

**MINUTES OF PROCEEDINGS OF SPECIAL MEETING OF THE COBH AND EAST CORK MUNICIPAL DISTRICTS HELD AT COUNTY HALL, CORK ON MONDAY 15<sup>TH</sup> OCTOBER, 2018**

Chairing: Cllr. G. Keohane  
Present: Cllrs. P. O’Sullivan, A. Barry, D. O’Cadhla, & K. McCarthy (all Cobh); M. Hegarty, N. Collins, M. Ahern, M. Linehan-Foley, & D. Twomey (all East Cork)

Officials: M. Lynch, Director of Services; R. Palmer, Senior Executive Planner; Donald Cronin, Senior Executive Engineer; S. O’Callaghan, Senior Executive Officer; P. Lynch, Municipal District Officer; C. McDonnell, Cobh Municipal District

In Attendance: John O’Callaghan, Richard Neuling, Atkins Consulting Engineers

An apology for their inability to attend was received from Cllrs .S. McCarthy, C. Rasmussen, and S. Sheppard.

M. Lynch stated that Cork County Council had spend 2 years working on LIHAF and had secured the sum of €5.5m from the fund for the provision of infrastructure to facilitate the construction of 2,500 houses. He also outlined the other investment sources, a copy of which was circulated to the Members. M. Lynch said that the Part 8 was required to provide the infrastructure which would enable the various landowners to apply for planning permission and build the houses.

R. Palmer stated that queries raised by the Members at the July meeting would be addressed following an update by J. O’Callaghan from Atkins Consulting Engineers.

J. O’Callaghan outlined the 8 projects covered in the Part 8 Planning Proposal, (copy of which was circulated to the Members). He confirmed that Projects 1 to 4 were included in the LIHAF funding award.

J. O’Callaghan gave details of the Transport Assessment Update. The preliminary results of the Local Area Model indicate that Phase 1 development can be accommodated without impacting significantly the performance of any of the junctions in the model area. He also stated that based on preliminary results of the Vissim model the junction strategy in Part 8 proposals is the optimum solution for Phase 1.

J. O’Callaghan gave details of the response received from Irish Water. Basically, Irish Water will provide a solution for drinking water supply and waste water to the Water-Rock site by 2021. They will pump the wastewater to Carrigtwohill WWTP via a new pump station and rising main through the Water-Rock site. The pumping station and the route of the rising main through the Water Rock site will be included in the part 8 planning application

R. Palmer outlined the costings of the 4 stages of the project, namely the LIHAF award, the Preliminary Design, Phase 1 of 1000 units and full build out of 2,500 units (copy circulated to the Members). He stated that assuming a contribution from developers of €7,468 per unit, that Cork County Council would break even. The contribution is indicative of the scale of the

contribution that has been discussed with landowners/developers but is to be considered draft and may change.

R. Palmer outlined to the Members, the need for a development contribution scheme and Section 47 agreements with landowners to assist in the delivery and financing of the LIHAF project. The timeline for the implementation of the project was also explained to members. (copy circulated to the Members).

R. Palmer then invited Members' questions

Cllr. A. Barry asked what the fees per metre were and how they compared to other areas.

R. Palmer stated that as there will be a bespoke contribution scheme for Water Rock, a comparison could not be made, however there was a precedent set with the Cherrywood Project in Dublin.

M. Lynch stated that the full cost would be applied across the entire scheme not just the LIHAF part of the scheme.

R. Palmer said that normally the developer would include all the works in their costings and this amount would be included in the cost of the houses.

Cllr. A. Barry questioned the viability of the density involved as there is currently an empty apartment block of 90 units idle in Carrigtwohill.

R. Palmer stated that there is a misunderstanding that this area will have a lot of apartments. He said that while there is high density zoning in the area, town houses and semi-detached houses will also make up the numbers. He also stated that there could be higher density in the Cork County Council land on the northern relief road and the focal point around the proposed railway station.

