

The 15 Min City: An Utopia or not? Exploring challenges and opportunities for the implementation of the 15 minute concept in Phibsborough.

Research Question: How do residents and urban planners perceive the realisation of the 15 Minute City project in Phibsborough, Dublin?



Figure 1 - Intersection of Phibsborough

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Abstract

This qualitative study explores Phibsborough residents' perspectives on implementing the 15-Minute City concept, analysing its potential benefits and challenges through in-depth interviews and document analysis. The 15-Minute City concept aims to provide residents with easy access to essential services, amenities, and recreational facilities within a short walk or bike ride from their homes. This innovative concept is particularly noteworthy for its comprehensive approach to urban planning, which seeks to enhance the quality of life and promote community well-being by reimagining the spatial arrangement of cities and neighbourhoods. Understanding residents' perspectives and challenges regarding the implementation of this concept is essential for informing urban development policies and practices while adding to the growing literature around the topic. Key findings highlight factors influencing the concept's success, such as trust in government implementation, safety considerations, and the level of community involvement. While residents support the concept's aims, transparent communication and proactive engagement by governing bodies are crucial. Future research could explore strategies to enhance urban governance structures, develop innovative community engagement platforms, and evaluate the applicability of 15-Minute City concepts in different urban settings. Additionally, examining the dynamics of community involvement could shed light on specific barriers and facilitators to effective participation. Overall, this study contributes to a foundational understanding of Phibsborough's perspective on the 15-Minute City and underscores the importance of continued exploration and refinement of urban development concepts for creating inclusive communities.

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Introduction

Cities worldwide are being transformed by urbanisation, which presents opportunities and challenges that directly impact the quality of life for residents (Moore-Cherry, N. and Tomaney, J., 2019). Dublin, the capital of Ireland, is a prime example of the complex urban challenges that many cities face due to rapid urbanisation. Inefficient urban planning and governmental shortcomings have worsened inadequate infrastructure, planning bottlenecks, and a lack of coordinated efforts in Dublin (Moore-Cherry, N. and Tomaney, J., 2019). Dublin faces demographic pressures in the Greater Dublin Area; By 2040, Dublin City and its suburbs are projected to grow by 20-25% to 1.41 million people (Dublin Chamber, 2021). In response to these challenges, the Irish government has embraced the 15-minute city concept and identified multiple neighbourhood "Vital Village Centers" to implement this approach over the next 6 years.

The concept of the 15 Minute City is an innovative approach to urban planning that prioritises community planning, the local economy, and enhancing a neighbourhood's livability. This concept aims to create walkable communities where residents can access their daily needs within a 15-minute walk or bike ride. Studies have shown that this approach can positively impact the well-being, safety, health, and social inclusion (Pozoukidou, G. and Chatziyiannaki, Z., 2021). By exploring the 15-minute city concept, this study aims to uncover how urban spaces can transform to promote well-being and foster community sentiment. However, it is crucial to incorporate the perspectives of those directly affected by urban planning initiatives - the residents themselves (Moreno C. et al., 2021). Community engagement will be emphasised through resident interviews, encouraging active participation in future urban planning processes (Shalowitz, M.U. et al., 2009). It is crucial to engage the community meaningfully throughout the planning process. This could involve residents identifying problems, setting goals, making decisions, and implementing solutions. Various participatory techniques, such as community meetings, focus groups, workshops, surveys, participatory mapping exercises, and online platforms, can be used to achieve this. By gathering insights, preferences, and concerns from residents, planners can better understand local needs and aspirations (Pozoukidou, G. and Chatziyiannaki, Z., 2021). Community engagement enhances social capital by fostering more robust social networks, trust, and cooperation among residents and promotes a sense of collective ownership and responsibility for the neighbourhood's well-being (Moreno C. et al., 2021). By working collaboratively with residents, planners can build relationships, bridge social divides, and foster a greater sense of community resilience and collective action in addressing shared challenges and goals.

Phibsborough, a Dublin neighbourhood, has been designated as a 'vital village centre' due to its diverse population, vibrant social scene, and ongoing urban planning challenges, including limited accessibility and walkability (The People's Transition - Phibsborough, 2021). Its strategic location near Dublin's

amenities and employment opportunities makes it an ideal candidate for embracing innovative urban planning concepts. However, implementing the 15-Minute City concept faces significant obstacles, including extensive infrastructure changes, addressing specific needs for accessible services and facilities, and garnering support from various stakeholders (Moreno C. et al., 2021). As the concept has not been implemented this research is exploratory in nature and aims to gather residents' and urban planners' perceptions of the potential advantages and disadvantages of the 15-minute city concept in Phibsborough. This leads to the main research question:

How do residents and urban planners perceive the realisation of the 15 Minute City project in Phibsborough, Dublin?

In the upcoming Chapter 2, the sub-questions that are crucial for investigating the views of residents and urban planners on the feasibility and implications of the 15-Minute City concept in Phibsborough will be introduced. These sub-questions will provide significant insights into how residents perceive the current state of urban planning and accessibility, which can lead to a deeper understanding of the potential impact of the concept on their daily lives. By addressing these sub-questions, we aim to identify potential obstacles and opportunities for realising the 15-Minute City concept and develop strategies to overcome these challenges. These insights will benefit policymakers, urban planners, and other stakeholders involved in urban development initiatives, guiding the creation of more sustainable, inclusive, and livable urban environments. First the theory behind the research will be introduced.

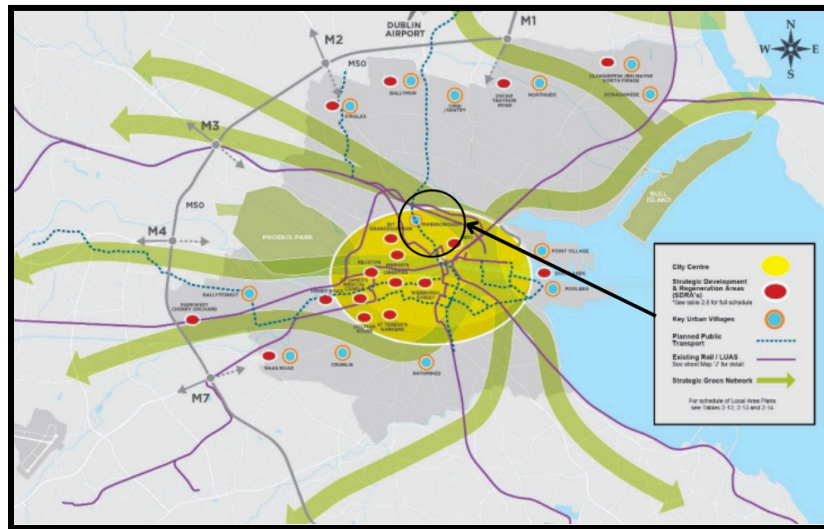


Figure 2, Core Strategy Map via dublin city council development guide 2022 - 2028 vol 1, depicting Phibsborough as a key urban village

2. Theoretical Framework

2.1 The 15 minute city concept, key components and familiar concepts

Urban planner Carlos Moreno first introduced the idea of a 15-minute city. The 15-minute City promotes creating compact urban communities where essential services are accessible within a 15-minute walk or bike ride from homes (Moreno C. et al., 2021). This approach emphasises community involvement and enhances urban livability, strongly emphasising community involvement (Moreno C. et al., 2021). The 15-minute City emerged in response to rapid urbanisation and gained traction among urban planners seeking innovative solutions (Bocca, A., 2021). This new urban planning concept focuses on making essential services like hospitals, shops, and jobs more accessible to city residents. The aim is to improve how cities are designed and reduce common problems people face (Gehl, J., 2013). Different types of neighbourhoods have different characteristics that impact how well a model can work in that area. For example, creating easy access to services and other amenities in a crowded city differs from in a more spread-out suburban area (Moreno C. et al., 2021).

