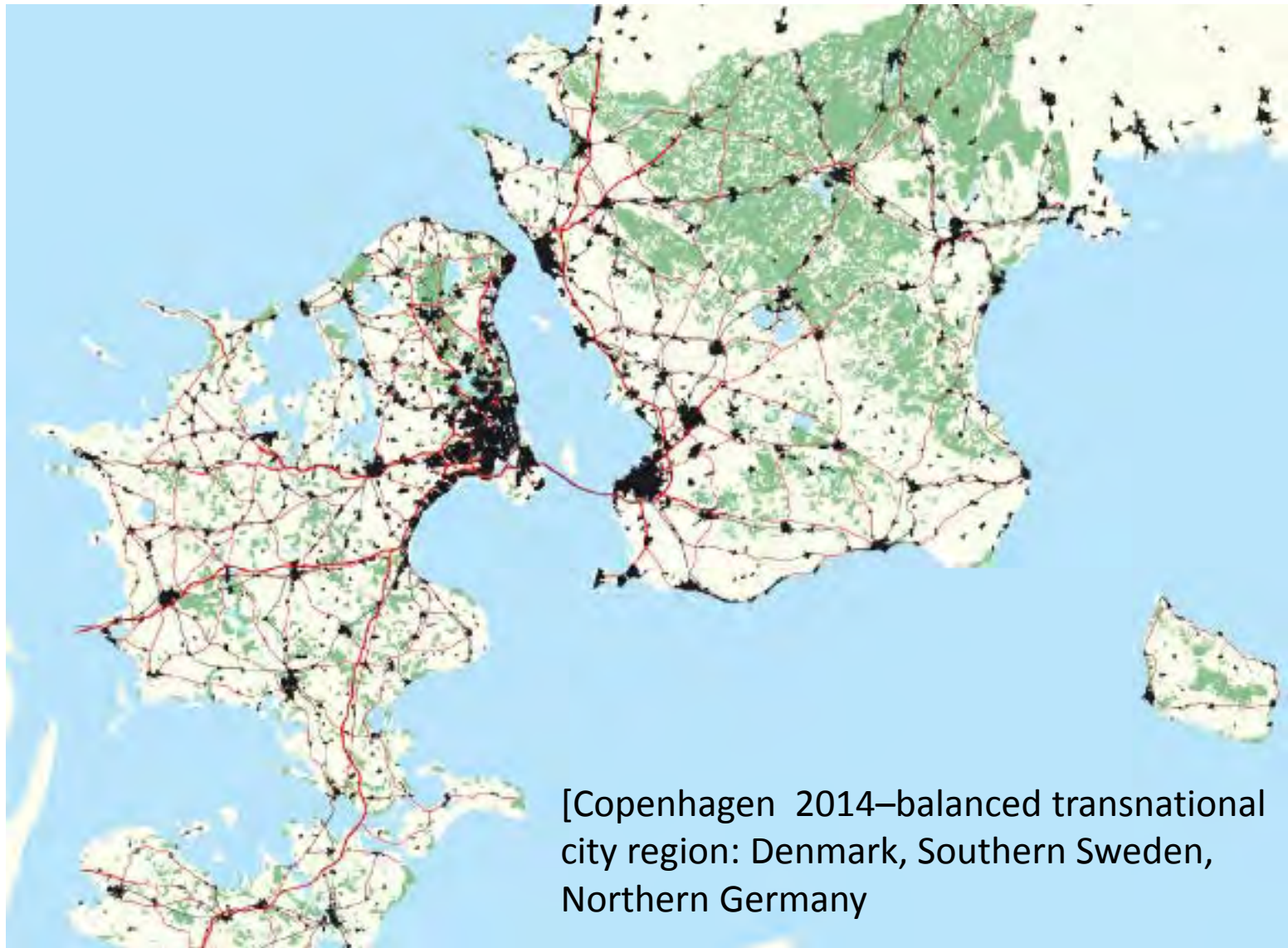


# The 2007 Finger Plan –specific content



- The 4 geographical zones are shown on a map, i.e. town fingers with potential for new urban areas and the extent of the green wedges
- Makes adjustments to the station proximity principle
- Municipal plans must contain provisions for phased development of new urban zone negotiated with the Ministry of the Environment
- Determines reservations for transport infrastructure and the transport corridor etc.

