



Forward/Strategic Planning,
Economic Development Directorate,
Limerick City and County Council,
Merchants Quay,
Limerick

Our Ref: 210813
Your Ref: N/A

6th September 2021

Re: Submission to the Draft Limerick Development Plan 2022-2028 in relation to lands at Ballysimon House, Commons Road, Ballysimon, Limerick.

Dear Sir/Madam,

MKO have been appointed by Mr. David Fitzgerald and Family to prepare and lodge this submission to the draft Limerick Development Plan 2022-2028, on his behalf. This submission broadly relates to the lands at Ballysimon House on Commons Road, Ballysimon, Limerick, which we are respectfully requesting to be zoned or have applied a site-specific policy in relation to the future development potential of the lands for a Data Centre.

The purpose of this submission is to put forward a case to Limerick City and County Council regarding the opportunity that could be created for the County as a whole to develop this site as a Data Centre and to outline the benefits of such a project for the city and county. This submission respectfully requests the Local Planning Authority to update their **Policy ECON O24** and to create a new, site-specific **Policy ECON O24-a**, to realise and embrace the opportunity to create a Data Centre in Limerick, close to the City and its Environs, where significant business and economic sectors are already located and would benefit from such a development opportunity.

This submission will set out the following:

- > The benefits of data centres in general,
- > The benefit of a data centre in this subject location, and
- > The existing national and regional policy objectives and the proposed policy objectives recommended to be added to the emerging Development Plan to facilitate such beneficial development in appropriate locations within the plan period.

Benefits of Data Centres

The Government Statement on ‘*The Role of Data Centres in Ireland’s Enterprise Strategy*’ released in 2018 outlined the strategic significance of data centres and how they meet Ireland’s Enterprise Policy Objectives. The need for data centres in Ireland has become hugely important in recent years, with Ireland becoming a “*digital economy hot-spot in Europe*”; data centres are now key to the digital economy. The Statement outlines the key statistics that showcase Ireland’s role in the digital economy.



“The evidence speaks for itself with 16 of the top 20 software companies, 9 of the top 10 US ICT companies, the top 10 ‘born on the web companies’, and 4 of the top 5 IT services companies based here. Data centres are central to the digital economy. Data centre presence in Ireland raises its visibility internationally as a technology-rich, innovative economy. In turn, this places Ireland on the map as a location of choice for a range of sectors and activities that are increasingly reliant on digital capabilities including manufacturing, financial services, animation, retail, and global business services”.

Whilst it is recognised that the need for data centres is coherently strong, including the employment opportunities that arise from such centres, recognising the challenges is equally important in providing balance. The Government recognise there are challenges which will be highly considered regarding the proposed development. Outlined challenges and actions that will support balanced development include:

- [REDACTED] concerns – increasing participation in renewable projects.
- Ensuring timely decision making in the planning process.
- [REDACTED] utilisation of a Strategic Infrastructure threshold to streamline the decision-making process.
- Reviewing judicial review timelines providing greater certainty for investing companies.

The provision of data centres was amended in 2017 to create a more strengthened Strategic Policy Framework, which meets wider economic growth and regional development objectives. The Governments ‘s plan-led approach to data centres aims to:

- *“Drive Ireland’s ambition in the digital economy as a location of choice for investment and a seedbed for technology entrepreneurship across a range of sectors and activities*
- *Contribute to regional development, deliver associated economic activities, and support the creation of high quality, sustainable jobs*
- *Align enterprise electricity demand with generation capacity and transmission planning; and*
- *Ensure that potential downside costs are minimised, and that economic impact is optimised”.*

The future economic prospects of Ireland will notice the contribution of the development of data centres. Not only do data centres serve their own purpose but they support a wider range of sectors in Ireland. Having long life spans they are a good form of inward investment and help to promote Ireland as an attractive place to live, work and invest in. Operational activities employ a highly skilled workforce, currently 1,800 people work in data centres in Ireland. The workforce employed from the development of data centres spans much further as 1,900 are employed annually for construction activities and 1,000 suppliers being contracted by data centres.