In a study by Papadopoulos E. et al. 2023, Several key factors are essential to the success of the 15-minute city concept. These components are interconnected and critical to the concept's effectiveness. These include enhancing walkability, mixed land use, active community involvement, and accessibility. Walkability means how much an area supports walking as the primary mode of transportation, with features such as pedestrian-friendly infrastructure, access to amenities within walking distance, and safe, visually attractive streets (Caselli B. et al., 2022). Mixed land use integrates a variety of land uses within proximity, fostering a diverse and vibrant environment for living, working, and leisure within the same neighbourhood (Pozoukidou, G. and Chatziyiannaki, Z., 2021). Active community refers to Meaningful and sustained community involvement, which is vital for decision-making processes related to urban planning and development initiatives. Active community calls for active participation, input provision, and collaboration with stakeholders by the residents to shape policies, projects, and programs that directly impact their neighbourhoods and daily aspects of life, including health, safety, and social inclusion. (Pozoukidou, G. and Chatziyiannaki, Z., 2021). Accessibility in urban planning means having easy access to important services, amenities, and facilities in a particular area. It's evaluated based on proximity and transport options. This is the foundation of the "15-minute city" concept, which aims to create more livable, equitable, safe, and healthy communities.

Various urban planning theories, including New Urbanism, Transit-Oriented Development (TOD), and Sustainable Urbanism, demonstrate their relevance to and alignment with the principles and objectives of the 15-Minute City concept. New Urbanism prioritises mixed land use, walkability, and community engagement to generate lively, inclusive neighbourhoods that reflect the aims of the 15-Minute City, albeit without emphasising accessibility. (Ellis,2002). TOD's key focus is on developing compact, mixed-use neighbourhoods around transit hubs, aiming to enhance accessibility and reduce dependence on cars. This aligns with the core principle of promoting accessibility within a 15-minute walking or biking distance, as Ibraeva A. et al. highlighted in their 2020 research. By incorporating such theories, one can better understand the underlying principles that support the 15-Minute City concept.

To conclude, the 15-minute city approach transforms how we design our cities by prioritising walkability, diverse land use, and community engagement. It fosters a sense of belonging and connection among residents while promoting healthier lifestyles and reducing environmental impact. Prioritising people over cars and reimagining our urban spaces as inclusive and equitable can create more livable, vibrant cities for everyone.

2.2 Why the 15 minute city

According to the recent research by Pozoukidou, G. and Chatziyiannaki, Z. (2021), the 15-minute city concept is assessed based on three key factors: Safety, health, and inclusion. The study highlights that these dimensions comprehensively understand the concept's influence. In this study, we will apply these dimensions with minor modifications to suit the unique features of Phibsborough. Defining these three dimensions, Safety encapsulates being protected from various forms of harm, encompassing considerations such as crime prevention, road safety, and an overall feeling of security. Health refers to how well a person is doing overall. It includes their body, mind, and social life. Things like being able to see a doctor when needed, having parks and green spaces to spend time in, and having opportunities to be physically active can all affect a person's health.

In contrast to mere inclusion, social inclusion emphasises the fair and balanced involvement of all members of society in its economic, cultural, and social domains, regardless of their backgrounds, identities, or financial standing. For my study, we will specifically examine social inclusion within the implementation process of the 15-minute city. Safety, health, and social inclusion are interdependent dimensions that intricately influence one another within the 15-minute city concept (Moreno C. et al., 2021). Creating a safe environment through measures like crime prevention and infrastructure design is crucial for physical well-being and instilling a sense of security, as Moreno C. et al. (2021) emphasised. Additionally, public health initiatives like access to healthcare services and green spaces are vital in promoting individual well-being and social cohesion, ultimately leading to greater inclusivity within communities. Addressing disparities and promoting community engagement also contribute to a higher quality of life and a supportive environment that fosters safety and health outcomes for all residents, according to Pozoukidou, G. and Chatziyiannaki, Z. (2021).

The envisioned advantages associated with the 15-minute city concept encompass several dimensions. Enhanced walkability fosters physical activity, mitigates traffic congestion, and enriches the pedestrian experience, contributing to residents through the three dimensions (Allam, Z., et al 2022). By diminishing reliance on automobiles, the concept further diminishes air pollution, noise levels, and carbon emissions, leading to consequential improvements in public health (Allam, Z., et al 2022). Moreover, by fostering increased social interaction, these urban designs nurture community cohesion, fortify social networks, and cultivate a sense of belonging among residents, enhancing social inclusion (Pozoukidou, G. and Chatziyiannaki, Z., 2021). Furthermore, the concept advocates for social inclusion by ensuring equitable access to essential services, amenities, and opportunities, fostering more inclusive and equitable urban environments.

The concept of the 15-Minute City presents both challenges and limitations that can significantly affect its feasibility and effectiveness. A significant obstacle is the restriction posed by infrastructure, especially in urban areas with high population density, where upgrading existing infrastructure to align with the concept's principles can be expensive and logistically intricate (Zakariasson, A., 2022). Mixed land-use developments can create lively neighbourhoods, but strict regulations and zoning laws make it challenging to implement them, hindering the creation of vibrant communities. (Zakariasson, A., 2022).

Furthermore, Resistance from stakeholders, including residents, can impede the progress of a concept due to concerns about disruptions, loss of parking spaces, or perceived threats to property values. To effectively navigate these challenges, involving residents in the planning process from the outset is essential. This addresses their concerns, fosters a sense of ownership, and ensures that their needs and preferences are considered (Allam, Z. et al., 2022). Engaging residents in collaborative decision-making processes leverages their local knowledge and insights. It builds trust between the government and the

community, essential for the concept's long-term success in fostering sustainable and inclusive urban environments (Allam Z. et al., 2022).

2.3 Social Capital, Governance and trust & Participatory planning

Several theories that can help understand residents' perception of the 15-minute city concept are social capital, governance and trust, participatory planning.

Social Capital Theory suggests that trust, social networks, and community cohesion are pivotal in shaping people's perceptions of urban development projects (Dubos, R., 2017). As per this theory, the strength of social relationships and community bonds impacts residents' readiness to support and partake in endeavours to enhance their neighbourhood's livability (Dubos, R., 2017). By leveraging Social Capital Theory, this research aims to understand how trust and community cohesion influence residents' openness to embracing the 15-Minute City concept and actively contributing to its execution.

Governance and Trust in Institutions emphasises the importance of transparent communication and proactive engagement by governing bodies in urban planning processes (Lehtonen, M. and De Carlo, L., 2019). This theoretical perspective explores how residents' trust in government and local authorities influences their acceptance and support of urban development projects. This perspective can apply to the 15-Minute City concept. The theory highlights the significance of government credibility and communication strategies in garnering support for the initiative and fostering meaningful community engagement in the planning process. It also explores the negative impact of government distrust on residents' views of projects, which can lead to roadblocks in the implementation process and delays due to protests against the concept's implementation.