M. Lynch stated that Water Rock would be an expansion of the market town of Middleton and not part of Cork City. He also said that Cork County Council were obliged to give effect to the Development Plan and the Local Area Plan.

Cllr. A. Barry asked whether the wastewater treatment plant would be completed in time for LIHAF funding.

M. Lynch stated that the wastewater treatment plant was a matter for Irish Water and that they have indicated that this network extension project will be completed by 2021.

Cllr. A. Barry queried the valuation of €150,000 per acre.

R. Palmer confirmed that landowners would not receive this money but instead they would receive a credit of €150,000 against the development charges.

M. Lynch confirmed that only landowners covered by the LIHAF funding would qualify for this credit. He also said that if the cost rises from €150,000 per acre, then Cork County Council and the other landowners would have to pick up the cost.

Cllr. A. Barry stated that there were currently major issues in accessing the N25 and the provision of 2,500 more residential units would only compound the situation, yet no upgrade of the N25 is planned.

J. O'Callaghan stated that junctions on the N25 were under pressure now regardless of whether Water Rock was developed but that infrastructure proposals are proposed to address some of the safety and congestion issues on the N25.

Cllr. A. Barry stated that the back road from Midleton to Carrigtwohill was not an option and that an upgrade to the N25 was needed.

Cllr. N. Collins asked if the rail line would remain untouched during this development.

R. Palmer stated that there would be no change to the rail line but that there would be an extra station at Water Rock.

Cllr. N. Collins asked if the housing would be a mix of social, affordable and private dwellings.

R. Palmer stated that it would be mixture of all three with a mandatory 10% social housing.

Cllr. D. Twomey asked if the reduced pricing would be a condition of planning.

R. Palmer confirmed that it would.

Cllr. D. Twomey stated that the proposal is for 8% of the housing to be provided at the reduced rate while the Department of the Environment suggests that this should be 40%.

R. Palmer stated that clarification was received from the Department of the Environment in relation to this. The cost reduced housing will be provided across all 2,500 houses and each developer will have to provide 8% at a reduced rate rather than 40% of the initial 500 houses.

Cllr. D. O'Cadhla stated that he had misgivings with the proposed works as the developers have not been appointed yet. He questioned why Cork County Council would invest so much money to entice developers to build.

M. Lynch stated that LIHAF will deliver infrastructure through the land and that it would be up to the landowners to apply for planning for housing. He also stated that Cork County Council got funding specifically for Water Rock to make infrastructure available to facilitate housing. M. Lynch added that this infrastructure would not be provided if LIHAF funding was not available and that it will be a legal requirement on the developers to deliver housing.

Cllr. D. O'Cadhla asked if Cork County Council could get a better return from public money if they were to buy the land and build the houses themselves.

M. Lynch said that there would be some degree of risk due to the volatility of the housing market and that the current proposal should be attractive to landowners and should result in houses being built.

Cllr. K. McCarthy said that he had concerns over the reduction in development contributions not being passed on to the buyers.

Cllr. M. Hegarty raised the issue of congestion and safety on the N25.

J. O'Callaghan said that the project will provide a link from the North Relief Road to Water Rock; a new rail station; and upgrade to Knockgriffin junction and a reduction in traffic accessing Water Rock/N25 junction, all of which will address issues on the N25. He also said that the Transport Infrastructure Ireland were aware of the issues and added that as Water Rock is a 20 year project, he would expect upgrades to the N25 and local roads in the interim.

Cllr. M. Hegarty asked why the waste water treatment plant in Midleton was not being upgraded to facilitate the project.

J. O'Callaghan stated that this was an issue for Irish Water who have confirmed that they currently have a project underway which will provide the necessary infrastructure to have the wastewater from Water Rock pumped to the Carrigtwohill Wastewater Treatment Plant.

This concluded the business of the meeting:

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**CATHOIRLEACH**

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**MUNICIPAL DISTRICT OFFICER**