\*\*\*\*\*  
**DANISH MINISTRY  
OF THE ENVIRONMENT**







# CASP

**CORK AREA  
STRATEGIC PLAN  
2001-2020  
Plean Straitéiseach  
Cheantar Chorcaí**

2001

2002

2003

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

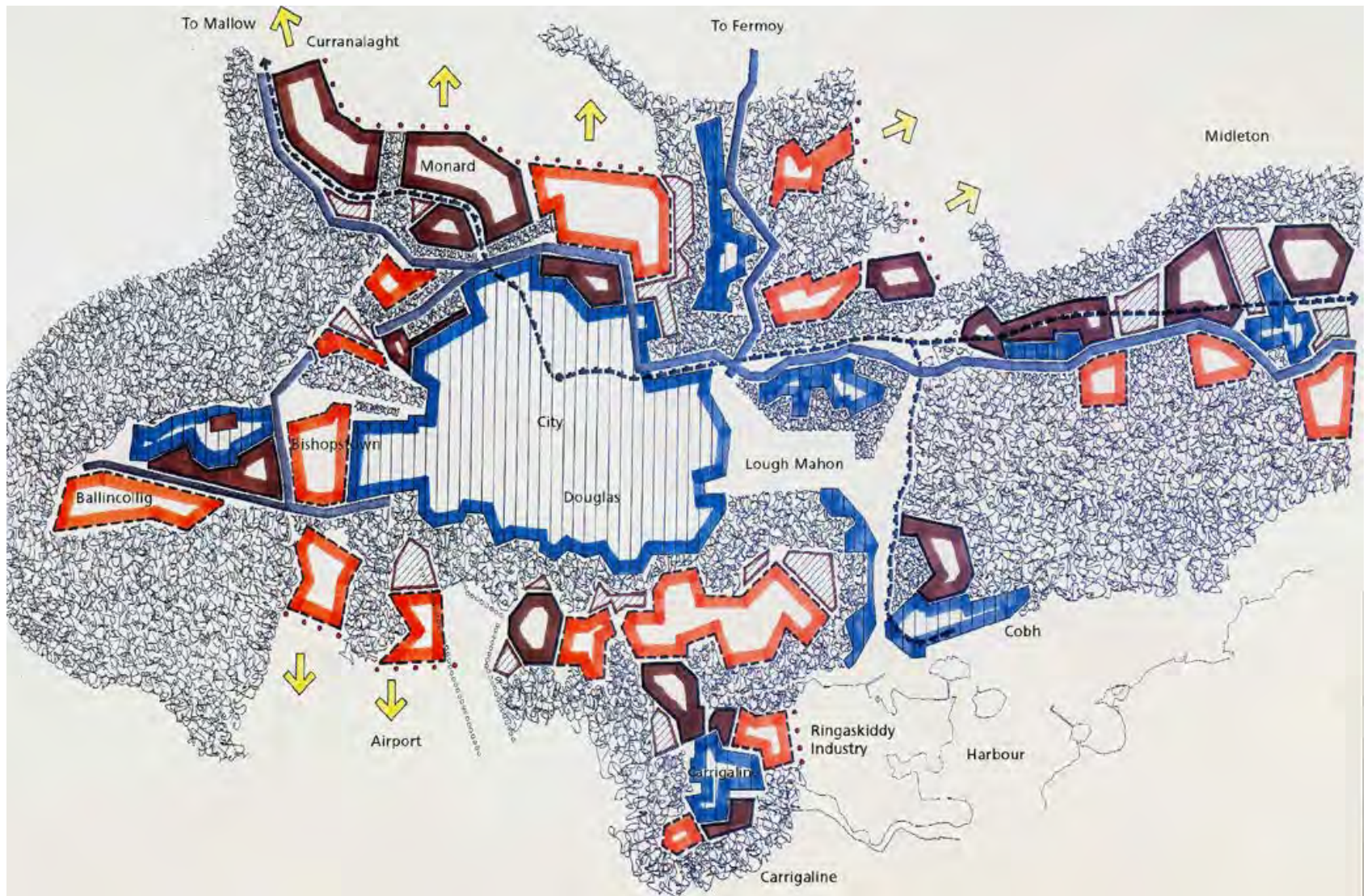
[Planners and councillors thinking strategically...]





[Imaginative, long term alternative to sprawl...]

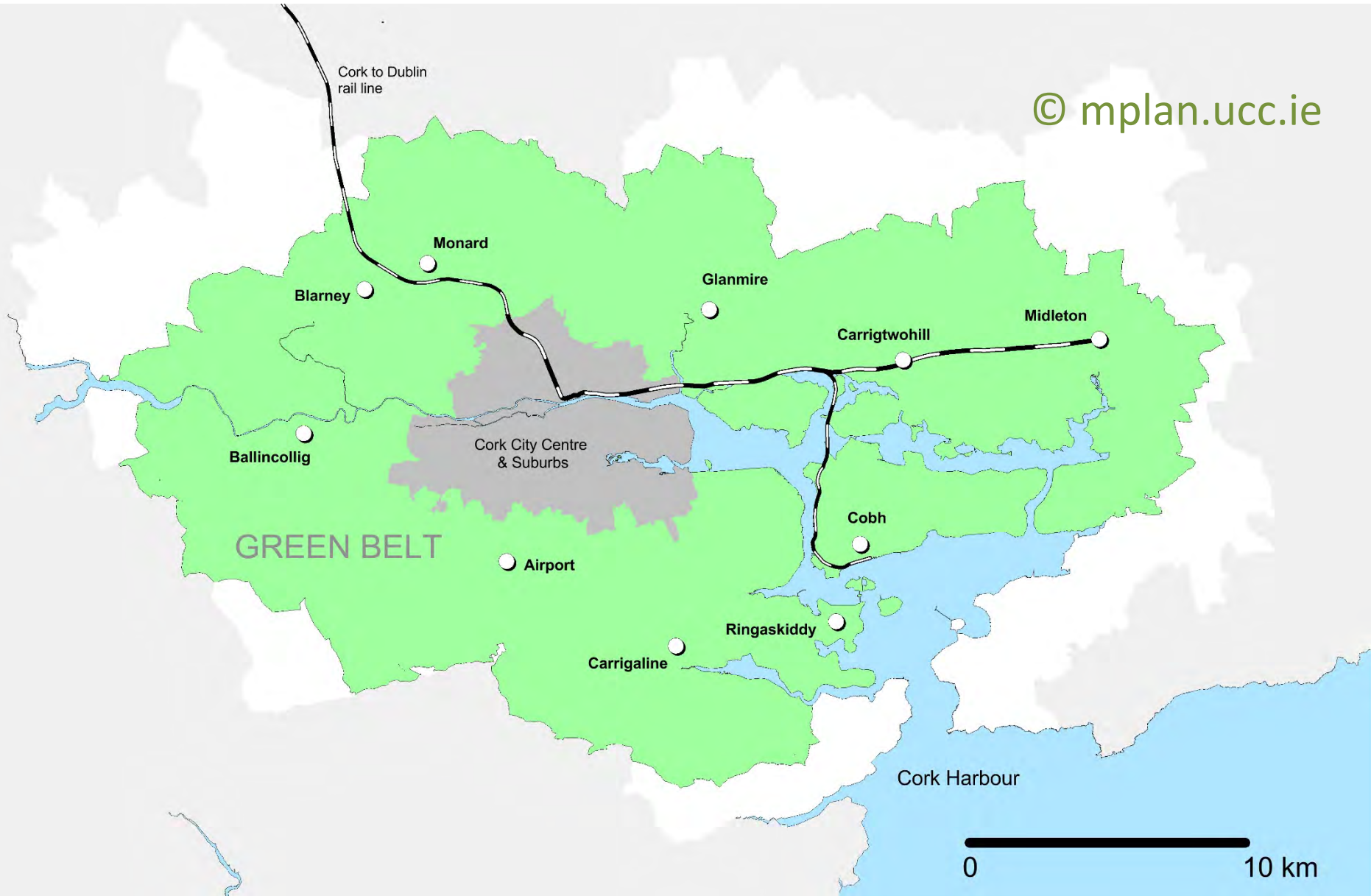
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[City and county councillors working together...]