Participatory planning is a collaborative and inclusive approach to urban development that involves community members, stakeholders, and experts in decision-making (Legacy, C., 2017). By engaging diverse voices and perspectives, this approach ensures that urban interventions reflect the needs, preferences, and aspirations of those who live and work in the area (Legacy, C., 2017). Through open dialogue, transparent communication, and meaningful engagement, participatory planning builds trust between residents and decision-makers, fostering a sense of ownership among residents and empowering them to advocate for their needs and shape their neighbourhoods (Pozoukidou, G. and Chatziyiannaki, Z., 2021). This ultimately leads to more responsive and equitable urban development initiatives that address each community's unique challenges and opportunities. Conversely, without resident input, there is a higher likelihood of resistance and opposition to projects, leading to conflicts and delays in implementation (Pozoukidou, G. and Chatziyiannaki, Z., 2021). Overall, the absence of participatory planning can undermine the legitimacy and effectiveness of urban development initiatives, ultimately hindering the creation of inclusive, responsive, and sustainable neighbourhoods.

In conclusion, having a grasp of the theories is essential to comprehend how residents perceive the implementation process of urban planning initiatives, such as the 15-Minute City concept. These theories help to illuminate the factors that influence residents' attitudes and behaviours towards such initiatives, including their trust in institutions, sense of community cohesion, and opportunities for meaningful participation and empowerment. By applying these theoretical perspectives, planners and policymakers can gain valuable insights into residents' needs, preferences, and concerns. These theories emphasise the significance of promoting transparent communication, fostering trust, and empowering communities to actively shape their neighbourhoods, resulting in more sustainable and equitable urban environments.

Part 5 - Conceptual model

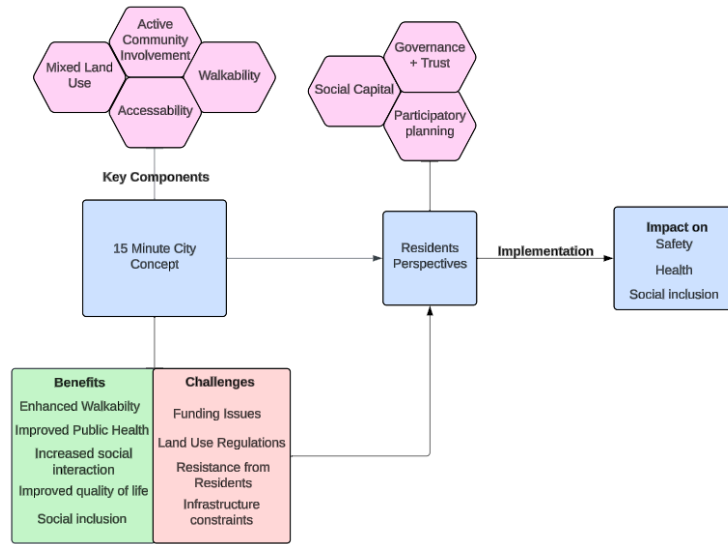


Figure 3, Conceptual Model

In order to gain a comprehensive understanding of residents' perspectives, it is essential to consider the potential impacts of the concept on crucial aspects such as safety, health, and social inclusion, as these factors play an integral role in shaping their daily lives. Theoretical frameworks like Social Capital, Governance + Trust, and Participatory Planning serve as valuable tools to comprehend the various factors influencing residents' perception towards implementing the concept in Phibsborough. Additionally, it is imperative to acknowledge that benefits and challenges play a pivotal role in shaping residents' perspectives.

3. Methodology

3.1 Research Method

This study adopts a qualitative research approach to explore the perspectives and emotions of the residents of Phibsborough, concerning the central research question:

“How do residents and urban planners perceive the realisation of the 15 Minute City project in Phibsborough, Dublin?”

The research aims to gather in-depth, narrative data through a series of interviews, delving into public perceptions and preferences to draw conclusions based on the information collected. Several sub questions were created.

Sub Questions:

1. How residents perceive current urban planning and accessibility within a 15-minute walk or bike ride,
2. How residents perceive their role and involvement in the 15-minute City concept process
3. The main obstacles and opportunities perceived by both residents and urban planners regarding the 15-minute City project

As I delve into the research question, it becomes clear that investigating sub-questions is essential. Each sub-question directly helps answer the main research question by examining how residents and urban planners view the feasibility and implications of the 15-minute City concept in Phibsborough. For example, to evaluate the potential impact of the concept on their daily lives, it is crucial to understand how residents perceive current urban planning and accessibility. Our research and sub-questions aim to understand perceptions of the 15-minute City concept, identify potential barriers and facilitators to its realisation, and develop strategies to address these challenges. Ultimately, policymakers, urban planners, and other stakeholders involved in urban development initiatives will benefit from our actionable insights, helping to create more sustainable, inclusive, and livable urban environments in Phibsborough and other neighbourhoods.

The sub-questions include examining how Phibsborough residents perceive current urban planning and accessibility within a 15-minute walk or bike ride, their role and involvement in the 15-minute City concept process, and the main obstacles and opportunities perceived by both residents and urban planners regarding the 15-minute City project.

Primary data

The research was primarily based on semi-structured in-depth interviews (see to Appendix 3, 4, 5, and 6). This approach was chosen due to its flexibility, which balanced predetermined questions with the opportunity for participants to share their experiences and perspectives, aligning with the complex nature of the research questions. This method allowed for rich qualitative data by encouraging engagement and trust through a conversational and participatory approach (Schmidt, C., 2004). Most studies in relation to the 15 minute-city concept operated with a quantitative approach but for this study interviews provide a better understanding of the complex nature of residents' thoughts and opinions. The needs and perceptions of elderly towards these interventions may coincide with the needs of the urban planners. This synthesis of the primary data is crucial to answer the eventual research question. The in-depth interview questions related to both elderly and planners are further explained by interview guides.

In addition to interviews, site visits were also collected to achieve a comprehensive and well-rounded understanding of the complexities surrounding the implementation of the 15-minute city model in Phibsboro. Multiple Pictures were taken of key areas within Phibsborough to gain a better and more nuanced understanding of the area (See Appendix 1). The mixed-methods approach enhanced the robustness of the research, contributing to the depth and validity of the findings. Site visits to the Phibsborough were particularly beneficial in understanding the community's physical environment, local amenities, and spatial dynamics (Bogdan, R. and Taylor, S.J., 1990). These visits allowed for a direct connection with specific locations and issues mentioned during interviews and aided in interpreting residents' perspectives (refer to Appendix 1).

Secondary data

To strengthen the primary data, secondary data was also collected. I conducted an extensive analysis of official documents from the Dublin City Council to gain a comprehensive understanding of the 15-minute city concept in Dublin. This included a thorough search for policies and actions related to safety, health, and social inclusion, focusing on the Dublin City Council Development Guide Volume 1 2022-2028. From this analysis, I crafted a comprehensive table (Appendix 2) that distilled the essential components of the concept, providing a structured overview of the city's envisioned urban development. I then compared these goals with insights gleaned from interviews with residents and urban planners to identify any disparities or convergences between the city's articulated goals and the lived experiences and expectations of the residents. I also looked at case studies from other cities, such as Milan, Vancouver, and Paris, to better understand the implementation process.

