

**MINUTES OF PROCEEDINGS AT MEETING OF THE COBH MUNICIPAL DISTRICT, HELD AT CARRIG HOUSE, COBH ON TUESDAY 3<sup>RD</sup> APRIL, 2018.**

**Present:** Councillors G. Keohane, C. Rasmussen, A. Barry, S. Sheppard, K. McCarthy & D. Ó'Cadhla.

Apologies were received from Cllr. P. O'Sullivan

**Officials Present:** Mr. P. Lynch, Municipal District Officer  
Mr. R. O'Sullivan, Executive Engineer  
Ms. C. McDonnell, Cobh Municipal District  
Ms. A. Walsh, Cobh Municipal District

Apologies were received from Mr. S. O'Callaghan and Mr. G. O'Hora.

The meeting commenced with a moment of reflection, all standing.

**1. SUSPENSION OF STANDING ORDERS:**

On the proposal of Cllr. G. Keohane, seconded by Cllr. S. Sheppard, it was agreed to suspend standing orders in order to hear the presentations on the Strategic Housing Development at Glounthaune and the Part 8 Planning Application for Vehicular Capacity Improvement Interventions at Little Island, Co. Cork.

**2. STRATEGIC HOUSING DEVELOPMENT (SHD) AT GLOUNTHAUNE, CO. CORK - APPLICATION TO AN BORD PLEANÁLA ON BEHALF OF O'MAHONY DEVELOPMENTS LTD.**

In attendance: - Noel Sheridan, Senior Exec Planner, Seán O'Brien, Admin Officer Planning Department and John Redmond, Area Planner.

Noel Sheridan outlined details of the planning application lodged on behalf of O'Mahony Developments Ltd. to An Bord Pleanála which provides for 174 residential units in 3 phases at Glounthaune. He stated that the application is currently available for inspection by the public and he confirmed that the last date for submitting observations to An Bord Pleanála is April 19<sup>th</sup>. He explained that the Chief Executive's report is to be prepared and submitted to the Board by May 10<sup>th</sup> and that Members were invited to make their views known on the proposed development and a summary of these views will be incorporated into the Chief Executive's report and forwarded to An Bord Pleanála. N. S. Also stated that the Board are to decide on the application by July 5<sup>th</sup> but this date can be extended by eight weeks in the event of an oral hearing.

Cllr. Barry raised the issue of the gap between this development and Johnstown Close and asked who would build and pay for the roadway linking both sections of land. N. S. Stated that the developer can only deliver within his site and that the field between both sites is privately owned. N.S also stated the objective in the Local Area Plan is to link both sites.

Cllr. Sheppard asked if the recreational areas would be delivered in Phase 1 or would they be left until the completion of Phase 3. N. S. stated that only those recreational areas within that part of the development would be provided during each phase.

Cllr. Barry stated that the Development Plan provides for 400 houses units in Glounthaune. This application allows for 174 and there is also a proposal for an additional 250 in another site in Glounthaune. He asked if this would limit further development in the area. N. S. stated that no view had been formed to date, but that An Bord Pleanála were not bound by the County Development Plan and may not feel restricted to 400 units given the proximity to the train service.

The members expressed their disappointment in learning that An Bord Pleanála were not bound by the County Development Plan as they had all invested a lot of time in preparing the plan.

Cllr. O’Cadhla asked why this matter was before the members. N. S. stated that as the development consists of over 100 units, the application was lodged directly to An Bord Pleanála and legislation provides for the Municipal District members to be informed and their views would be incorporated into the Chief Executive’s report and forwarded to the Board.

Cllr. Sheppard asked whether Cork County Council would be restricted from allowing permission for single houses in the area if the proposed 400 units provided for in the Local Area Plan were provided by large developments.

Cllr. Barry asked if the application provided for Community Development Contributions to be paid or for community facilities to be provided. He added that the only facility in the area was a small community centre in a converted 1920s school in the village. N. S. stated that general contributions will apply and will include amenity charges. He also stated that there was no specific objective in the Local Area Plan for community facilities for this site.