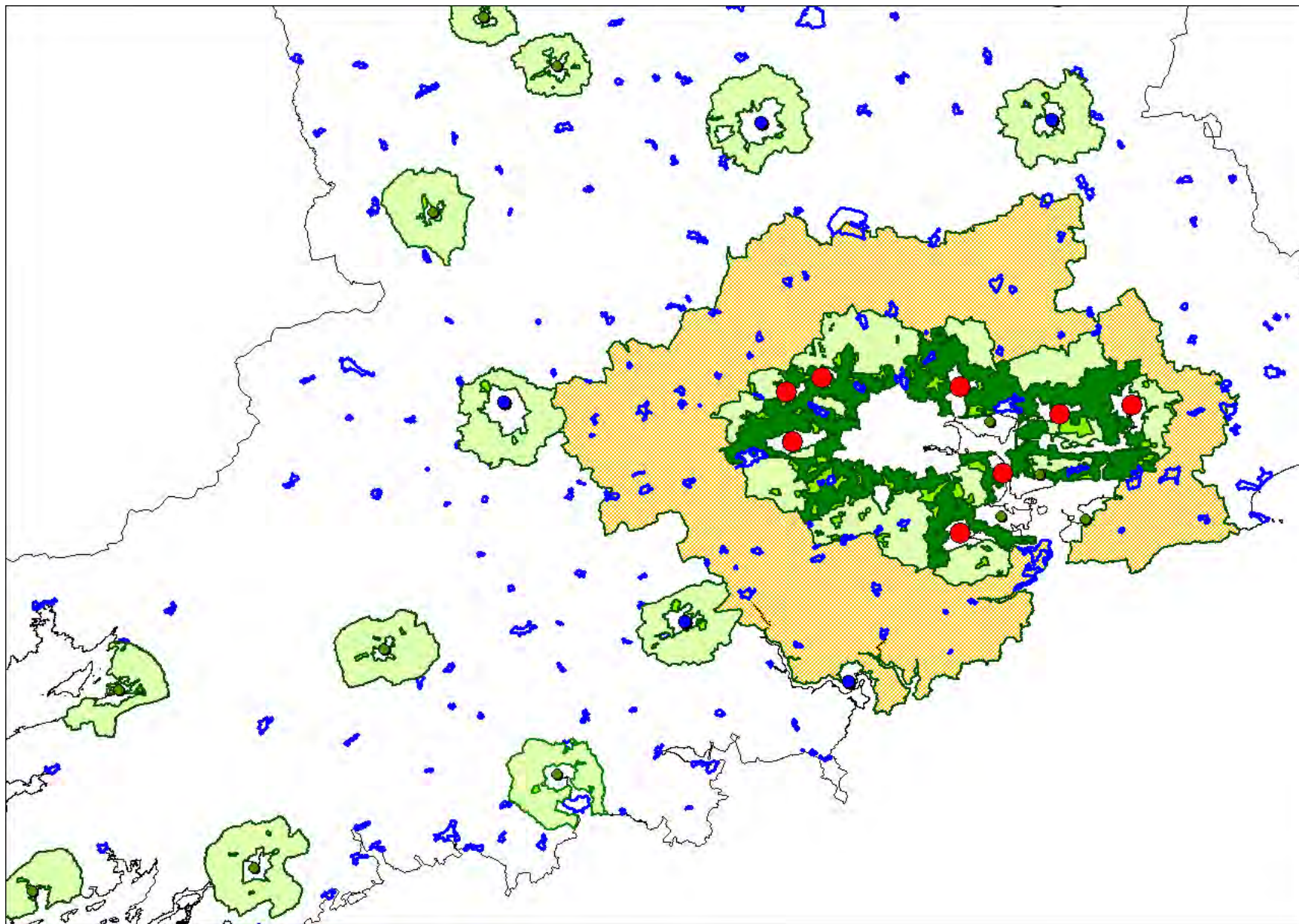
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[bravely resisted zoning pressure...successful shift to towns with rail potential...!]