3.2 Participant recruitment and Data collection

To ensure a diverse range of experiences relevant to the research topic, we utilised purposive and snowball sampling techniques to recruit participants and collect data (Rai, Neetij, and Bikash Thapa. 2015). A total of seven participants were interviewed, with attention given to gender, age range, and other relevant demographics. Despite challenges in recruiting urban planners, through resident committees, we were able to leverage a snowballing effect and connect with two planners living in the area through association with one of the residents. The remaining five interviewees were residents of the area, identified through a snowballing technique that involved sending messages to resident committees. We did not limit interviewees based on any criteria other than residency in Phibsborough for at least one year, given their vested interest in the future of the area and their detailed knowledge of its complexities. A breakdown of the demographics is displayed in the table below.

Pseudonym	Age	Gender	Occupation	Resident/Urban Planner	Time living in the area	Interview Duration
Rachel	29	F	Nurse	Resident	4 Years	32 mins
John	40	M	Business Owner	Resident	10 Years	38 mins
Craig	31	M	Accountant	Resident	2 Years	33 mins
Deirdre	54	F	Secretary	Resident	25 years	28 mins
Stuart	60	M	Urban Planner	Urban Planner	30 Years	44 mins
Andy	57	M	Architect	Urban Planner	30 Years	44 mins
Seamus	24	M	Student	Resident	24 Years	35 mins

Figure 4, Table of Participants

To safeguard the identities of our participants, each interviewee was given a pseudonym, and their anonymity was rigorously preserved throughout the research process (Hay, I., 2000). All interviews were conducted remotely via Google Meets, and participants were given a range of options for conducting their interviews. However, Google Meet was the preferred method for all participants. The length of each interview varied, but the average duration was between 28 and 42 minutes. To ensure precise data capture and analysis, we recorded all interviews.

Relevant information was selected regarding health, safety, and social inclusion from the Dublin City Council Development Guide Volume 1 2022-2028, focusing on areas that pertained to these three dimensions. While there was no dedicated section for each topic, we carefully pieced together the scattered bits of information. Which made it hard to narrow down exact references. Our analysis process was guided by the principles of transparency and accuracy, ensuring that our findings were reliable (Hennink, et al, 2020).

3.3 Data analysis

This study will use a thematic content analysis approach to analyse the qualitative data gathered from interviews. The first step involves immersing in the data by reading through the interview transcripts multiple times to ensure a thorough comprehension of the content and context (Hennink, et al, 2020). In open coding, labels or codes can replace specific transcript segments to create a comprehensive list of codes. These codes enable primary data to be presented and understood without losing any vital information. Axial coding further refines this process by merging and organising the labels into operationalized categories based on the theoretical framework and conceptual model (Hennink, et al, 2020). This integration of primary data with literature discussed in the theoretical framework is achieved through the use of coding trees and schemes in semi-structured, in-depth interviews. Code Trees can be seen in Appendices 7 and 8.

3.4 Ethical Considerations

This study strongly emphasises ethical considerations, prioritising the well-being and rights of all participants involved. The informed consent process is designed to be straightforward and comprehensive, providing participants with a clear understanding of the voluntary nature of their participation. All data collected undergoes strict anonymization measures to protect confidentiality and remove identifying information (Dooly, M, 2017). Within the research context, confidentiality and data security are essential to ensure ethical conduct and safeguard participants' rights. The measures implemented aim to minimise discomfort and distress, allowing participants to abstain from answering intrusive questions. The comprehensive informed consent process prioritises ethical considerations and participant autonomy, providing detailed information on the study's purpose, potential risks, benefits, and procedures (see Appendices 3 and 5).

It is crucial to note that participation is entirely voluntary, and participants can withdraw at any stage without consequences. The transparency and informed consent process aims to uphold ethical standards, respect participant autonomy, and establish trust. Data security is a top priority, with strict access control measures and a well-defined plan for data disposal after the study to reinforce participant confidentiality.

The researcher is committed to presenting results responsibly and without bias, recognizing the potential impact on public perceptions and community dynamics (Wiles, R. 2012). This commitment ensures that the research maintains ethical integrity and respects the rights and privacy of all participants involved.

4. Results

4.1 Optimism - Residents Perspective on the 15 minute city concept

Through the interviews it was clear that the level of familiarity with the 15-minute city concept slightly varied among Phibsborough residents, but most residents clearly understood its key components such as walkability, mixed land use, community involvement and Accessibility. They expressed strong beliefs that implementing this concept could create more accessible and interconnected urban spaces, ultimately enhancing their daily life. Mixed-use spaces are highlighted as a particularly beneficial aspect of the concept particularly in areas such as the Phibsborough Shopping centre and Phibsborough canal bank.

Residents recognized the potential benefits of the 15-minute city, including improved health, safety, and social inclusion, which could positively impact the neighbourhood. Four out of the five residents mentioned looking forward to safer and more walkable streets as a notable advantage, Safety was a major issue in regards to Phibsborough mentioned by residents were issues like poorly dimmed streets, derelict areas, insufficient infrastructure.. Additionally, improved walkability and mixed land use was emphasised

as a potential enhancement to daily life, with residents dreaming of a neighbourhood close to European city centre neighbourhoods.

"I would love for the Phibsborough shopping centre to be turned into an area of cafes, shops and bars. A real hub for the neighbourhood, somewhere for the neighbourhood to gather, almost like a plaza that you see in Paris or Madrid, that would be the dream."

Rachel, 29

Accessibility, especially for local doctors, was a key concern for residents. They stressed that greater access to healthcare facilities would vastly improve the lives of the elderly community in the area. Residents are optimistic about the concept, with some even expressing excitement about the potential transformations it could bring to their neighbourhood, Revealing that all residents believed if implemented correctly it would only bring benefits to the community and their own daily lives.

4.2 When will we be asked? - Residents Perspective on community involvement

During the interviews, residents expressed profound dissatisfaction with the planning of the 15-minute city concept, citing a need for coordination and structure in introducing and discussing the concept within the community. This perceived disorganisation has left residents feeling marginalised and excluded from the decision-making process, leading to heightened frustration and disempowerment. The underlying sentiment was a fear that their voices and needs would not be adequately considered during the implementation phase. This widespread disenfranchisement poses significant challenges to successfully implementing the 15-minute city concept in Phibsborough, as meaningful community involvement and buy-in are essential. These are necessary to avoid encountering resistance and opposition from residents, potentially undermining the effectiveness and sustainability of the proposed initiatives. Additionally, lacking trust and confidence in the planning process may hinder cooperation and collaboration between residents and local authorities, leading to delays or setbacks in the implementation timeline.

"I cannot remember one single time i was notified by any sort of local representative about this process being implemented, while i think it's a good concept. I am unsure where I can voice my concerns or will they even know what the people living here need? Or is it just a checklist based on statistics?"

Seamus, 24

Residents have noticed a top-down approach from the government without sufficient community input. They firmly believe their voices should be heard in decisions impacting their daily lives. While the council has reassured residents about community inclusion in planning, this is not connected to their experiences. Many residents demand more visible channels to voice their opinions and concerns, desiring meaningful engagement.

"There is no sort of outlet for residents to voice their opinions on what is going on in the neighbourhood, this is incredibly frustrating. The council claim they create areas for us to participate but it feels like they only do so to check boxes to cover themselves."

John, 40

The perceived lack of community involvement has left residents concerned about whether their needs will be met. Without meaningful participation, they worry that resulting plans will not reflect the diverse perspectives and needs of the community. There is a need for concrete measures that promote a collaborative approach. This ensures the well-being and inclusivity of all residents in Phibsborough.