The development of data centres showcases Ireland’s ability to provide world class infrastructures and data management and protection. Efficient services to SME’s are delivered by data centres and this improves and overall productivity and cost-competitiveness. The demand from a wide range of consumers is also met as data centres provide customised digital services including mobile apps, location-based services, video streaming and online gaming.

The Government’s Report recognises that:

“Data centre presence in Ireland raises Ireland’s visibility internationally as a technology-rich, innovative economy. This, in turn, places Ireland on the map as a location of choice for a range of



sectors and activities that are increasingly reliant on digital capabilities including manufacturing, financial services, animation, retail and global business services’.

Overall, the positive benefits of data centres are recognised by the government and are welcomed in pushing Ireland’s international position as a technology rich and innovative economy and in their contributions to enterprise and regional policy objectives. The need for social acceptance of data centres is acknowledged and this is supported by the planning process which ensures that standards are met, and that comprehensive statutory and non-statutory consultation is built into the process. In ensuring social acceptance from a community, it will also allow for an efficient and timely process which is in Government policy and the national interest.

Development of a Data Centre at this Location

The site subject to this submission is located on the grounds of Ballysimon House located on Commons [REDACTED] south of the Old Ballysimon Road and west of the Commons Road [REDACTED] Ballysimon Road to the R512. It is approximately 1.5 km from the Ballysimon industrial area, including the City East Retail Park, Delta Retail Park and the Eastway and [REDACTED] Business Parks. The landowners have had expressions of interest from the IDA specifically relating to the potential development of a data centre on these lands.

The site is approximately 33.4 ha in area and currently comprises of green field agricultural land and a residential dwelling belonging to David Fitzgerald Jnr. There are residential dwellings to the north and east of the site, along the boundary, Morrisons Bar & Kitchen to the north and McNamara’s Garden Centre to the east. The site is situated approximately 4km and less than 5 minutes’ drive to both the centre of Castletroy and the Childers Road area.

The topography of the site is relatively flat and there are existing overhead electricity lines in the northern section of the site which traverse north-south and east-west. These provide dedicated 110kV connection lines to Tarbert, Rathkeale-Auginish and Ardnacrusha. The unique positioning of the 3 aforementioned 110kV powerlines (positioned just 60m apart on the site) plus the adjacent 220kV Kilonan substation provide 1,000 MW of existing installed electrical capacity, which makes this site unique and ideally positioned for a new data centre, providing a suitable site which can provide a proposed Data Centre with the required electrical infrastructure already existing on the site, with minimal engineering requirements.

In addition, the 220kV Substation nearby in Kilonan is approximately 700m east of the subject site and an existing natural aquifer to the west of the site, which will provide additional advantages to the Data Centre location. The River Groody runs east-west to the north of the site, there is a railway line and the N24 Ballysimon Road to the north of the site and the M7 motorway to the north and west, with access to Junction to the north-west, allowing connection via the N24 to and from the Motorway travelling North to Dublin or South to Limerick City with connections to Galway and Cork.

The site is not covered by any known ecological constraints, it is not at risk of flooding and there are no protected structures or national monuments on the site. There is a national monument record for a Ringfort - rath to the north-west of the site (record number: LI013-120).

The site is located within the Shannon ICZM Landscape Character Area, however, it is noted in the draft development plan that there would be no concerns relating to sensitivity of the Landscape Character Area or development of a Data Centre or alternative within this character area. There are also no key visual impacts in terms of Views and Prospects which would be impacted through any development at this site.



There is some existing tree screening along the boundaries and within the site itself, which is evident in the site photos included below in **Plate 1**. These could be strengthened to ensure appropriate screening for surrounding residential development at a planning application stage.

There is excellent road access to the site to facilitate construction, while the nature of a data centre does not create significant traffic flow while in operation. This further makes a location such as this site suitable for this type of development, as there would be minimal traffic impacts on the surrounding area, which includes access and circulation for existing residential development.