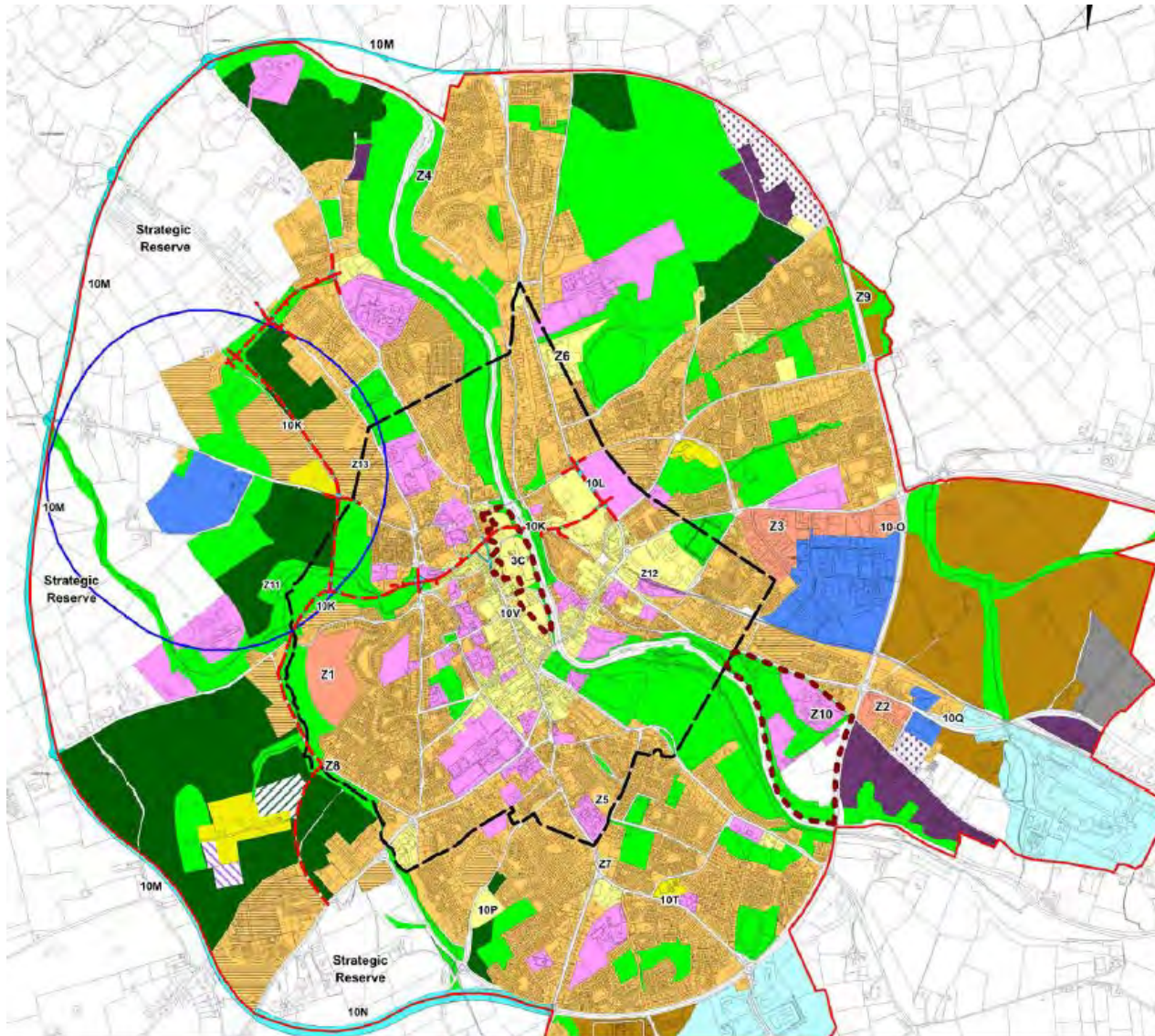




# Examples from close to home

- City centre and retail
  - Vibrancy of city centre
  - Consistent application of best practice
  - Compact and high-quality shopping core
  - Kilkenny: top marks for retail excellence
  - Good planning pays dividends for business and communities
  - Council-led ideas





[Kilkenny: Limited out of town shopping. Vibrant town centre. Compact city. Consistently tops retail excellence surveys...even though parking is not free! Good planning delivers high quality places]

[From Kilkenny Borough and County Councils]

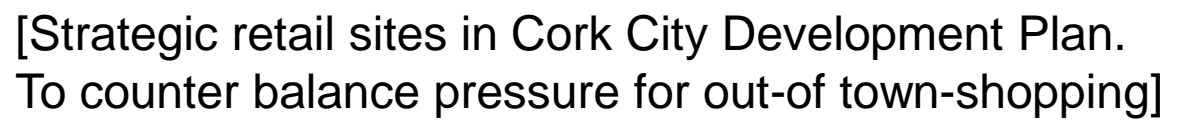




[From Kilkenny City  
LAP. ]

[Strategic brownfield sites...assembly and deliverability ]





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11 Emmett Place



Irish Examiner building



92-93 St. Patrick's St.



99-101 St. Patrick's St.



Academy Street



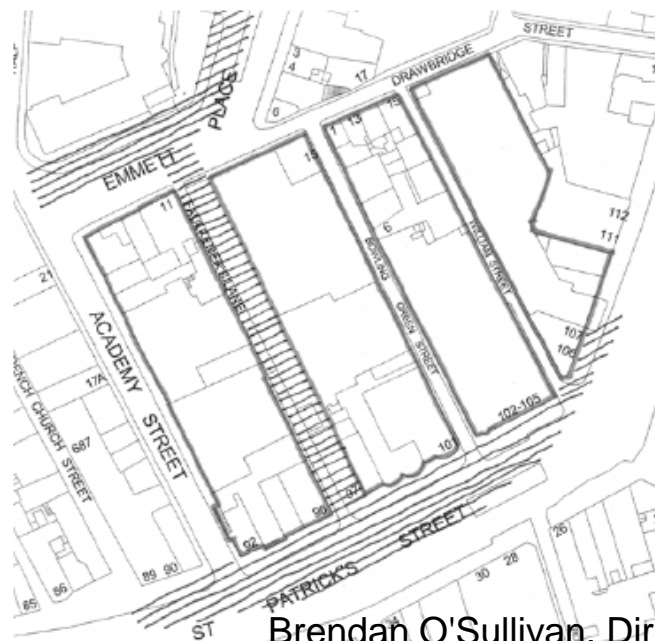
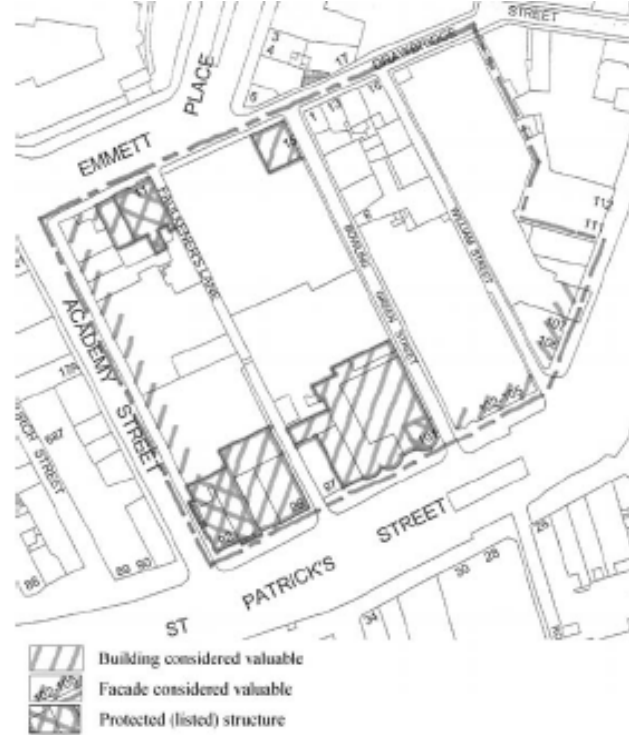
9-11 Emmett Place