4.3 I don't trust them- Residents thoughts on Government and trust

Through the interviews it was clear, the community of Phibsborough is currently experiencing a great deal of frustration and discouragement due to their lack of faith in the government and the local council's ability to execute the 15-minute city concept effectively. This widespread mistrust has resulted in isolation and neglect among residents. They feel that there is a significant disconnect between their requirements and the actions of government institutions, which has led to a sense of disillusionment and disregard for planning and implementation procedures.

"There has been numerous failed projects such as the dublin metro and dublin childrens hospital that does not fill me with hope that the government will be able to follow through with yet another ambitious project."
Craig, 31

The residents are hopeful that by fostering genuine collaboration and engagement between residents and decision-makers, they can take advantage of opportunities for improved infrastructure, enhanced community well-being, and an overall heightened quality of life. While residents believe in the potential for positive transformations in their neighbourhood, they fear these opportunities may only be realised through establishing trust and meaningful cooperation between all stakeholders involved in the planning and implementation processes. The existing mistrust surrounding the Irish government and a more widespread scepticism towards governmental institutions could pose significant obstacles in implementing the 15-minute city concept in Phibsborough. Recent political controversies and events have intensified a sense of suspicion among citizens, resulting in a lack of faith in the government's capacity to deliver on urban planning initiatives effectively. This cultural scepticism towards governmental institutions emphasises the need to address residents' concerns and cultivate transparent communication and collaboration between the government and local communities to foster trust and facilitate successful urban development projects.

"I don't trust them, Maybe it's a cultural aspect or maybe recently in ireland's political sphere there has been a massive U-turn on the government due to other unrelated issues, but i don't trust them to follow through with projects they promise"
Deidre, 54

Ultimately, the erosion of trust in governmental institutions and local authorities represents a significant obstacle to realising the 15-minute city concept in Phibsborough. Without rebuilding trust and fostering meaningful dialogue between residents and decision-makers, the community risks being left behind in the broader urban development landscape and unable to fully capitalise on the potential benefits of proposed initiatives.

4.4 - Urban planners - out of touch?

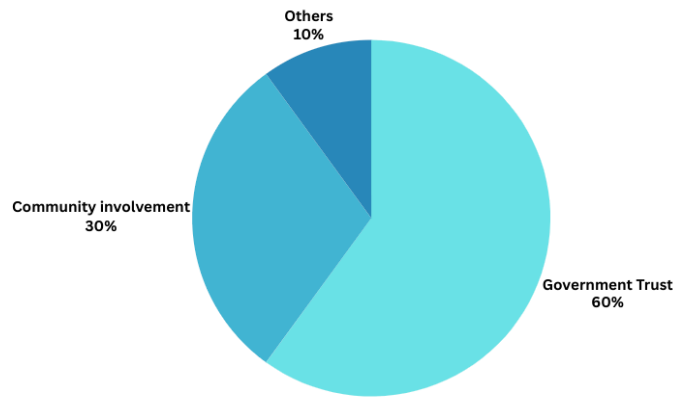


Figure 5, A pie chart illustrating the primary challenges identified by residents regarding the implementation of the 15-minute city concept, extracted from in-depth interviews based on the most frequently mentioned concerns articulated by participants.

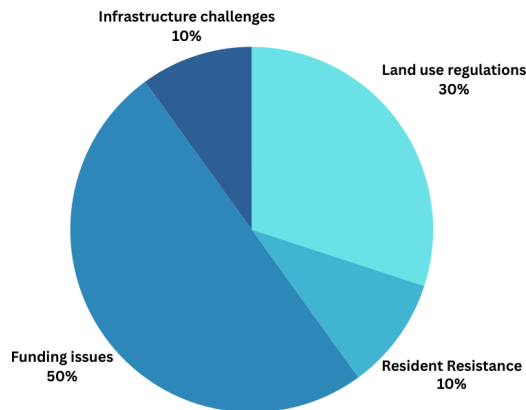


Figure 6,, A Pie Chart illustrating the primary challenges identified by Urban Planners regarding the implementation of the 15 minute city concept, extracted from in depth interviews based on most frequently mentioned challenges articulated by urban planners.

Urban planners and residents were aligned in their vision for the potential benefits of the 15-minute city concept in Phibsborough. They shared a standard view on the positive impact of walkability, accessibility, and overall enhancement of health, safety, and social inclusion in the neighbourhood. While planners acknowledged the possibility of resident pushback, they expressed confidence in devising strategies to address resistance.

“I see most of the challenges faced with implementation being dealt with in time if the government can attribute the right amount of funding, this will be their largest challenge, especially given the current political scene”

Stuart, 60

Urban planners and residents identified different challenges to implementing the concept. Planners identified land use regulations, funding constraints, and infrastructure challenges as primary obstacles, while residents emphasised community involvement and government trust. Despite these challenges, urban planners remained optimistic about the eventual implementation, viewing it as a matter of time. Both planners and residents recognized the current political climate in Ireland and its potential impact on

the success of urban planning initiatives. This shared awareness suggests a collective understanding of the broader contextual challenges that may influence the implementation of the 15-minute city concept in Phibsborough.

5. Discussion

The discussion section delves into the perspectives of Phibsborough residents on the 15-minute city concept, comparing them to the theoretical framework. The focus is on the two main points of contention, participatory planning and government trust. Residents overall viewed the concept as positive. The theoretical emphasis on safety, health, and social inclusion as critical markers for evaluation as stated by the study from Pozoukidou, G. and Chatziyiannaki, Z., (2021), aligns with the residents' perceptions. However, the residents' attitudes are intertwined with broader sociopolitical dynamics, such as government trust and participatory planning, significantly shaping their views on the implementation of the process.

While urban planners highlight technical challenges, such as infrastructure changes, funding issues, and resident pushback, residents prioritise community engagement over technical obstacles when assessing the concept's feasibility. Their involvement in decision-making is essential, as they feel disempowered when excluded. In the study by Legacy, C., (2017) it highlights Participatory planning as a solution to address these concerns, fostering transparency, inclusivity, and accountability. Similarly, government mistrust influences residents' perceptions, underscoring the need for trust and transparency in decision-making (Allam, Z. et al., 2022). The study of Israel, B.A., et al, (2019). stresses that diverse perspectives and lived experiences of local residents when incorporated into the decision-making process, result in more comprehensive and inclusive outcomes. Governments may perceive community involvement as a process that demands significant resources and coordination, which can be time-consuming. Engaging with communities often involves organising meetings, collecting feedback, and navigating diverse viewpoints, which can be resource-intensive and may slow down decision-making processes (Clary, E.G. and Snyder, M., 2002). Furthermore, governments may require more assistance in terms of staff time and expertise, which can limit their ability to engage with communities on every issue effectively.

In a study by Lehtonen, M. and De Carlo, L., 2019 it is highlighted that government mistrust can play a huge part in residents' perceptions. Residents' mistrust of government institutions can undermine support for urban development initiatives, impacting the concept's success (Legacy, C., 2017). The need for more participatory planning and community involvement reflects the importance of inclusivity and transparency in meeting residents' needs. These real-life perspectives emphasise the significance of incorporating resident feedback and fostering trust in governmental institutions to ensure successful urban planning outcomes. These insights highlight the importance of a people-centred approach to urban planning that values community engagement, transparency, and accountability.