Cllr. Sheppard supported Cllr. Barry’s point and stated that the Council would need to ensure that facilities being provided in the development are phased properly.

Cllr. Barry looked for additional parking to facilitate access to Harpers Island and also he asked that his concerns over delivery of the access road be recorded.

### **3. PART 8 PLANNING APPLICATION FOR VEHICULAR CAPACITY IMPROVEMENT INTERVENTIONS AT LITTLE ISLAND, CO. CORK**

In attendance: - Peter O’Donoghue, Senior Engineer and Niall O’Callaghan, Exec. Engineer

Peter O’Donoghue outlined the proposed development to increase traffic capacity in the area of Little Island, Co. Cork and stated that it is expected that these interventions will reduce journey times for all peak hour commuters in the Little Island. The main interventions include:-

- 1) N25 Eastbound, Off Ramp for Little Island: Lane reassignment to facilitate two right turn lanes.
- 2) R623 Overbridge (N25); Increasing the lane provision on the bridge over the N25 to two lanes in each direction through narrowing the existing footpaths.
- 3) R623 between Ballytrasna Junction (L2985) and An Crompan (Eastgate) Roundabout; Addition of 2<sup>nd</sup> Northbound Traffic Lane. Extension of Southbound lane turning left for (L2985)
- 4) N25 Westbound, Off ramp for Little Island: Creation of two lane approach to An Crompan (Eastgate) Roundabout; one left turn only lane and one lane for traffic travelling straight ahead to Eastgate Retail Park and right to Overbridge.
- 5) Eastgate Retail Park approach to An Crompan (Eastgate) Roundabout; addition and extension of 2<sup>nd</sup> lane to approach Roundabout.

Niall O’Callaghan stated that the documents were on display from 9<sup>th</sup> January to 16<sup>th</sup> March and he circulated the responses to submissions received from the following:-

- a) Glounthaune Tidy Towns
- b) The Traffic & Mobility Forum
- c) Cork Chamber
- d) DPS Group.

N. O’C. Stated that the issue regarding the safety of pedestrians on the overbridge will be looked at within the constraints of the design guidelines.

Cllr. Barry stated that he was happy that Cork County Council were looking at pedestrian safety issues on the overbridge however he expressed his concern with congestion on the old N25, particularly during the construction phase of the Dunkettle interchange and he stated that there was a need to look at additional steps to deal with this.

Cllr. Rasmussen asked if any consideration was given to installing a handrail on the overbridge in the interest of pedestrian safety.

Cllr Sheppard also stated that either a handrail or raised kerbing was vital for pedestrian safety. She stated that Cllr. O’Sullivan, who could not attend the meeting, had emailed all members to outline his concerns in relation to pedestrian safety.

Cllr. O’Cadhla asked if the traffic flow could be reversed in the evenings to get people off the island quicker.

Peter O’Donoghue stated that Engineers have met with residents in relation to this process and that there would be significant benefit for everyone if traffic flows improved. He also said that this proposal provides extra capacity in and out of the Island; however he could not give guarantees regarding future issues.

P. O’D stated that pedestrian safety was very important to Cork County Council and that all appropriate standards will be complied with at the detail design stage. He confirmed that this work was subject to Road Safety Audits which is a 3 stage process.

P. O’D. Stated that a 3<sup>rd</sup> party would be brought in to assess safety in relation to design and that this will ensure pedestrian safety is maximised. He added that this was not a high speed location and therefore safety can be managed. P.OD confirmed that Cork County Council would consider all appropriate safety measures.

P. Lynch state that there was an urgency in relation to getting this work done before work on the Dunkettle Interchange commences.

Cllr. Barry asked what the timeline was for this proposed work. P. O’Donoghue stated that subject to the process being completed, the target would be to have workers on site by September 2018.

On the proposal of Cllr. Rasmussen, seconded by Cllr. Sheppard, it was agreed to go ahead with the Part 8 of the planning process.

#### **4. DEIMHNIÚ MIONTUAIRISCÍ**

On the proposal of Cllr. C. Rasmussen, seconded by Cllr. S. Sheppard, the minutes of the monthly meeting held on Monday, 5<sup>th</sup> March, 2018 were adopted.