Academy Street

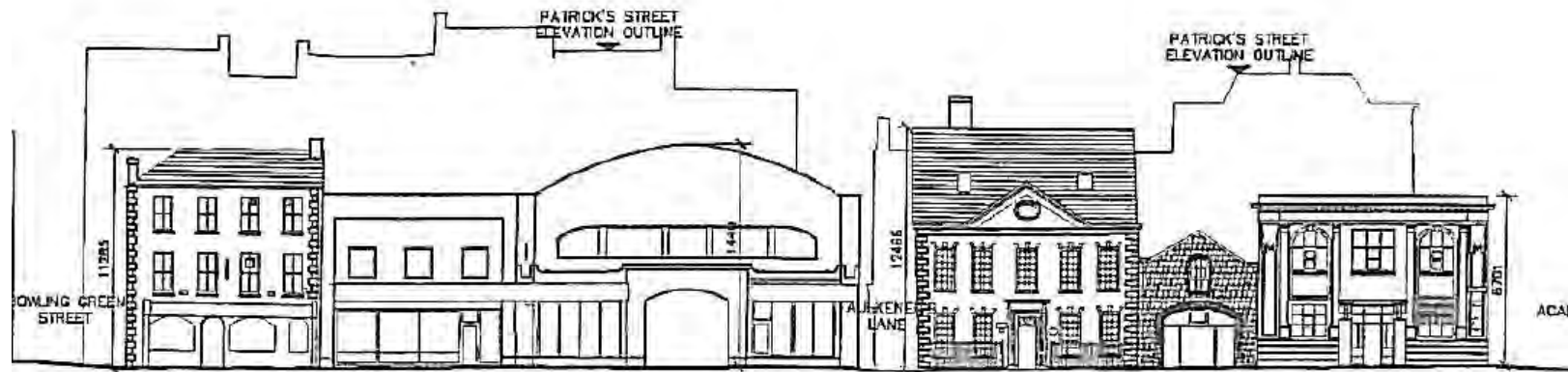
[historic buildings to be retained]





[Simple and clear  
Planning and development  
brief

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[developer's imaginative response]



[vibrant new  
City centre  
Shopping area]



# Landscape, Heritage and Design

PLANNING IN THE REAL WORLD



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Sensitive? | Robust? | Tipping Point?



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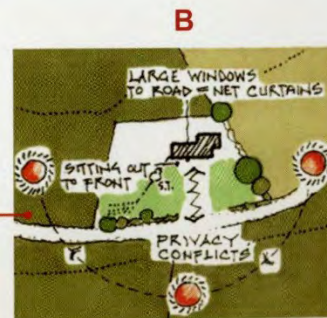
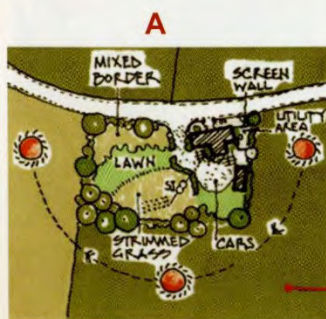
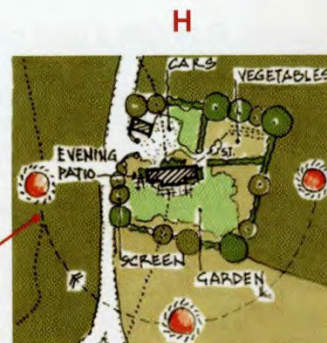
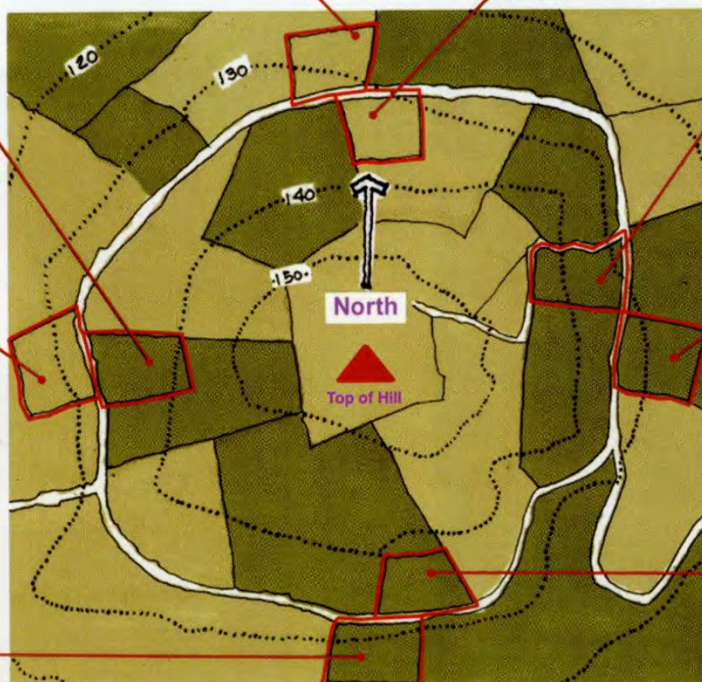
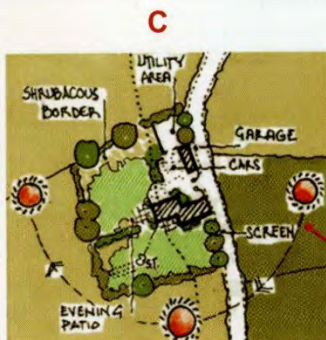
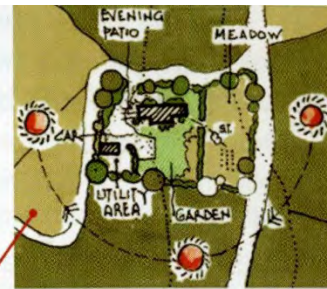
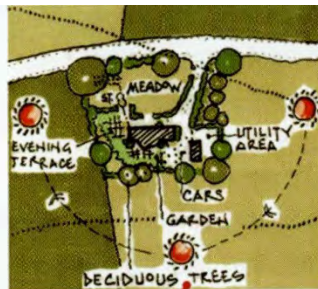
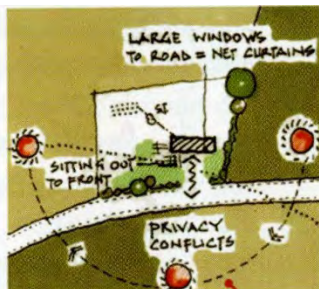
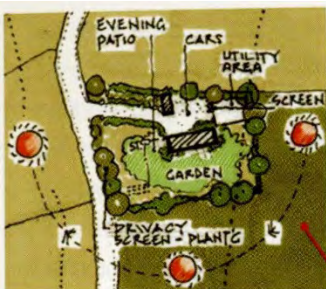