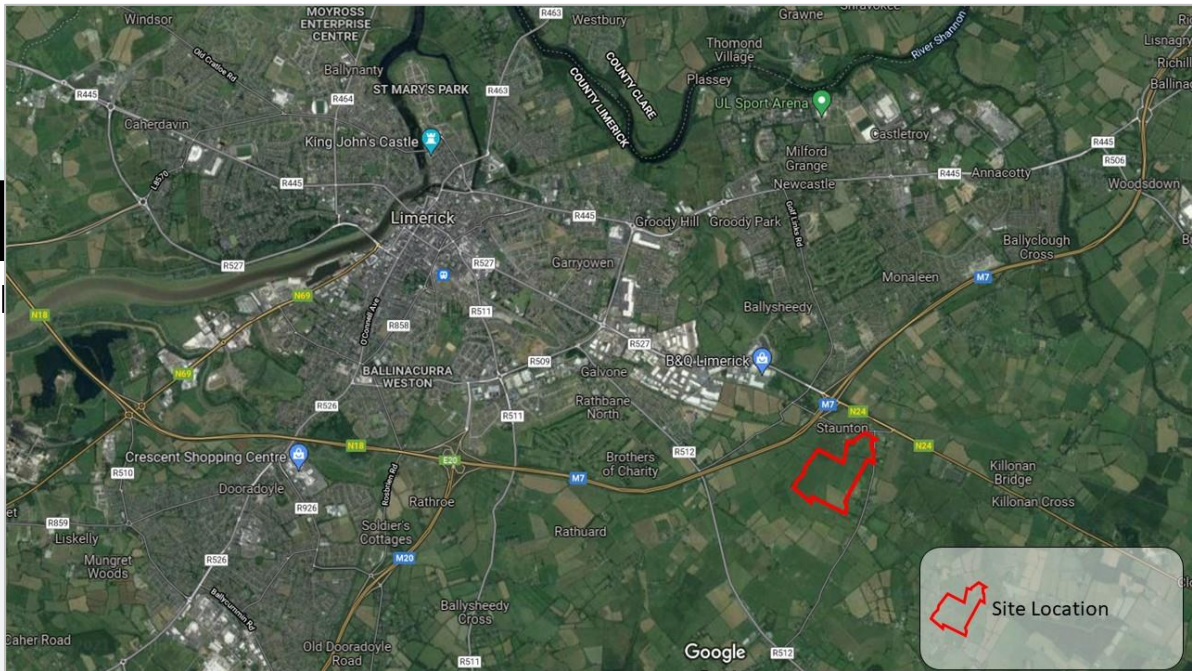


Figure 1: Site Location outlined in red. Source: Google Maps (as edited by MKO)



Plate 1: Ballysimon House, Ballysimon Site Images. Captured by MKO on 27th August 2021.

While the site is not located within the administrative boundary of the City and Environs, or any other settlement boundary, comparison is drawn to development in similar locations to this, such as the



Annacotty Business Park which is a built-up industrial area and the zinc galvanising industrial unit, both of which are situated within the open countryside and within the same Shannon ICZM Landscape Character Area. Therefore, it is also clear that there is precedent in this area for developments such as the nature of a Data Centre on this subject site.

The inclusion of such a site-specific policy would provide a key piece of infrastructure in this suitable location, which will facilitate improved economic opportunity for the multitude of businesses and services in the ICT and related sectors, which are located in the surrounding area of Limerick City and Environs, on a site which is in a suitable location particularly given its key connections and idea location to existing utilities and infrastructure. It is therefore respectfully requested that Limerick City and County Council recognise this in the emerging Development Plan, through the implementation of a Site-Specific Policy or Zoning.

Proposed Development Plan Policy Objectives

[REDACTED] pushes for data centre developments in Ireland at both a national and regional level, which should also be transposed into Local Planning Policy. As discussed above, the [REDACTED] Government's Statement on 'The Role of Data Centres in Ireland's Enterprise Strategy' sets out the importance of such development in Ireland. This has been adopted into National Planning and Regional Planning legislation through the inclusion of National Strategic Outcomes (NSOs) and policies within the 'Project Ireland 2040: National Planning Framework' (NPF) and throughout the Southern Regional Assembly RSES (2020).