In summary, The residents' positive views align with the importance of safety, health, and social inclusion in theory. However, broader socio-political dynamics, such as trust in the government and participation in planning, shape their attitudes and significantly influence their views on the implementation process. Urban planners focus on technical challenges, while residents prioritise community engagement and feel disempowered when excluded. Participatory planning emerges as a solution to address residents' concerns, promoting transparency, inclusivity, and accountability. Government mistrust also plays a significant role in residents' perceptions, underscoring the need for trust and transparency in decision-making. These insights highlight the vital role of a people-centred approach to urban planning, emphasising community engagement, transparency, and accountability to achieve successful outcomes in urban development.

Part 2 - Research process

When conducting qualitative research using snowball sampling techniques, it is essential to be aware of potential challenges that may affect the interpretation of the results. One such challenge is the reliance on subjective interpretation, which can introduce researcher bias and subjectivity into the analysis (Rai, N. and Thapa, B., 2015). It is essential to employ rigorous data analysis techniques to mitigate these biases. Another challenge is the potential for sample homogeneity due to recruiting participants through existing social networks. This may limit the diversity of perspectives and experiences represented in the study, which could affect the generalizability of findings (Campbell, S., et al 2020). Therefore, it is critical to acknowledge any limitations in interpreting the results due to these sampling techniques.

Conclusion

To conclude, this research aimed to explore the opinions of Phibsborough residents and urban planners on the realisation of implementing the 15-minute city concept. The study used qualitative methods to gain insight into their perspectives and uncover potential obstacles or opportunities related to the concept. The results indicate that residents and urban planners agree that the 15-minute city concept would enhance residents' daily lives, particularly regarding safety, health, and social inclusion; this aligns with the study by Pozoukidou, G. and Chatziyiannaki, Z., (2021). However, there are differences in their views on the implementation challenges, with urban planners highlighting technical issues as potential hurdles. At the same time, residents point to government unreliability and a lack of community involvement as challenges to effective or successful implementation. These findings align with the theoretical framework which highlights theories such as government trust theory and participatory planning as ways to understand community perspectives.

The implications of these findings hold significant weight for the broader field of urban planning. It emphasises the need to prioritise residents' perspectives and ensure meaningful community involvement in the planning and implementing urban initiatives (Legacy, C., 2017). This study adds to the existing knowledge by providing valuable insights into the perceptions of residents and urban planners on the 15-minute city concept. It also addresses gaps in the literature concerning community engagement and its impact on 15 minute city concept projects.

Reflecting on the methodology, using qualitative methods, including in-depth interviews and document analysis, provided valuable insights into participants' perspectives. However, challenges were encountered in recruiting urban planners, and the snowballing recruitment technique could introduce bias. Future research could explore alternative recruitment methods to mitigate bias, such as random selection, although this may require more time to organise (Hays, 2000). Additionally, site visits proved challenging due to the conceptual nature of the study, as the 15-minute city concept had yet to be implemented in Phibsborough at the time of the research.

Moving forward, it is recommended that community initiatives be prioritised in new urban initiatives, with more robust policies implemented to ensure meaningful community involvement. Furthermore, future research could explore the potential policy implications of the findings and investigate alternative approaches to community engagement in urban planning.

In conclusion, this study contributes to the literature on the 15-minute city concept by providing valuable insights into residents' and urban planners' perceptions. It highlights the significance of community involvement in urban planning processes and offers recommendations for future research and policy

development. Ultimately, this research has practical implications for addressing real-world urban challenges and advancing theoretical understanding of urban planning.

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Appendix 1 - Site visits



Site visits of the main Phibsborough Road mentioned in Residents interviews



Site visits of Bohemian football club and the Royal canal mentioned in Resident interviews



Phibsborough shopping centre car park and local school mentioned in the urban planners interview

Appendix 2 - Dublin City Council Development Guide Table

	<u>Goals/Actions established</u>
<u>Safety</u>	<ul style="list-style-type: none"> ● Improved active travel infrastructure such as walking and cycling ● Green-space networks help reduce crime rates ● Streets designed to promote safety and security and avoid anti-social behavior. ● Traffic Management ● Street and Road Design ● The provision of high quality, smart and energy efficient public lighting ● Children’s Playing Facilities in New Residential Development ● All development proposals are to adhere to development guidance on flight path, airport noise zone and public safety zones. ● The relationship between buildings and their adjoining spaces strongly influences the sense of personal safety
<u>Health</u>	<ul style="list-style-type: none"> ● The city will be interwoven with a high-quality green-space network. ● Access to healthcare within 15 min walking distance ● Green-space networks result in health-related benefits like clean air and better water quality ● Healthy Placemaking - ensuring quality architecture, urban design and green spaces\ ● healthy attractive places ● facilitate walking and cycling close to public transport
<u>Social Inclusion</u>	<ul style="list-style-type: none"> ● All development will be connected by exemplary public transport, cycling and walking systems.

	<ul style="list-style-type: none"> ● The city will be interwoven with a high-quality green-space network. ● infill development (developing vacant or underused land), and use of brownfield lands and sites ● Access to all amenities needed nearby ● the integration of land use and transportation ● To enable new facilities, these challenges must be met in all parts of the city, including: <ul style="list-style-type: none"> • the regeneration of industrial lands, • the regeneration of older social housing complexes, • new builds in the suburbs, and • gaps in facilities provided within the existing inner and outer city Suburbs. ● Mixed use zoning ● Local Initiatives ● The Council has been pioneering in the area of civic engagement and active citizenship, creating the Public Participation Network and Your Dublin Your Voice opinion panel as a way to engage citizens in local decision making, facilitating them to take a more active role in influencing Council plans and policies ● To recognise culture as an important mechanism in regeneration, with the potential to act as a catalyst for integration, community development and civic engagement ● Women and Girl’s Safety in the Public Realm ● To raise awareness of the international importance for nature conservation of Dublin Bay by improving information and interpretation of its biodiversity for recreational users and visitors. To increase public engagement and actions to conserve nature in line with the objectives of the UNESCO Biosphere Reserve. ● the successful implementation of a significant number of the objectives of the Plan will necessitate ongoing collaboration and engagement with citizens, stakeholders, sectoral interests, city partners and adjoining authorities ● In Strategic Development and Regeneration Areas, Dublin City Council will work towards developing a protocol that would encourage and promote official local monitoring committees anchored by DCC where residents, planners and developers can interact and communicate on large scale development projects.
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Appendix 3 - Semi structured interview - Residents

Disclaimer: (read out loud to each participant)

I aim to gather valuable insights on the 15 min city concept in Phibsboro. Your participation is immensely appreciated and will contribute significantly to the research. Your thoughts and experiences are crucial to our understanding of this topic. I'd like to assure you that all information shared during this interview will be treated with the utmost confidentiality and used solely for research purposes. Your participation is entirely voluntary, and you have the freedom to skip any questions or discontinue the interview at any time. Your agreement to proceed with this interview signifies your consent to share your insights. Your cooperation is greatly valued. Thank you for taking the time to participate.

Sub-Questions = SQ

Introduction:

1. Briefly introduce your age, occupation, hobbies, how long you lived in the area, etc.
2. Are you familiar with the 15 min city concept? SQ: If so, how do you know this concept? What urban concepts are you aware of?
3. What is it like living in Phibsborough? SQ: Do you feel a sense of community? Are your daily needs met? What are the positives and negatives?