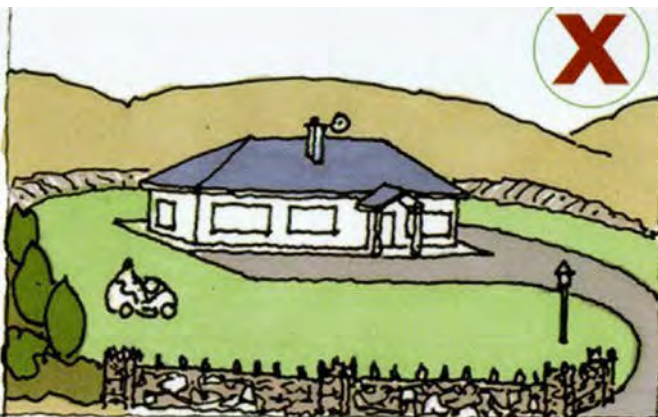
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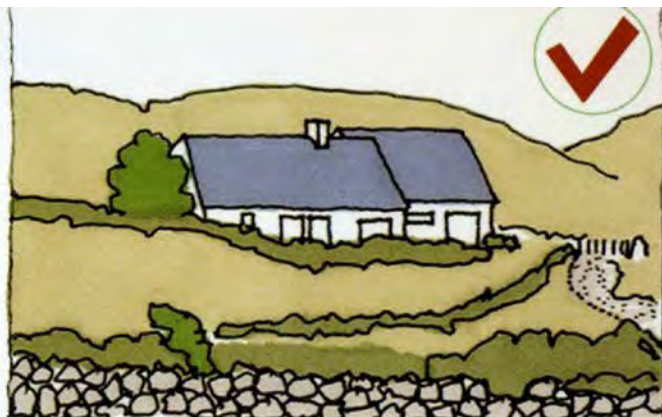




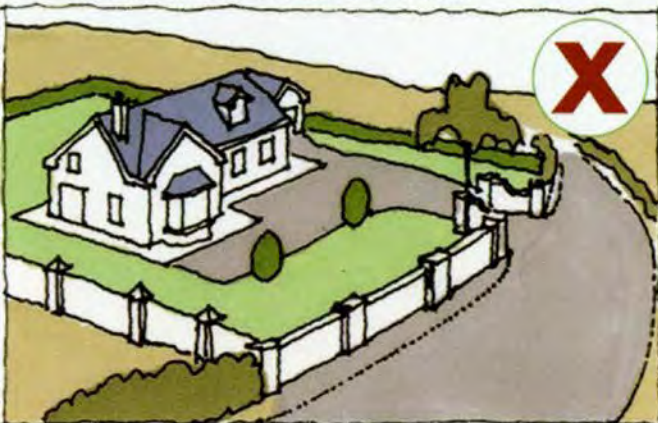




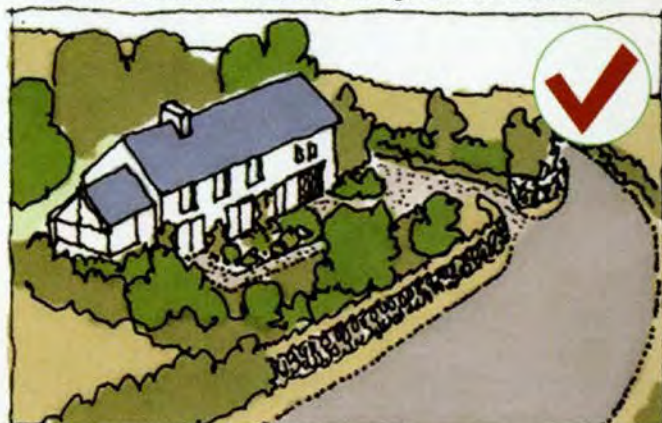
House isolated, cars to front, sea of lawn



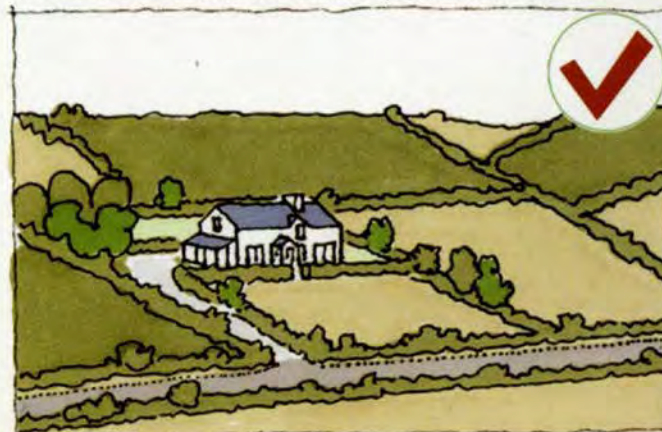
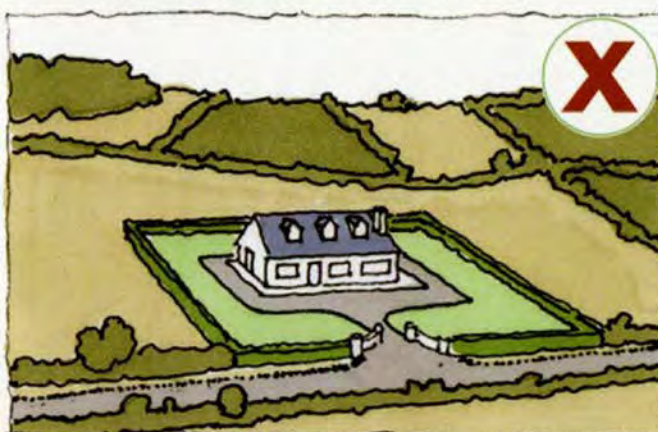
Attractive roadside wall, contouring, natural enclosure



