



SUBMISSION TO:

Donegal County Council – Central Planning Unit

On:

DRAFT COUNTY DEVELOPMENT PLAN 2024-2030

On Behalf of:

REDRESS FOCUS GROUP – TEMPORARY ACCOMMODATION



**Comhairle Contae
Dhún na nGall**
Donegal County Council

ITEM 1

Description:

Reference to ‘Mica’ or Defective Concrete Blocks in the Draft Plan

In June 2023 *The Enhanced Grant Scheme for the Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks in their Construction* was launched by the Minister of Housing Darragh O’Brien TD. On Page 2 of that document, it states there are “potentially more than 7,500 effected homes” across Donegal, Mayo, Clare and Limerick; the majority of which are currently known to be located in Donegal. The Draft Development Plan covers the next six years from 2024-2030, however, within the 420 page document there is no policy on how the county will deal with the various items surrounding this issue; be it for Public Buildings, Private Houses, Social Houses, etc. In fact, aside from having a policy for this issue, there is no mention at all throughout the Draft Plan of Defective Concrete Blocks and only one reference to Mica, where it relates to Childcare Facilities. Considering the number of homes and public buildings this issue will effect, and by immediate association the number of people, this is difficult to understand.

Request:

It is our request that the County Development Plan 2024-2030 puts in place relevant policies to deal with the many issues that have to be overcome by the Defective Concrete Block crisis.

ITEM 2

Description:

Temporary Accommodation Proposals

As a development of Item 1 above, and based on the current housing situation, there will be a shortage of accommodation in the county due to the need to rebuild hundreds, if not thousands of homes, in the future but in particular during the course of the Development Plan. As stated above there is no reference to Defective Concrete Blocks in the Draft Plan, therefore as a result there is no policy for Temporary Accommodation to deal with the shortage of housing.

Initial proposal ideas would be:

- Look at the use of modular accommodation units as a solution to temporary alternative accommodation:
 - Multi-unit developments (typically housing estates): potentially utilising space on existing green areas with connections to existing services within the estate. Model being alternating users as remedial works are carried out in stages throughout the estate. Temporary accommodation units and all temporary service connections would then be completely removed off site after final decanting. This approach could have 3-5 modular units, dependent on the space available.
 - Standalone houses: again the use of modular units in place until the works to the house are complete and then can be removed off site. This approach could be exempt from any planning permission requirement.

- The Council could identify a number of ‘Pilot’ development sites that could form a temporary housing estate where tenants would rotate as and when their works are carried out, typically staying there for a period of approx. one year. The long-term strategy would be that the site is then turned into a permanent Social Housing development when temporary accommodation is no longer required, approx. a 10-15 year timeframe. The relevant infrastructure would be installed at the outset and would then be utilised when the site became transitioned to permanent housing.:
 - This approach could have 10-20 modular units
 - This type of strategy would remove the risk of creating ‘Shanty Towns’ as there is a future use for the site which would facilitate future social housing need.
 - An alternative solution is to remove all temporary accommodation when it is no longer required and either return it to a green field site, or create a green area within an urban brown field site
- Storage sites could be identified away from the multi-unit development sites to save on the space required as the area of each individual plot will be restrictive for the reconstruction period.

Request:

It is our request that the County Development Plan 2024-2030 puts in place relevant policies to facilitate the use of Temporary Accommodation in relation to people effected by Defective Concrete Blocks.

Initial Proposal Images:

(Credit: Advanced Timber Frame Ltd)

Our Product

- ✓ Energy Efficient
- ✓ Fire Rated
- ✓ Bespoke
- ✓ Fast Assembly
- ✓ Certified Products

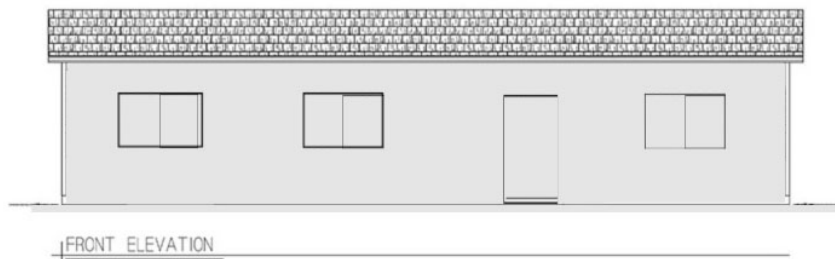


FRONT ELEVATION









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