

**MINUTES OF PROCEEDINGS OF SPECIAL JOINT MEETING OF THE COBH AND EAST CORK MUNICIPAL DISTRICTS HELD AT COUNTY HALL, CORK ON MONDAY 28<sup>TH</sup> JANUARY, 2019**

Chairing: Cllr. N. Collins  
Present: Cllrs. P. O’Sullivan, A. Barry, D. O’Cadhla, & K. McCarthy (all Cobh); M. Hegarty, M. Ahern, M. Linehan-Foley, & D. Twomey (all East Cork)  
Officials: R. Palmer, Senior Executive Planner; D. 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, Atkins Consulting Engineers

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

R. Palmer stated outlined the funding leveraged for the Water Rock Urban Expansion Area Infrastructure Works namely: - €5.9m from the Department of the Housing, Planning and Local Government, Irish Water funding of €8m for infrastructure and the provision of 2 schools by the Department of Education. He also stated that Transport Infrastructure Ireland, National Transport Authority and the Office of Public Works supported the project.

R. Palmer stated that there had been 2 years of consultation with the 14 landowners involved together with a Public Consultation with residents of the area.

J. O’Callaghan updated the Members on the Part 8 process and outlined 11 no. modifications to be incorporated as a result of submissions received. (Copy circulated).

Members were then invited to ask questions.

Cllr. A. Barry questioned why it was proposed to connect the new link road to Water Rock Road and Carrigane Road.

He stated that no traffic modelling had been done yet on one page of the Chief Executive’s Report it stated that there would be no extra traffic on the Carrigane Road, yet on another page, it stated that the junction needs to be signalised.

He raised his concern that the Carrigane Road will become a rat run for traffic from Carrigtwohill to Midleton.

He raised concerns with congestion at Baneshane roundabout.

He asked what options were available to deal with flooding at Water Rock Stream.

He asked why the railway line could not be used as a route for the waste water pipe to Carrigtwohill.

Cllr. M. Hegarty asked if it would be possible to provide a 4<sup>th</sup> link off the roundabout on the Northern relief road as suggested on the submission from Southern Fuels, to divert heavy goods vehicles from this mainly residential area.

He raised concerns for Knockgriffin as planning permission has been granted for 150 houses at Baneshane but there are no plans to upgrade this junction onto the N25.

He stated that Water Rock Golf Club had requested a new entrance for future development but that this was not included in the proposal.

Cllr. S. McCarthy raised her concerns over the Water rock Road being used a rat run onto the Carrigane Road and stated that the N25 needed to be upgraded.

She said that the slip road at the Gaelscoil cannot cope with present volumes of traffic and that the proposals will only make the situation worse. She expressed her serious concerns that Transport Infrastructure Ireland were not providing funding to upgrade this junction and stated that she could not support the proposal unless T.I.I. committed to upgrade works.

She stated that she fully supported the submission from Southern Fuels.

Cllr. P. O'Sullivan said that there should be better contact between T.I.I. and the Council regarding upgrades.

He stated that he supported Cllr. Barry's comments regarding the Water Rock Road and raised his concern over the construction management plan. He added that construction vehicles need to be kept away from Water Rock Road.

Cllr. M. Ahern supported comments from the other Members and raised his concern over the N25 access. Cllr. Ahern stated that there was a need for T.I.I. to carry out works at Baneshane.

He said that the Carrigane Road will see extra traffic and this will have a knock-on effect in Carrigtwohill Main Street which is already congested.

Cllr. M. Hegarty asked for clarity on the upgrade of the junction from the Cork Road onto the Northern Relief Road.

He also raised his concern on the previous reference to traffic leaving Abernethy's Garage not being able to turn right.

Cllr. A. Barry added his full support for the 4<sup>th</sup> exit off the roundabout on the Northern Relief road to prevent heavy goods vehicles passing through the residential areas.

R. Palmer stated that he had met with T.I.I. recently and that they have started a feasibility report on upgrading the N25. He stated that this upgrade will take at least 8 years and asked the Members if they wanted to stop all development in Midleton for 8 years. R. Palmer stated that Cork County Council has completed a Transport Assessment Report which assesses the impacts of WaterRock UEA development. The impact of housing was modelled and it showed that a total of 1000 houses could be built based on the Part 8 proposals. Beyond that other significant infrastructure would have to be completed including the upgrade of the N25.