Community involvement and implementation process:

4. Can you share your experiences regarding community involvement? SQ: Any specific examples? How did this make you feel?
5. How do you perceive the role of community engagement and participation in shaping the neighbourhood? SQ: Are there channels for your voice to be heard? Do you feel the government makes the effort?
6. Do you feel there is a community spirit within Phibsborough? SQ: Is it fractionalized or solid? Are your peers involved in the community? Any suggestions for improvements?

Challenges and opportunities:

7. How do you feel walking/cycling around Phibsborough? SQ: Is it Safe/Unsafe? Is It Efficient or difficult to do? How often do you do this? How could this be improved?
8. Do you have access to all necessary amenities nearby? SQ: Are they accessible by walking/Cycling? Which amenities are accessible? How does this influence your daily life?
9. What are the public and green spaces like in Phibsborough? SQ: Are there many? Are they well looked after? How does this affect your mental and physical health? Do you feel safe?

Feasibility, government involvement, policies, planning, and anticipated impact:

10. What are your opinions on the feasibility of achieving the 15 min city concept in Phibsboro? Is it plausible? SQ: What are the hurdles you associate with this? How can we overcome these hurdles?
11. What are your thoughts on the institutional structures and governmental roles in providing information to communities about the implementation process for the 15 minute city concept? SQ: Who is in charge of provisioning information? Do you trust these channels of information? What improvements could be made to enhance the information flow?
12. How do you perceive the potential impact of the 15-minute city on the overall sense of community and social relationships among residents in Phibsboro? SQ: Positive or negative? What demographics will it most effect?

Conclusion Questions:

13. Reflecting on our discussion today, what do you believe are the most significant factors influencing the future development and well-being of Phibsborough as a community? SQ: How can we solve these? How does this make you feel?
14. Considering the various challenges and opportunities we've discussed, what do you envision as the ideal future for Phibsborough? SQ: what steps do you believe are necessary to realise this vision?
15. Looking ahead, how do you see the relationship between residents and local authorities evolving in the context of ongoing urban development efforts? SQ: what strategies do you think can foster greater collaboration and mutual understanding between these stakeholders?

Appendix 4 - Interview Guide Residents

Themes	Subject	Interview Questions + SQ	Reasoning
Disclaimer		Introduction	The purpose of the disclaimers is to ensure transparency, protect participants' rights, and maintain ethical standards throughout the research process.
Introduction	<p>Basic introduction</p> <p>Introduction to 15 min city concept</p> <p>Participants familiarity with the concept</p>	1,2,3	A brief introduction will be given before the semi-structured interviews. The majority of interview questions demand a great deal of thinking. The purpose of the first question is to establish a rapport with the respondents and help them feel at ease. The interviewee is invited to share their knowledge of the 15 minute city concept in this part of the interview.
Residents, thoughts, opinions and experiences with inclusivity, inclusion in regards to implementation process and overall community inclusion	<p>Determining whether residents felt included or excluded from certain process or in general and what was the causes/solutions</p>	4,5,6	The goal of the second portion of the interview is to learn more about the interviewee's perception and experiences of the impacts of the lack of or the amount of inclusion/inclusivity can have on residents perceptions of their neighbourhood and of new concepts that could potentially remedy their concerns or harm them. Once they have told their story, it is necessary to figure out the reasons that had the greatest influence on them and their community.
Perceived Opportunities and challenges faced by the residents in regard to current neighbourhood and the perception of the new concept	<p><i>Individual and community perceived challenges and opportunities</i></p> <p><i>The causes and reasoning for these perceptions</i></p>	7,8,9	The third segment of the interview is dedicated to examining various perceptions from residents on the challenges and opportunities of their current situation and the 15 minute city concept. The residents understand and have the most knowledge about what the challenges are for Phibsborough its important to understand the causes of these perceptions in order to

			<p>come up with solutions. We can then determine solutions through causation, the dimensions used to determine the causations will be health, safety and inclusion/social cohesion. These dimensions are integral to residents' needs. Through this we also determine the residents' needs.</p>
<p>Gathering resident perceptions/thoughts and opinions on the 15-minute city's feasibility, government role, policy ideas, physical planning suggestions, and expected impact</p>	<p>Understanding resident opinion on the ability of completion.</p> <p>Public opinion on the government's role.</p> <p>Policy suggestions and physical planning recommendations.</p> <p>Overall residents expects impact of the 15 minute city concept on Phibsborough</p>	10,11,12	<p>The fourth part of the interview is used to determine residents' thoughts and opinions on factors such as governmental structures and roles within the implementation process plus to share their suggestions for policies and physical planning. Its important to understand these as they shape perceptions also.</p>
<p>Concluding Questions</p>	<p>Overall perspectives</p> <p>Rounding up on the broader themes</p>	13,14,15	<p>Concluding interview questions serve a crucial purpose by prompting interviewees to reflect on the broader implications of their experiences and insights. These questions help capture interviewees' perspectives and recommendations, providing valuable context and guidance for future research, policymaking, and community initiatives.</p>

Appendix 5 Semi structured interview - Urban Planner

Disclaimer: (read out loud to each participant)

I aim to gather valuable insights on the 15 min city concept in Phibsboro. Your participation is immensely appreciated and will contribute significantly to the research. Your thoughts and experiences are crucial to our understanding of this topic. I'd like to assure you that all information shared during this interview will be treated with the utmost confidentiality and used solely for research purposes. Your participation is entirely voluntary, and you have the freedom to skip any questions or discontinue the interview at any time. Your agreement to proceed with this interview signifies your consent to share your insights. Your cooperation is greatly valued. Thank you for taking the time to participate.

Sub Questions = SQ

Introduction:

1. Introduce yourself, occupation, hobbies etc.
2. How familiar are you with the concept of a 15-minute city? SQ: Do you know case studies? How long has it been talked about in your work? Have you ever been part of a team implementing this?
3. How do you envision the implementation of the 15-minute city concept benefiting residents in Phibsborough? SQ: What areas? How exactly will these benefit?

Community initiatives, resilience, needs and what challenges come with inclusion and inclusivity:

4. What challenges do you foresee in implementing the 15-minute city concept in Phibsborough? SQ: Negative or positive? What strategies to help these challenges?
5. How do you see potential conflicts or trade-offs between the 15-minute city goals and existing urban planning considerations? SQ: Will residents fight back if they feel threatened? How to mitigate resident pushback?
6. How would you advise to involve and gather feedback from the Phibsboro community, during the planning and implementation phases of the 15-minute city concept? SQ: do you think communities are responsive to these methods? Why is it beneficial?
7. Do you believe there are specific community-driven initiatives that could enhance the success of the 15-minute city in Phibsboro? SQ: What is your opinion to promote these initiatives? Who should promote these? Private or government?
8. Share your thoughts on community sentiment? SQ: Is it essential for the achievement of this concept? How can we foster this? What influences this?

Challenges and opportunities:

9. How do you see the 15-minute city concept contributing to social inclusion and community engagement in Phibsboro? SQ: What challenges and opportunities present themselves along with this? Positive or negative?
10. Are there specific initiatives or strategies you think should be incorporated to ensure that the 15-minute city is inclusive for all members of the community? SQ: Are they realistic? Are they cost effective etc?
11. Are there specific safety measures or design elements that you believe should be prioritised within the 15-minute city framework to enhance residents when walking, cycling or using public spaces in Phibsborough? SQ: have these measures been used elsewhere? Good or bad? Will they work in Phibsborough?
12. What are the challenges you foresee in making residents of Phibsborough more active and healthier through promoting walking, cycling and making use of recreational spaces within the 15 minute city concept? SQ: How can these effect mental and physical health? Is this linked to safety and social inclusion also?