House isolated, urban boundaries, no buffering



Rural road and wall, no concrete path, house anchored











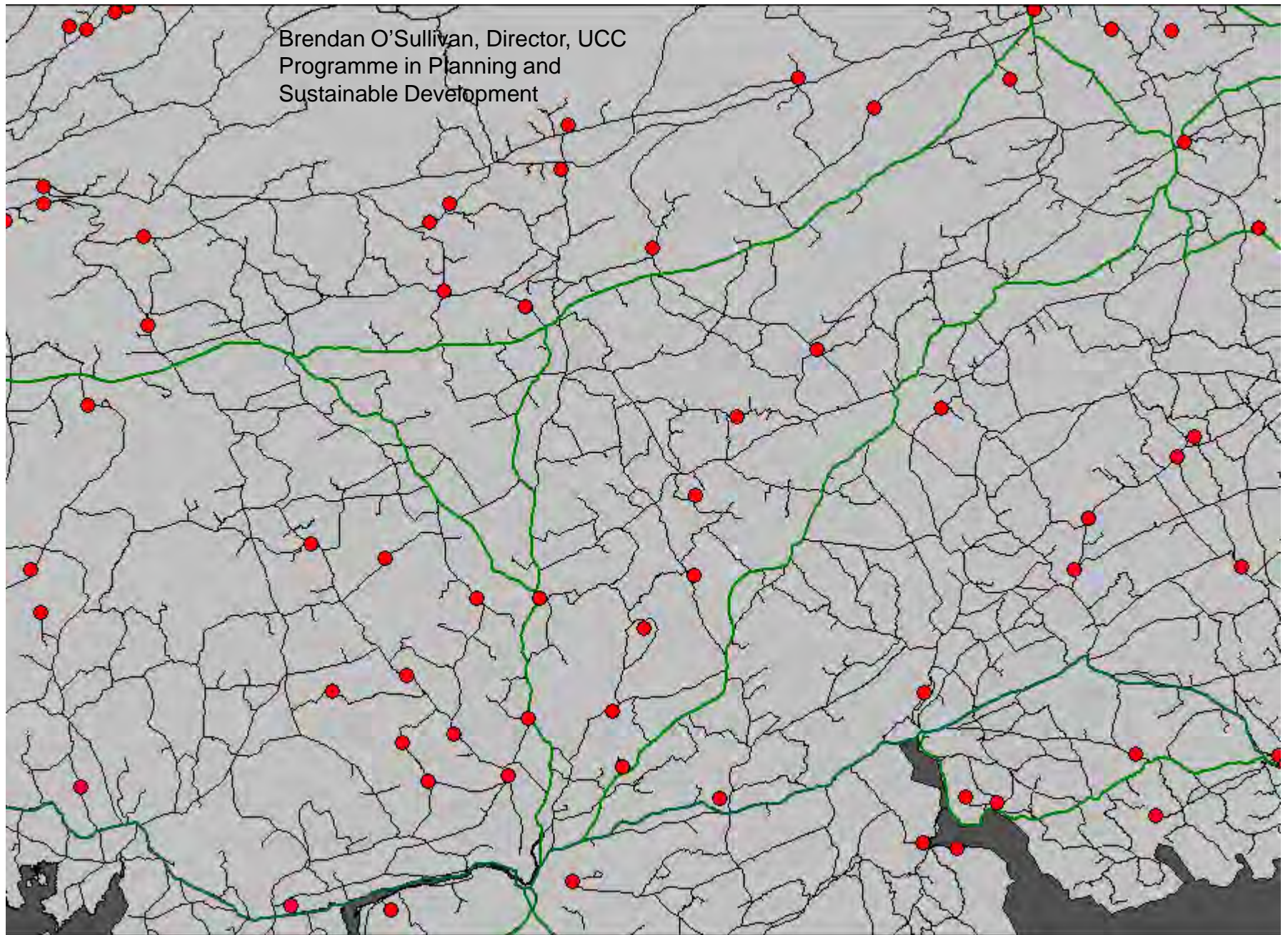


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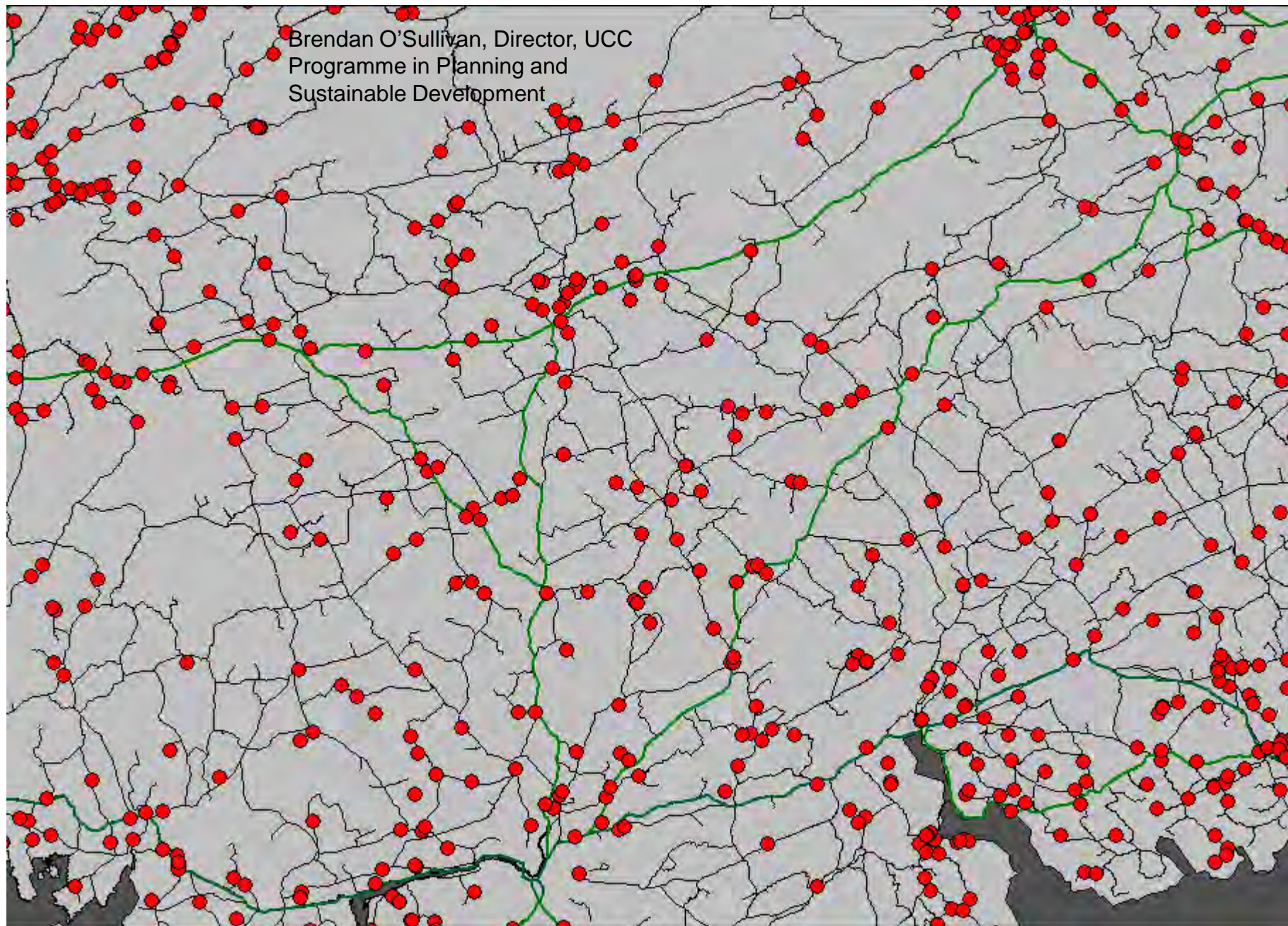