#### **5. MATTERS ARISING**

##### **Pedestrian Crossing at Coláiste Mhuire, Cobh:**

R. O’Sullivan stated that the proposed build outs had now been marked in situ and invited the members to meet him on site within a few days to discuss same.

**St. Josephs View & Marble Park, Glanmire:**

Cllr. G. Keohane stated that a crash had occurred in the area and requested that the engineer re-examine the site.

**Beechwood Avenue & Willow Gardens, Glanmire:**

R. O'Sullivan stated that the area had been listed for work.

**Protected Structures:**

P. Lynch had spoken to the Planning Policy Unit to determine if a list of all protected structures existed. The current list of protected structures is a mix of the County Council's list, which dates back to the 1970's and the Urban District Council's lists from 2004, which were added in 2014. The PPU also stated that the structures were not recorded in Municipal District order and that there may be some data protection issues in relation to buildings in public ownership other than those in Council ownership. Cllr. S. Sheppard sought clarification on whether Cobh had 'Heritage Town Status'.

**Cobh Connect:**

R. O'Sullivan has been in contact with the bus operators in relation to moving the bus stop opposite the Londis supermarket and confirmed an alternative location had been identified.

**Cobh:**

R. O'Sullivan confirmed that some of the potholes and works identified had been completed.

**Carrigtwohill:**

R. O'Sullivan stated that the roadway near the G.A.A. had been patched.

**St. Patricks Day Parade, Cobh:**

P. Lynch had spoken to the Roads Department in relation to advertisements for road closures in relation to local festivals and events. The Roads department stated that it had no objection to advertisements being placed in local weekly newspapers instead of national dailies once the statutory requirements are met.

**Pipe Band Championships:**

Cllr. S. Sheppard requested that an email be sent to the organisers stating that funding was being provided by the Cobh Municipal District.

**Ahern's Place, Cobh:**

R. O'Sullivan stated that additional works had been listed for this area.

**6. CORRESPONDENCE:**

P. Lynch stated that correspondence had been received from Cobh (Great Island) Community Centre in relation to the Rotation of Directors. On the proposal of Cllr. K. McCarthy, seconded by Cllr. S. Sheppard, it was agreed that Cllr. C. Rasmussen would continue to represent Cork County Council.

**7. Officers' Reports:**

P. Lynch stated, in response to queries from the Members in relation to the steps required to facilitate the development of a hotel on Council land at Ballynoe, a Material

Contravention of the Development Plan was required. He outlined the steps involved in this process including the requirement of the planning department to recommend the development notwithstanding that the proposed development would constitute a material contravention of the development plan/LAP, the public notice required inviting submissions, the requirement of  $\frac{3}{4}$  of the full membership of council to approve the recommendation of the Chief Executive, that the proposal must be consistent with proper planning and sustainable development and that the decision may be appealed to an Bord Pleanála. However, once all of the above steps had been followed and the land rezoned accordingly, the Council would then be obliged to place the land on the open market and there would be no guarantees that the original developer would be successful in his bid. Cllr. K. McCarthy queried how a developer could apply for planning permission without owning the land; P. Lynch responded that the permission of the landowner would be required in that instance.

In the absence of a proposal from either the landowners or a prospective developer and in view of the fact that there is no provision in either the 2017 Local Area Plan or the 2013 Cobh Town Development Plan in respect of any of the alternative sites identified, it would be premature to discuss the potential development of these sites at a Municipal District Meeting.

**8. MUNICIPAL DISTRICT OFFICER REPORT:**

P. Lynch gave an update of the amounts claimed from the General Municipal Allocation. It was agreed that the applications for 2018 would be discussed at a meeting to be held on 30<sup>th</sup> April at 3.30 p.m.

P. Lynch stated that the works on the Cobh Playground had been delayed due to the recent bad weather, but should be completed in the next week or so. Cllr. Rasmussen enquired as to the status of a toilet for the Five Foot Way, R. O'Sullivan stated that the ground works had been carried out but that the Architects department still had some works to be completed. P. Lynch to have a report for the next meeting.