13. Are there specific amenities or services you believe should be integrated into the planning of a 15-minute city to promote health, safety or social inclusion? SQ: how realistic are they? Will residents like them?

Viability and obstacles to full 15-minute city implementation:

14. What are your thoughts on the achievability of such a concept in Phibsborough, what would be setbacks. SQ: What do you think setbacks in the minds of residents?

Concluding Questions:

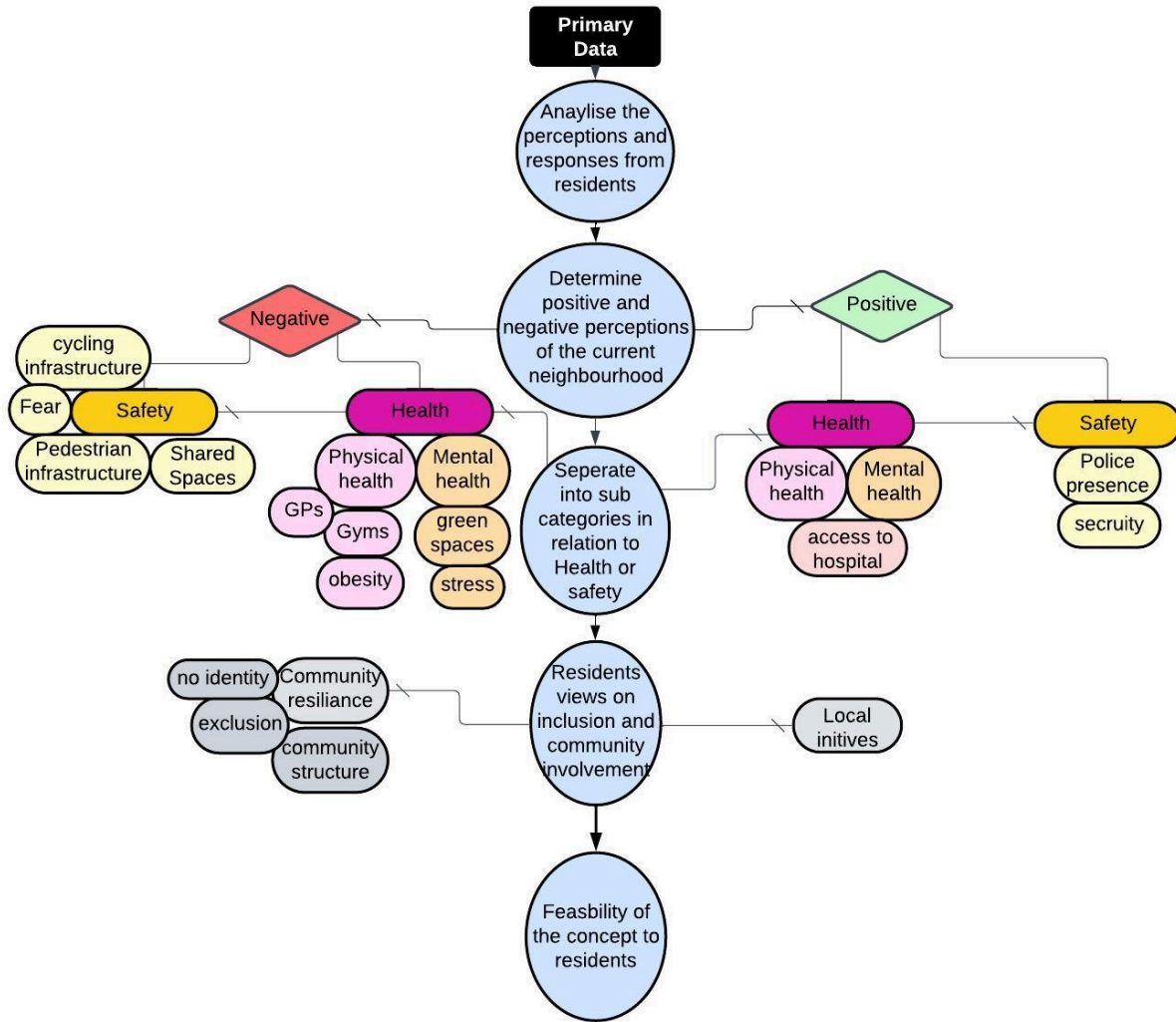
15. Reflecting on our discussion today, what do you believe are the most significant factors influencing the future development and well-being of Phibsborough as a community? SQ: How can we solve these? How does this make you feel?
16. Considering the various challenges and opportunities we've discussed, what do you envision as the ideal future for Phibsborough? SQ: what steps do you believe are necessary to realise this vision?
17. Looking ahead, how do you see the relationship between urban planners, residents and local authorities evolving in the context of ongoing urban development efforts? SQ: what strategies do you think can foster greater collaboration and mutual understanding between these stakeholders?

Appendices 6 - Interview Guide - Urban Planner

Themes	Subject	Interview Questions	Reasoning
Disclaimer		Introduction	The purpose of the disclaimers is to ensure transparency, protect participants' rights, and maintain ethical standards throughout the research process.
Introduction	Basic introduction Brief thoughts and opinions on 15 minute city concept Brief thoughts on the benefits of the concept	1, 2,3	The first part of the interview will focus on getting to know the respondent. Following up, the respondents will be asked about their familiarity with the 15 minute city concept and to give a brief breakdown of how they see the concept plus any benefits that they believe it could bring to Phibsborough.
Community initiatives, resilience, needs and what challenges come with inclusion and inclusivity	Challenges that come with implementation The problems/benefits with trying to be more inclusive Recommendations for being more inclusive community	4, 5, 6, 7, 8	The second part of this interview focuses on urban planners' opinions on what challenges are faced during implementation and what they recommend are ways to encourage residents to be more included in the process. This is important especially if residents feel left out. Also take a look at their opinion if resident buy-in is essential to a successful implementation. This lends the idea to the idea that

Themes	Subject	Interview Questions	Reasoning
			residents have the power in the process.
Determine what challenges and opportunities they see in implementing the process/concept	Perceived opportunities and challenges faced by planners and also by residents in the implementation process	9, 10, 11, 12, 13	The third segment of the interview focuses on the challenges and opportunities they perceive within the implementation of the 15 min city concept, these challenges and causes fit within the three dimensions spoken about before, safety, health and inclusion/social cohesion. Its important to compare these thoughts with residents to further the knowledge on the causes and solutions.
The viability and potential obstacles to full implementation of the 15-minute city concept.	Understanding possible setbacks	14	The fourth part of the interview is used to determine urban planners thoughts and opinions on factors such as governmental structures and roles within the implementation process and potential major setbacks to the implementation process, that may have been discussed earlier in the interview.
Concluding Questions	Overall perspectives Rounding up on the broader themes	15,16,17	Concluding interview questions serve a crucial purpose by prompting interviewees to reflect on the broader implications of their experiences and insights. These questions help capture interviewees' perspectives and recommendations, providing valuable context and guidance for future research, policymaking, and community initiatives.

Appendix 7 - Code tree - Residents



Appendix 8 - Code Tree - Urban Planners