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How best do we  
**WORK TOGETHER?**

**UNDERSTANDING  
OUR ROLES**

# Planning is a co-operative task

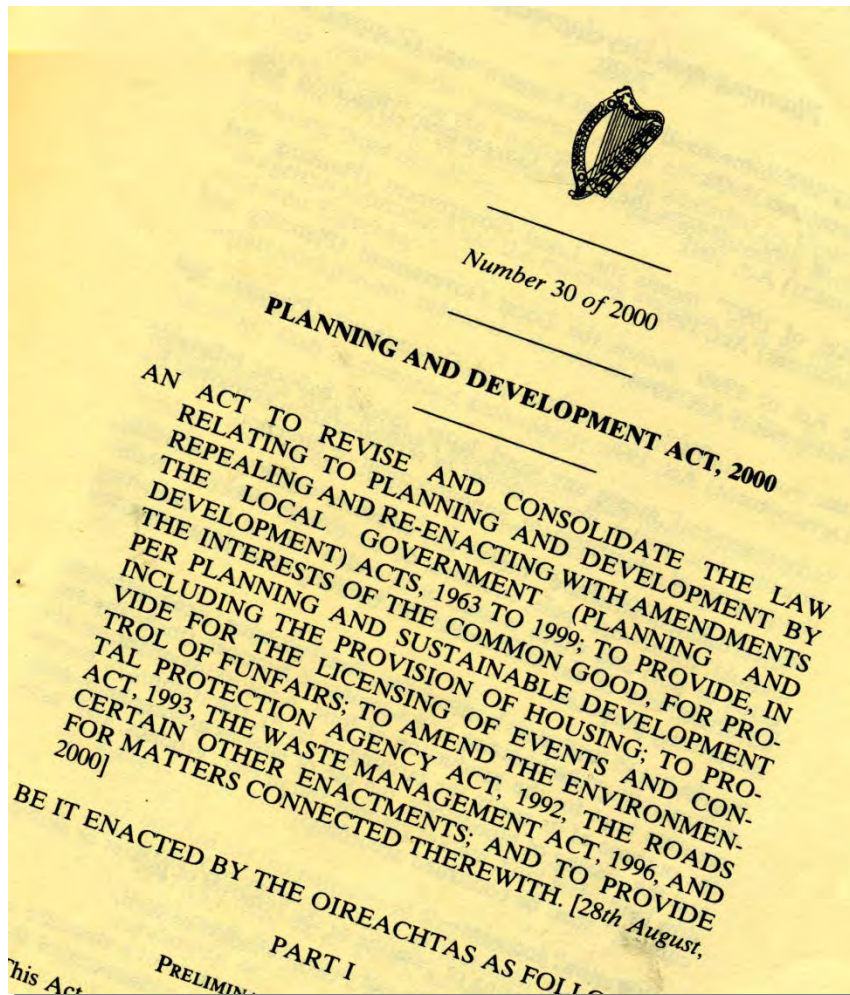
- A multitude of participants
- Democratic Oversight: essential reserved functions for councillors
- Executive day to day management of consent processes
- Conformity with standards, guidance and democratically agreed policy
- The entire community is our 'client'
- Availability of sound professional advice
- Public accountability
- Wide range of ways for people to take part
- Why are people labelled as 'objectors' when all they are doing is expressing an opinion?
- All opinions can be heard; balanced outcomes based on best practice and highest standards.



How do we serve  
the **COMMON GOOD?**

# ETHICS AND PLANNING

# The planning system in Ireland...



- “...To provide, in the interests of the **common good**, for Proper Planning and Sustainable Development...”

[Preamble to 2000 Act]



# Ethics: behaving in an honourable way...

- Declaring our interests?
- Following codes of conduct?
- Being fair and reasonable?
- Straight dealing with clients?

[Aspects of ethics...but not the whole picture...]

# Ethics: seeing the Common Good...

- Doing our best for people who seek our help?
- Working for the benefit of most people?
- Meeting the needs of the weakest in society?
- Responsibility to future generations?

[What is necessary for ethical working in Planning..?]



How do we get the  
**BEST PROFESSIONAL ADVICE?**

# **THE PLANNER IN THE LOCAL AUTHORITY**

# The professional planner

- Can be the councillors' best ally in many circumstances
- Can bring forward the evidence and legitimacy to support the council's objectives
- Can advise against strategies that are risky or unsustainable
- Can recommend many alternative ways of addressing problems
- Can operate at strategic and local levels
- Can mediate in environmental conflicts and build consensus on how to move forward
- Can certainly say 'No' but can also find many, many ways of saying 'Yes'
- Can defend the council bravely and robustly (in court or in appeals) when decisions are good ones



**AIMING HIGH** – no point  
in doing anything less!

**WHAT IS THE BEST  
WE CAN ACHIEVE?**

# Some principles to consider

- Councillor education must go beyond what we MUST do
- Planning Permissions should COMFORTABLY pass all requirements – not just scrape through!
- There are MANY very good solutions to most planning problems (not just one solution)
- There are also very many poor responses to planning issues: these should not be tolerated any longer
- No one should be afraid of something going to appeal: if you are not confident of having a good chance of success then something is wrong
- Councillors need to know when to seek planning advice
- Councillors deserve to be given creative options for ways forward, responsible advice and a clear rationale.
- Councillor education: AIMING HIGH



# Final thoughts

- Plans and planning decisions can be brave and imaginative
- Well-trained councillors can achieve a huge amount of progress for their place
- Planning can be bureaucratic – but only when we aim low
- Councillors and planners should be PROUD of the decisions they make and the policies that they draw up
- Planning powers and are powerful instruments that can be used much more effectively than at present – so use them!
- Find ways of validating your decisions through research and evidence
- Demanding best practice at local level and seeking high planning standards brings rich rewards

*Dundalk 18<sup>th</sup> June 2016*



# THE TASK OF PLANNING

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