National Planning Framework

The NPF sets out under National Strategic Outcome 5: A Strong Economy Supported by Enterprise, Innovation and Skills, that it is recognised that:

*"Ireland is very attractive in terms of international digital connectivity, climatic factors and current and future renewable energy sources for the development of international digital infrastructures, such as **data centres**. This sector underpins Ireland's international position as a location for ICT and creates added benefits in relation to establishing a threshold of demand for sustained development of renewable energy sources. There is also greater scope to recycle waste heat from data centres for productive use, which may be off-site"* (our emphasis added).

To meet this National Strategic Outcome, it is stated that there needs to be a

*"Promotion of Ireland as a sustainable international destination for ICT infrastructures such as **data centres** and associated economic activities"* (our emphasis added).

The recognition of National Strategic Outcome 5 as being of key significance is in the emerging technology and innovation having the potential to accelerate the delivery of the other National Strategic Outcomes.

Finding new use for the vacant building as a data centre would also be meeting **National Policy Objective 7** which is part of the chapter relating to Making Stronger Urban Places. The NPF states that it is an objective in relation to urban regeneration to focus on:

*"Reversing the stagnation or decline of many smaller urban centres, by **identifying and establishing new roles and functions and enhancement of local infrastructure and amenities**"* (our emphasis added).



Southern Regional Assembly Regional Spatial Economic Strategy (RSES)

The RSES for the Southern Region, which includes the strategy for the future development of Limerick, sets out ‘Guiding principles for investment prioritisation in placemaking for enterprise development’, which includes aligning to the “*national strategy and approach for data centres – right location for use and energy demand*”. The RSES states under **Regional Policy Objective (RPO) 62** that

“*It is an objective to:*

- a. *Ensure employment locations follow the hierarchy identified in Chapter 3, and ensure they are built fit-for-purpose. This includes the provision of access to utilities, connectivity, and other enterprise development factors.*
- b. *Identify future locations for strategic employment development having regard to accessibility [redacted] modes and environmental constraints. [redacted] assumption in favour of locating appropriate employment where it would address unemployment blackspots, support sectoral and location-based strengths and [redacted] synergies with existing employers, take advantage of ‘ready to go’ property solutions and local ambition.”*

Further, **RPO 221** relating to Renewable Energy Generation and Transmission Network includes that

- a. *“Local Authority City and County Development Plans shall support the sustainable development of renewable energy generation and demand centres such as **data centres** which can be serviced with a renewable energy source (subject to appropriate environmental assessment and the planning process) to spatially suitable locations to ensure efficient use of the existing transmission network;”* (Our emphasis added).

Limerick 2030: An Economic and Spatial Plan for Limerick

The Limerick 2030: An Economic and Spatial Plan for Limerick specifically references data centres and how Limerick has a Unique Selling Point (USP) for Data Centres given the high concentration of ICT sector and sub-sector developments in the overall County. Section 4.16 of this plan explicitly sets out that “*the wider geography also has multiple secure energy sources and is suitable to becoming a data storage location with multiple data centres and associated functions. This offer is further strengthened by the Irish Software Engineering Centre at UL and strong specialist and complementary undergraduate programmes at both UL and LIT*”.

Section 4.14 of this plan also sets out that the key to meeting the objectives of the plan is to “*diversify Limerick’s sectoral strengths*” and includes in Table 9 that Data Storage in the IT/Electronics Sector would be “*driving value in established sectors*”.

It is further noted that the emphasis on the importance of data centres and the opportunities they would afford employment and the economic sectors in Limerick remain strong within the Limerick 2030: Interim Update Report which was carried out this year.

Draft Limerick Development Plan 2022-2028

Data Centre development is further discussed and set out in the draft Limerick Development Plan under **section 4.7.11** and Policy Objective **ECON O24**.



