

**MINUTES OF PLANNING AND STRATEGIC DEVELOPMENT SPC  
MEETING HELD IN THE COUNCIL CHAMBER, COUNTY HALL, CORK  
ON 27<sup>TH</sup> APRIL, 2017.**

**Present:** Cllr. Michael Hegarty Chairman  
Cllrs. Aidan Lombard  
Des O'Grady  
Deirdre Forde  
Marcia D'Alton  
Timmy Collins  
Seamus McGrath  
Bob Ryan  
Aaron O'Sullivan

Tony McGrath, (Business/Employment Representative)  
Mr. Dan Boyle (Environment/Conservation Representative)

**In Attendance:**

Mr. John O'Neill, Director of Service (Planning)  
Mr. Andrew Hind, Senior Planner, Housing & Infrastructure  
Delivery Team  
Mr. Michael Lynch, Senior Planner, Planning Policy Unit  
And Ms. Marguerite Allison, Staff Officer

**Apologies:**

Cllr. Pdraig O'Sullivan  
Mr. Michael O'Flynn (Development/Construction Representative)  
Mr. Finbarr Harrington (Community & Voluntary Representative)

**Vacancy on the Planning & Strategic Development SPC:**

The Director informed the Meeting that the previous Business/Employment Representative had resigned, resulting in a vacancy on the SPC. The appointment of Mr. Tony McGrath as replacement representative on the Planning & Strategic Development SPC was approved at Council Meeting held on 28<sup>th</sup> November, 2016.

The Chairman then welcomed Mr. Tony McGrath as a member of the SPC.

**1.0 Minutes:**

The Minutes of the Meeting held on 2<sup>nd</sup> February, 2017, proposed by Cllr. Timmy Collins, seconded by Cllr. Bob Ryan, were confirmed and signed by the Chairman.

## **2.0 UPDATE ON LIHAF:**

A Revised Agenda (attached) for the Meeting was circulated in order to update members on the current position in relation to LIHAF Funding - **Appendix A - Revised Agenda**. Mr. Andrew Hind Senior Planner, HIDE then circulated the attached **Appendix B - LIHAF Awards** and gave the following details:

- Council made a Submission for LIHAF funding. On 28<sup>th</sup> March, the Government announced the approval of such projects - 4 were approved in cork county (**Ballincollig; Carrigaline; Glanmire; Middleton**) - Total Award €20M - A significant allocation.
- Potential Housing by 2021 - 1740 - Total Housing Potential 8,400
- Cork City and County together - Total Award €45.39M
- LIHAF approved for 4 of the 9 Urban Expansion Areas in Metropolitan Cork.
- Next steps - Detailed project discussions with the DoHPCLG (May) and formal LIHAF agreement with DoHPCLG.

## **Issues/Concerns:**

- Timeframes for spending LIHAF monies - DoHPCLG target for spending monies - by 2019. Shannonpark, Carrigaline will commence earlier - LIHAF is only a part of the housing infrastructure requirement in Metropolitan Cork.
- Status of sites in relation to AA/EIA
- Members raised a query in relation to statistics on housing completions.
- Co-ordination with Irish Water re. Provision of Water Services for LIHAF project sites - a new initiative with regard to water infrastructure a €50M fund nationally so that IW can service major strategic housing sites.
- The onus is on the Council to progress these projects and deliver housing, if not the funding will be allocated to different projects in other parts of the country.
- Members expressed disappointment in relation to the projects which were not approved and queried the status of same - hopefully, there may a future round of funding.

## **3.0 Update on Review of the Local Area Plans.**

Mr. Michael Lynch Senior Planner gave the following update on the Review:

- There are more than 1000 amendments proposed to the 8 Draft Plans for a broad range of reasons including Active Land Management; Zoning of land; AA/HDA.
- The Council is precluded from incorporating the Town Council Development Plans into the LAPs at this time. The Draft Plans are therefore being amended to exclude proposals in relation to these areas.