J. O'Callaghan stated that the completed traffic modelling includes Water Rock Road. The first 520 houses will result in a negligible change in traffic on Water Rock Road. The increase in traffic as a result of the Urban Expansion Area will be offset by the decrease caused by the closure of the level crossing to vehicular traffic. Housing numbers over 520 will result in an increase in traffic on Water Rock Road and Cork County Council will continue to monitor the situation.

J. O'Callaghan said that the link road has been designed to slow speed and to discourage rat running traffic. He said that the project will not increase water flowing into Water Rock stream and added that the OPW were dealing with flood relief scheme for Midleton. J. O'Callaghan said that the LIHAF project was designed not to have an impact on the flood

risk of the stream and that the OPW's Midleton Flood Relief Scheme is investigating flooding issues at Water Rock.

J. O'Callaghan confirmed that the signalisation of the junction of the Water Rock road and Carrigane Road would be delivered in Phase 2 of the project.

J. O'Callaghan stated that the route for the rising main to Carrigtwohill was outside the remit of the project. Irish Water has looked at the rail line but prefer the Carrigane Road option.

J. O'Callaghan said that he was aware of issues at the Gaelscoil.

Regarding Southern Fuels' proposal for a 4<sup>th</sup> exit, J. O'Callaghan said that this was outside of the scope of this project and should be the subject of a separate planning application.

J. O'Callaghan said that the construction traffic management was to be part of the tender documents. However, there were no plans at this stage to rule out any roads for construction traffic.

J. O'Callaghan stated that the traffic modelling sees little impact on the Carrigane Road.

Cllr. S. McCarthy stated that she could not accept an 8 year delay in the N25 Upgrade. She said that Midleton needs the project but the TII need to get on board now as they are holding Midleton and East Cork to ransom.

Cllr. Hegarty said that he had not received an answer to his query regarding Abernethy's Garage. He said that he had no issue with the Golf Club access but would like the wording to say that this could be accommodated in the future.

Cllr. Hegarty said that Cork County Council refuses planning permission for single houses due to traffic concerns yet the TII feel 8 years is acceptable. He added that he is in favour of the development but that the TII need to be responsive.

Cllr. Hegarty also said that the Southern Fuels' request should be included in the project.

Cllr. Barry supported Cllr. Hegarty and said that it was vital to provide a 4<sup>th</sup> exit for H.G.Vs. Cllr. Barry said that he cannot understand why access from the link road to the Water Rock road is being included.

Cllr. Ahern said that the Minister for Transport should be written to and asked to intervene in this matter to get TII to progress the issue of the N25 upgrade a lot faster.

Cllr. P. O'Sullivan stated that planning for 450 new houses in Midleton was in the pipeline apart from this site. He agreed that this will transform East Cork but the response from T.I.I. is inadequate and we need Ministerial intervention.

J. O'Callaghan stated that issues relating to the Knockgriffin junction will be looked at during the detailed design stage and that a right hand turn would be provided at Kennel Road.

Cllr. M. Hegarty asked if vehicles exiting Abernethy's garage would be able to turn right.

D. Cronin confirmed that no change was proposed to the access to Abernethy's Garage but that the traffic would not be able to turn right at Knockgriffin junction. He added that the removal of the right turn and the banning of the right turn movement could be reconsidered in the future depending on the upgrade of the N25.

R. Palmer stated that Cork County Council WaterRock Part 8 proposals were LIHAF funded, strategic and linked to Irish Water Network Extensions investment in Midleton and could also leverage TII to upgrade the N25 and it could take 8 years to complete. He said that the Cork County Council proposals are the best option to minimise the impact on existing traffic.

R. Palmer said that people will take the best route possible for them but he feels that the impact on the Carrigane Road as a rat-run will be minimal.

R. Palmer told the Members that he had met with Southern Fuels and fully agreed with their proposal but that it could not be included in this project. He explained that it would be a matter for Southern Fuels to submit a planning application.

Regarding Water Rock golf course, R. Palmer said that this area is not zoned as residential and that providing an access in case it is rezoned in the future would be premature.

On the proposal of Cllr. S. McCarthy, seconded by Cllr. M. Hegarty, it was agreed that there should be a recommendation from the East Cork MD to the full council meeting on 11<sup>th</sup> February to defer consideration of the project until the outstanding issues identified by the Members have been resolved. The Part 8 proposal will remain on the agenda for the 11<sup>th</sup> February meeting of full council.

This concluded the business of the meeting:

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**CATHOIRLEACH**

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**MUNICIPAL DISTRICT OFFICER**