The importance of Data Centres to the economic growth of national and regional economies, in terms of job creation and economic benefit to other sectors, is acknowledged in this draft plan, within **section 4.7.11**, stating that *“The Data Centre sector is proving to be extremely resilient and the current Covid-19 pandemic has reinforced the importance of Data Centres, as they provide the background infrastructure across a range of essential sectors, including manufacturing, healthcare, media and entertainment, financial services, education and retail, all of which are imperative for the future economic growth of Limerick”*.

This section goes further to state that *“The Data Centre Report Europe Q2 2020 states, that as a result of Covid-19, the role of the Data Centre industry has gained greater recognition in terms of keeping people connected and facilitating business continuity. The report highlights that the demand for Data Centres will continue to increase”*.

Policy Objective **ECON O24** relates specifically to Data Centres, stating:

relates to:

a) Facilitate the development of Data Centres on lands appropriately zoned for such purposes, subject to normal planning, development and environmental controls and the assessment of the potential impact on such development on adjacent land uses.

b) Promote co-location of data centres with renewable energy sources at appropriate locations subject to proper planning and sustainable development considerations” (Our emphasis added).

While this policy is welcomed, we are concerned that it is not robust enough, given the apparent lack of zoning for such a use proposed within the plan. Chapter 12 relating to the Land Use Zoning Strategy sets out in the zoning matrix the type of development that will be generally permitted, open for consideration or generally not permitted within each land zoning. However, despite policy objective **ECON O24** permitting development of data centres in appropriately zoned lands, there is no reference to data centres within the matrix, nor is there any zoning specific to data centres.

Given the emphasis placed on data centres within the draft plan and both National and Regional legislation, it is pertinent that this is rectified prior to adoption of the plan. Further, we would respectfully request that lenience is given to the zonings on which data centres would be permitted, pending proper planning and detailed design, with all land use zonings be considered Generally Permitted or Open for Consideration.

Further, it is respectfully requested that this policy **ECON O24** is further expanded to include a **part C**, which would state:

“c) Facilitate the development of Data Centres on un-zoned lands in appropriate locations and subject to normal planning, development and environmental controls and the assessment of the potential impact on such development on adjacent land uses”.

Site Specific Zoning/Policy

In addition to this, as set out in this submission, the subject site at Ballysimon House would be an appropriate site to facilitate a new Data Centre on the edge of the city environs. The site is suitable in terms of its key location near the city and a built-up urban area, excellent access and connectivity to the surrounding area and M7 motorway, flat topography, some existing tree screening, existing infrastructure and connection opportunities to utilities, as well as lack of physical, environmental, heritage, and landscape and visual constraints, making it an excellent site to house a data centre.



It is therefore respectfully requested that Limerick City and County Council recognise this in the emerging Development Plan, through the implementation of a Site-Specific Policy or Zoning.

Should the Local Planning Authority be minded to extend the zoning areas to this site, we would ask that the site be zoned accordingly to allow a Data Centre to be developed, subject to proper planning and sustainable development.

Alternatively, it is respectfully asked that a Specific Policy be created under Chapter 4 ‘A Strong Economy’ which would facilitate the development of this site for a Data Centre.

Policy ECON O24-a: Ballysimon Data Centre

“It is an objective of Limerick City and County Council to facilitate the development of a data centre and all associated works on the lands at Ballysimon House in Ballysimon during the lifetime of this

in the interests of proper planning and sustainable development, all details relating to any such [REDACTED] it will be agreed in writing with the Local Planning Authority through the Planning Application Process prior to the carrying out of any such development on this site.”

The inclusion of such a site-specific policy would provide a key piece of infrastructure in a suitable location, which will facilitate improved economic opportunity for the multitude of businesses and services in the ICT and related sectors, which are located in the surrounding area of Limerick City and Environs, on a site which is in a suitable location particularly given its key connections and idea location to existing utilities and infrastructure. It is therefore, respectfully requested that this policy and the proposed addition to **Policy ECON O24** are transposed and adopted into the emerging Limerick Development Plan 2022-2028.