P. Lynch informed members that 5 submissions had been received in relation to the Draft Litter Plan, raising over 60 points and will be put before the members at the next meeting.

P. Lynch gave a start date of 9<sup>th</sup> April for the new Traffic/Litter Warden and an update on the income from the Camper van facility. Cllr. S. Sheppard welcomed the addition of a second warden ahead of the busy summer season and stressed that he should concentrate on fines for littering.

**9. To consider the following Notice of Motion in the name of Cllr. Ger Keohane:**

“That this Municipal clarifies who gives the circus permission to set up camp in the ‘Circus Field’ at the Hazelwood Junction in Glanmire, do the Council or a private landowner give permission, who gets paid and how much, who’s insurance covers the term while the circus is in place, who is responsible for the clean up afterwards, who notifies the private contractor to make and close the opening in the ditch so the circus can gain access into the field, should this ditch be touched given that it is covered in Japanese Knotweed and that there are signs on the ditch instructing people not to

interfere with the Japanese Knotweed, with the interference of this ditch will it compromise the planned flood works for Glanmire.”

Cllr. Keohane stated that the field and adjacent footpaths had been left in an appalling condition following the recent visit of the Circus. P. Lynch stated that part of the problem with this area was that while the majority of the field was in the ownership of the Council, a small portion was privately owned. On the proposal of Cllr. G. Keohane, seconded by Cllr. S. Sheppard, P. Lynch is to raise the above points with the Property Section.

**10. To consider the following Notice of Motion in the name of Cllr. Ger Keohane:**

“To renew my calls to this Municipal to erect two road name signs on the Kinvarra main road and repair a section of the stone wall in Kinvarra estate”. On the proposal of Cllr. G. Keohane, seconded by Cllr. S. Sheppard, the engineer is to expedite the matter of signage for these estates.

**11. To consider the following Notice of Motion in the name of Cllr. Sinead Sheppard:**

“That Cobh Municipal Council would allocate €3000 from Pay Parking to help fund Park Run set up here in Cobh”.

Cllr. Sheppard stated that the Park Run initiative was a very worthwhile one for families and people of all ages and abilities and that young people in particular should be encouraged to get out and about and get active. Cllr. Ó’Cadhla queried the substantial start up costs and raised objections not to the proposal but to the manner in which it was presented to the members, he stressed that there were very heavy demands on the only discretionary funding source available to members, i.e. the Pay Parking Dividend and requested that procedures be put in place to ensure equitable access to the funds by all groups. Cllr. Sheppard stated that she had details of the cost breakdown which included the purchase of software for recording times, high-vis vests for marshals etc and had provided the details to Council officials but omitted to send same to the members, for which she apologised. On the proposal of Cllr. S. Sheppard, seconded by Cllr. C. Rasmussen, it was agreed to provide funding for the Park Run set up, subject to the details of the proposal being submitted to Council.

**12. To consider the following Notice of Motion in the name of Cllr. Cathal Rasmussen:**

“Can a full update be provided on the monies collected at the caravan park at the five foot way since its opening. Can confirmation be given to when the traffic warden will now be available for the 6 day operation in Cobh and can a report be provided on the state of the parking meters in Cobh and what if anything needs to be done to upgrade or to maintain them properly”.

On the proposal of Cllr. C. Rasmussen, seconded by Cllr. K. McCarthy, the contents of the Municipal District Officers report were noted.

**13. To consider the following Notice of Motion in the name of Cllr. Cathal Rasmussen:**

“Can the necessary repairs be done to the Burma steps to prevent serious injury to users.”

Cllr. Rasmussen stated that the Burma Steps were in urgent need of repair. On the proposal of Cllr. C. Rasmussen, seconded by Cllr. K. McCarthy, it was agreed that the engineer would examine what measure can be taken to repair the steps and investigate the provision of a central handrail.

**14. To consider the following Notice of Motion in the name of Cllr. Cathal Rasmussen:**

“Can all the pedestrian crossings in the town be freshly painted. Can we look at some form of crossing from Smalls Well to Bishops Road and also from Park Road to the Laundry Hill area to cater for the very high volume of people young and old crossing at these locations.”