- Public Consultation on the Proposed Amendment of the Draft Local Area Plans will run from 2<sup>nd</sup> May to 4 p.m. on 30<sup>th</sup> May, 2017.
- The Chief Executive's Report on Submissions received will then be prepared and submitted to members on 16<sup>th</sup> June, 2017.
- The new Local Area Plans will be made end of July and come into force after 4 weeks.

Correspondence from Mr. O'Flynn, (Development/Construction Representative), attached **Appendix C**, was circulated to members and the Senior Planner stated that:

- The Department of Housing considers that too much land has been zoned and has raised concerns that the Local Area Plans should be consistent with the Core Strategy. The Council believes that the Local Area Plans set out how the Council is responding to the housing shortage by ensuring the provision of zoned residential land and making arrangement for the provision of suitable infrastructure to develop such zoned lands.
- Following the adoption of the Local Area Plans, the Executive will review the Core Strategy and prepare the Consequential Variation of the CDP - draft Variation in July; make the Variation in October.
- The Proposed Amendment will contain specific details in relation to Active Land Management including monitoring planning permissions/refusals to review if lands which are unlikely to come forward for development should continue to be zoned. Strategic Land Reserve will bring forward more land for development within the next year.
- The Vacant Sites Levy will facilitate the Council in bringing forward zoned lands for housing.

In the discussion that followed, members raised the following queries/concerns:

- Quantum of zoned residential land - Statistics re. zoned land are required to ensure that sufficient land has been zoned to meet housing demand.
- Concerns expressed that SLRs will ultimately be zoned, and will be all residential but these sites may not necessarily be the most sustainable sites for housing.
- Implementation of the Vacant Sites Levy may not be practical to enforce.

#### **4.0 Cork Harbour Study:**

The Chairman stated that during the Review of the Local Area Plans process a commitment was given that the SPC would consider the Cork Harbour Area. An extract from the draft Cork Harbour Study 2011 was circulated to members at the meeting (**Appendix D - "Introduction and Outline of the Study"**).

The Senior Planner, PPU stated that the draft document was a very comprehensive Study, - the public and all relevant agencies were consulted. It was proposed to circulate the complete document to members; to include this Item on the Agenda for the next meeting and thereby stimulate discussion on the Harbour Area. Members generally welcomed the inclusion of this item, but queried how any policies arising might be included in the Local Area Plans.

#### **5.0 Solar Energy Farms:**

Members expressed concerns in relation to Solar Energy Farms in proximity to residential areas - members were informed that currently there are no Government Guidelines for such developments and no proposals for such Guidelines. The Council has however, carried out some research with regards to dealing with such planning applications. The many decisions of An Bord Pleanála in these matters gives guidance in relation to how they deal with such applications.

#### **6.0 Projects Proposed by the Council under Part VIII of the Planning & Development Act, 2000 (as amended):**

In response to a request that such projects would be included on the Council website, the Director stated that such projects are usually sponsored by other Directorates within the Council (e.g. Road projects by the Roads Directorate). The Planning Directorate function relates only to the provision of a Planning Report.

#### **7.0 Lost Planning Files:**

In response to a query in relation to lost planning files, the Director stated that a small percentage of planning files were lost during the severe flooding in County Hall in November 2009. Copies of some of these files had been made available from Area Engineer's offices. All planning files are scanned electronically now to avoid any such loss in the future.

#### **8.0 Insufficient car-parking spaces in older housing estates:**

Concerns were again expressed regarding the chronic shortage of car-parking in housing estates. In some cases, it is proposed that green areas within the estate would be modified to provide such spaces. However, such proposals can encounter planning problems.

#### **Next meeting:**

The Chairman informed the meeting that the next meeting will be on 26<sup>th</sup> June, 2017.

This concluded the business of the meeting.

CHAIRMAN: Michael Hegarty

DATE: 26. 6. 2017.