Conclusions

Overall, as discussed above, there is a significant emphasis placed on the development of Data Centres within Limerick over the coming plan period, which would greatly benefit the economy and provide enhanced opportunity for services for existing businesses within the County as a whole. However, it is also apparent that there would be limited opportunities for development of Data Centres in Limerick as the plan is currently drafted. The plan references Data Centres and places emphasis and weight on their importance but has not allocated any suitable sites nor has it made it clear what types of zoning Data Centres would be permitted on or whether they could be permitted on suitable un-zoned sites in appropriate locations, subject to detailed planning.

It is considered that the site subject to this submission would be a suitable site in terms of planning and sustainable development for a Data Centre for the reasons set out in the body of this submission, including available infrastructure surrounding the site and excellent connectivity to the rest of the County and Country, and it is therefore respectfully requested that this site is zoned appropriately or alternatively a Site-Specific Planning Policy - **ECON O24-a** is created to permit a Data Centre on this site, subject to proper planning and sustainable development. Should this opportunity fail to be taken on board in the emerging plan period, there is a significant risk that the Local Planning Authority will have missed this opportunity, with a great possibility for no such suitable alternative sites coming forward for the next 6 years.




Further, it is respectfully requested that Planning Policy **ECON O24** is updated to include the provision of suitable sites which are un-zoned, to be considered for development of Data Centres where appropriate and suitable justification can be provided.

We would like to thank Limerick City and County Council for the opportunity to make this Development Plan Submission, and would respectfully request the contents of this submission are given due regard and considered in the amendments to the draft Development Plan 2022 -2028.

Should you have any questions of comments, please do not hesitate to contact us on the details provided below.

Yours sincerely,



 BA(Hons) MPlan MRTPI MIPI

Planner

MKO

ENCL -

Appendix 1 - News Article from the Irish Times (Sunday 5th September 2021) - 'Fragility of national grid amid data centre surge is a shocking state of affairs' by Cormac Lucey.



Appendix 1

News Article from the Irish Times (Sunday 5th September 2021) - 'Fragility of national grid amid data centre surge is a shocking state of affairs' by Cormac Lucey.

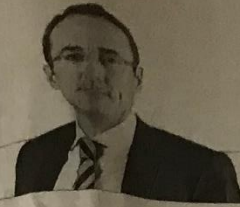


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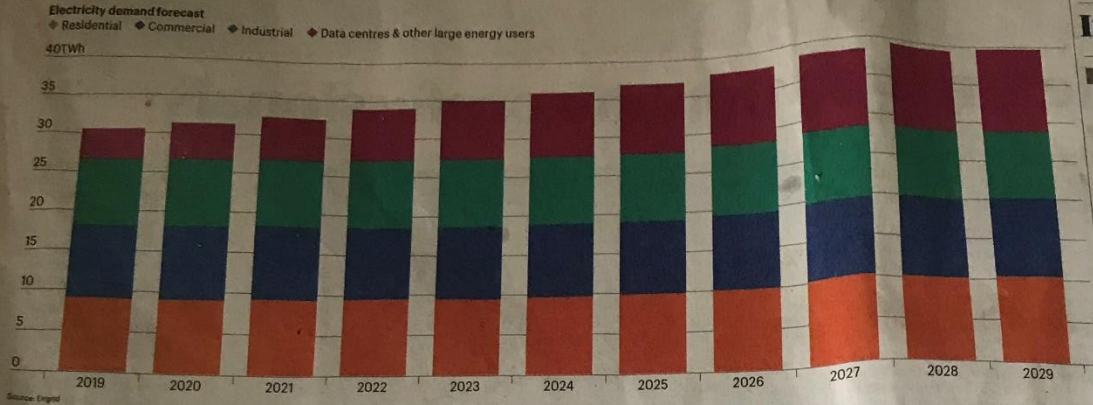
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Fragility of national grid amid data centre surge is a shocking state of affairs



Cormac Lucey Economic Outlook

DATA DILEMMA: ENERGY DEMAND 2019-2029



In April The New York Times reported that the US military asked the American president Joe Biden to maintain at least a modest western troop presence in Afghanistan and to set conditions for the West's withdrawal. In mid-July 23 staff stationed at the US embassy in Kabul sent a private message up the hierarchy, warning of the Taliban's rapid advance and the potential collapse of the Afghan security forces and called for evacuation efforts to be increased.