On the proposal of Cllr. C. Rasmussen, seconded by Cllr. K. McCarthy, it was agreed to refer the provision of crossings at the two locations outlined to the design office and to list the other pedestrian crossings for lining.

**15. To consider the following Notice of Motion in the name of Cllr. Anthony Barry:**

“That this council write to the owners of the lands at the entrance to Castle Lake opposite Aldi in Carrigtwohill asking them to repair the fence and improve the appearance of the site due to its prominent location at the entrance to the town.”

On the proposal of Cllr. A. Barry, seconded by Cllr. D. Ó’Cadhla it was agreed to write to the landowners to request that they carry out the necessary works.

**16. Any Other Business/Aon Ghnó Eile**

**College Manor, Cobh:**

Cllr. K. McCarthy raised the issue of potholes in this estate. R. O’Sullivan replied that a submission had been made to Cork County Council for funding from the Winter Damage Fund, however no response had yet been received to indicate how much, if anything, extra was available to the Municipal District under this fund.

**Potholes in Cobh:**

Cllr. Rasmussen raised the issue of very deep potholes and recurring ones at various locations in Cobh, including outside of IFI, the Dockyard and Barrymore Avenue. Engineer to examine.

Cllr. Barry made the point that this winter had been particularly bad and road all over the Municipal District were in urgent need of repairs, especially in those areas inherited from the East Cork Roads Area. He requested that a letter be sent to the Taoiseach, Mr. Leo Varadkar, the Minister for Transport, Mr. Shane Ross requesting additional funding for road repairs for County Cork

**Arch Building, Cobh:**

Cllr. C. Rasmussen stated that a wheelchair user was unable to access either the library or the newly re-located Tourist Office due to the steps leading to both locations. Engineer to examine.

**Fota Road:**

Cllr. C. Rasmussen again raised the issue of trees adjacent to the Fota Road and the boundary wall and requested that the landowner be contacted again. Engineer to follow up.

**Civic Reception:**

Cllr. C. Rasmussen stated that Callum Walsh, a medal winner in the European Boxing Championships, was unable to attend the re-scheduled Civic Reception to be held by the Mayors' office and queried if something similar could be held locally when Mr. Walsh returns from abroad. P. Lynch to contact the Mayor's office.

**Top of the Hill Festival, Cobh:**

Cllr. S. Sheppard enquired as to whether it was possible to arrange the collection of rubbish from the Community Centre during the Festival which takes place over the June bank holiday weekend. Cllr. Sheppard to contact the engineer by email the week before the Festival.

**Harbour View, Cobh:**

Cllr. S. Sheppard raised the issue of dumping in the gardens of two houses in Fosters Haven which was attracting vermin. Cllr. Sheppard was advised to contact the Environment section of County Hall and the Estate Management section.

**Knockraha:**

Cllr. G. Keohane stated that the surface of the L90823, near Knockraha, was very badly potholed. Engineer to examine.

**Dublin Hill area:**

Cllr. G. Keohane raised the issue of potholes in the Dublin Hill area, between the Stirrup Bar and the Black Man Pub.

**Lios Cara, Glanmire:**

Cllr. G. Keohane stated that the roads in the vicinity of Lios Cara estate are in need of repair. Engineer to examine.

Cllr. G. Keohane also stated that the derelict house at the edge of the estate was still in need of attention. P. Lynch replied that a Notice had been served on the owners under the Derelict Sites act and they had given a commitment to demolish same by the end of March, he will follow up.

**Fernwood Estate, Glanmire:**

Cllr. G. Keohane stated that as far as the residents were aware, Cork County Council were only taking the main road in the estate in charge and requested that further roads be taken over also. Cllr. Keohane was advised that this was a matter for the Planning Department and he agreed to contact same.



**Belvelly, Cobh:**

Cllr. C. Rasmussen stated that KN Networks had carried out works at Aherns Corner and the road had not been re-instated properly which had led to another of accidents and damage to cars including punctures. The company were not responding to any correspondence in relation to same. Engineer to follow up.

This concluded the business of the meeting:

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**Cathaoirleach**

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**Municipal District Officer.**