Why didn't President Biden listen to warnings against a precipitate exit from Afghanistan? It's always easy, after a disaster, to pick out a comment or warning to suggest that policymakers are idiots who wantonly bring crisis upon us. The reality is more complex. Governments regularly get a torrent of warnings. Many are contradictory. They cannot accede to them all.

The Commission for Regulation of Utilities (CRU) has warned of "rolling blackouts" if action isn't taken to limit the growing demands on the grid from data centres in Ireland. Will the government respond and avoid power outages? Or will it end up, like the Biden administration, having to explain why it has ended up presiding over a disaster?

Power cuts are conceivable. Last month outages hit thousands of homes in New Zealand's North Island after a surge in winter demand outstripped power generation. Transpower, which operates the country's electricity grid, said: "Insufficient generation has been made available to meet demand and manage a secure system." California and Texas also saw power outages this year, mostly resulting from storms and fires.

Irish consumers risk being caught in the middle as an irresistible force meets an immovable object. Ireland has a policy of luring tech companies to build data centres for storing information in the cloud here, even though the facilities consume vast amounts of energy. Apple's aborted Athenry data centre project was mooted to boost the national electricity demand by 6 to 8 per cent. It would employ just 150 permanent staff.

Last year the number of data centres in Ireland grew by a quarter. Across the European Union, data centres are forecast to absorb 3 per cent of power by

2030. Here in Ireland, they're expected to eat up circa 27 per cent of our electricity generation capacity by 2029. According to EirGrid's All-Island Generation Capacity Statement 2020-2029, annual electricity demand on the island of Ireland is expected to grow from about 31 terawatt hours (TWh) in 2019 to circa 41 TWh by 2030 under its "median scenario". Over 80 per cent of the increased electricity demand is forecast to come from data centres.

In July the CRU issued a consultation paper outlining a "proposed direction to the system operators related to data centre grid connection". It proposes that priority for connecting new data centres to the grid should be based on their location, the ability of applicants to bring "on site dispatchable generation (and/or storage) equal to or greater than their demand", and the ability of data centres to show flexibility in their demand for electricity.

It is doubtful whether ecologically conscious data centre operators would want to construct adjacent fossil-fuel power generators. The IDA argues that the CRU and EirGrid should instead prioritise centres with purchase agreements with individual wind and solar-powered electricity generators.

The immovable object is the state's commitment to reduce greenhouse gas emissions by, on average, at least 7 per cent a year over the next decade. This is causing carbon-heavy electricity plants to be shut down and increasing reliance to be placed on wind energy which, by its nature, is intermittent and irregular.

Earlier this year the Irish Academy of Engineering published a report, The Challenge of High Levels of Renewable

Generation in Ireland's Electricity System. It highlights that if 70 per cent of the country's annual power production is to come from renewables – mainly wind and solar – by 2030, renewables capacity will have "to considerably exceed this figure on a regular basis". In order to compensate for days when there is little wind or sun, there must be days when renewables contribute significantly more than 70 per cent.

It added that Ireland would require significant gas-fired generation capacity for the next two decades to cope with days when we get little renewable power. Peak demand, not average demand, drives capacity needs. The engineers argue that the gas turbine generation capacity required in 2030 is likely to increase from today even though annual gas consumption is set to reduce.

With supply from the Corrib gas field on a downward trajectory, we will be increasingly reliant on pipeline imports from Britain: "In the academy's view, developing a liquefied natural gas (LNG) import terminal in Ireland is highly advisable in order to ensure secure and diverse gas supplies." The Green Party is stridently opposed to LNG.

Last winter electricity market regulators issued several amber alerts, warning that demand in the Dublin area, where many data centres are based, was close to capacity. In the past 12 months there have been six system alerts on the grid. In the previous decade, they averaged just over one a year.

That signalled an elevated risk of power cuts should the network run into problems. In a submission to the CRU, IDA Ireland warned that amber alerts "are causing disquiet in the foreign direct investment community". The stability of Ireland's grid has been a traditional strength. The IDA argues that supply challenges must be resolved fast lest they deter potential investors.

Unfortunately, things may get worse before they get better. In June the climate minister Eamon Ryan warned that there was a "likely threat" to the power supplies later in the year and approved plans for the ESB to spend €130 million to import and rent 200 megawatts of emergency gas generators over the winter. Last month those plans were cancelled after Tynagh

Energy took court action claiming that EirGrid's procurement process was anti-competitive. It is now hoped that two offline plants at Whitegate in Cork and Huntstown in Dublin will be back up and running in time to avoid any blackouts. As for the prospect of a long-term solution, we are all, alas, in the dark.

PS: How could the Taliban, a ragtag group of religious fundamentalists with little formal military training, become so effective as to expel from Afghanistan the most formidable world powers, including the British, the Soviets and America? Writing for the American Institute for Economic Research, political scientist Anthony Gill reckons he found a key answer in the political economy of religion. It was pioneered in the mid-1980s by sociologists who challenged the belief that rising secularisation would cause religion to become increasingly irrelevant.

Laurence Iannaccone, a US economic professor, asked why strict churches were holding their own and a number, such as the Mormons, were actually growing, while mainline denominations were losing members rapidly. Standard economic theory would contend that higher membership costs should lead to lower, rather than higher, membership.

Iannaccone's explanation was simple and brilliant. Strict codes such as no drinking and refusing blood transfusions and stigmatising behaviour, such as the wearing of distinctive clothes, weed out free riders from groups and so enhance co-operation. Religious denominations are essentially clubs whose members share collective benefits such as fellowship and welfare provision. If everyone contributes their fair share, the organisation is vibrant. However, if there are many free riders, who are there just to receive the benefits, the quality of the participation is weakened, and the organisation becomes sluggish and lethargic.

A hundred years ago and more government was seen as a vehicle for collective national action, whereas now it is seen more as a tethered animal which is feasted upon by competing sectional interests. Today there are too many free riders – and that is an important reason for the torpor and diminished vibrancy of modern democracy.

Labour in America still suffers Delta d

Irwin Stelzer

The US economy added 235,000 jobs in August, perhaps one third of what economists were predicting. Experts reckon that the variant reduced job growth to about 600,000, as workers with childcare responsibilities stayed at home and those exiting the public preference safety of their homes to the leisure and hospitality industries. Those which have grown at an average 350,000 jobs in the past six months added no jobs in August. E-retailing declined. Also, they gathered before this week the \$300 (£250) week federal state unemployment benefit made staying at home infeasible.

Here's why the weak recovery is due more to a lack of available jobs than a lack of available workers: ● Some 10.1 million jobs ● The labour force participation rate, at 61.7 per cent, remains significantly below the average level of 63.3 per cent ● Bidding for worker average hourly earnings at 4.3 per cent above last year

The disappointing result obscures the fact still running hot – at 6 per cent, estimate Not good enough, President Biden or chairman of the Fed Biden sees "an even durable and strong averaging twice this stage of his term pump at least \$4 trillion economy over the create millions of worker-short economy

A new theory is that we need a economy, a go-forward which a bit more worthy paying to marginalised grind enough in off on reducing stimulate the economy (8.8 per cent) a unemployed substantially a (4.5 per cent). expanded the making certain inclusive of the

The shorta heightened the competition: That is not the better benefit being remed Covid-resistant social distant reports firm lounges, ro even beehive

That's the question is flexible workers know Workers know shop for demands, demands i

Sunak knows he has to turn off spending



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