



COMHAIRLE CONTAE CHORCAÍ

Minutes of Proceedings at Meeting of Cork County Council held in the Council Chamber, County Hall, Cork on 8th January, 2018.

ILATHAIR

Comhairleoir D. Ó hUrthuile, Méara Chontae

Comhairleoiri MacCraith, Mac Seafraida, Daltúin, Ní Fhúarthain, Ó'Donnabháin Dheasmhumhnaigh, Ó Cainte, S. Ó Coileán, M. Ó Murchú, Ó hEarchaí, R. Mhic Cárthaigh, Ó Colmáin, Lombard, C. Ó Murchú, Ní Cochláin, Ó' Donnabháin, G. Ní Mhuimhneacháin, Críod, Ó Gráda, Ó Luasaigh, Ó Riain, Ó Conbhuí, P. Ó Suilleabháin, C. MacCárthaigh, Ó Ceocháin, Sheppard, De Barra, Ó Cadhla, Rasmussen, N.Ó Coileán, Uí Thuama, Ó hEigearthaigh, S. NicCárthaigh, Léanacháin-Foghlú, Ní Bhrian, N. MacCárthaigh, Ó Floinn, Ó Dúghaill, Mhic Dháibhí, J. Uí Mhurchú, Ó Sé, G. Ó Murchú, G. Ó Murchú, B. Ó Muimhneacháin, Uí Mhaoláin, T. Ó Coileán, D. Ó Coileán, Ó Cearúill, J. Ó Suilleabháin, C. Ó Suilleabháin, P.G. Ó Murchú, Uí hEigearthaigh, Ó hAodha.

PRESENT

Councillor Declan Hurley, County Mayor presided.

Councillors McGrath, Jeffers, D'Alton, Forde, Ó'Donnabháin, Desmond, Cauty J. Collins, M. Murphy, Harris, R. McCarthy, Coleman, Lombard, K. Murphy, Coughlan, O'Donovan, G. Moynihan, Creed, O'Grady, Lucey, Ryan, Conway, P. O'Sullivan, K. McCarthy, Keohane, Sheppard, Barry, O'Cádhlá, Rasmussen, N. Collins, Twomey, Hegarty, S. McCarthy, Linehan Foley, O'Brien, N. McCarthy, O'Flynn, Doyle, Dawson, J. Murphy, O'Shea, Gearóid Murphy, G. Murphy, B. Moynihan, Mullane, T. Collins, D. Collins, Carroll, J. O'Sullivan, C. O'Sullivan, P. G. Murphy, Hegarty, Hayes.

Chief Executive, Senior Executive Officer.

CONFIRMATION OF MINUTES

1(a) /1-1

Proposed by Councillor Kevin Conway

Seconded by Councillor Kevin Murphy

RESOLVED:

“That the minutes of the meeting of the Council held on 11th December, 2017, be confirmed and signed by the Mayor.”

Proposed by Councillor Derry Canty

Seconded by Councillor Marcia D'Alton

RESOLVED:

“That the minutes of the Special Statutory Meeting of the Council held on 15th December, 2017, be confirmed and signed by the Mayor.”

VOTES OF SYMPATHY

2/1-1

- TO: Maruja Sutherland, on the death of her husband, Peter.
- TO: Greg O'Connor, on the death of his brother, Raymond.
- TO: Leo Owens Snr, on the death of his son, Leo.
- TO: Myra Heffernan, on the death of her mother, Kathleen.
- TO: Noreen Coughlan, on the death of her husband, Patrick (formerly Cork County Council)
- TO: Maurice O'Callaghan, on the death of his uncle, John (formerly Cork County Council)
- TO: Danny Crowley (former councillor), on the death of his father, Michael.

The Mayor said that he wished to be associated with all votes of sympathy.

SUSPENSION OF STANDING ORDERS

Councillor Diarmaid O'Cádhla proposed, seconded by Councillor Kieran McCarthy, a suspension of Standing Orders to discuss the tragic death of a tenant at No. 4 Harbour View, Cobh.

The Mayor said he sympathised with the death of Mr. Leo Owens (R.I.P) which occurred on the 19th December, 2017. The Mayor said that that it would not be appropriate to discuss the matter due to the ongoing coroner's inquest and he was refusing the member's proposal for a suspension of Standing Orders.

STATUTORY BUSINESS

Section 183 of the Local Government Act, 2001:

Members noted the following disposals.

DISPOSAL OF SERVICED SITE 0.2046 ACRES AT 20 ARDMANAGH ESTATE, SCHULL

3(a)/1-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of the property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 4th December, 2017.

DISPOSAL OF FREEHOLD INTEREST IN 1 FERRYVIEW, WORLD'S END, KINSALE, CO. CORK

3(b)/1-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of freehold interest in the house and plot as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 19th December, 2017.

TRANSFER OF SUBSTATION WITH 2 NO. WAYLEAVES MEASURING (160M X 2M AND 181.6M X 2M) AT DUNNS PARK, YOUGHAL, CO. CORK.

3(c)/1-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 19th December, 2017.

DISPOSAL OF SERVICED SITE AT NO.14 MA NA GREINE, KILLEAGH, CO. CORK

3(d)/1-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 19th December, 2017.

DISPOSAL OF SITE 1 TUAIRIN GLAS, BALLINCOLLIG, CO. CORK

3(e)/1-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 19th December, 2017.

**AMENDMENT TO DISPOSAL OF PROPERTY AT 174 THE QUADRANTS,
BALLINCOLLIG, CO. CORK, BY THE SUBSTITUTION OF CO-OPERATIVE HOUSING
IRELAND SOCIETY LIMITED IN LIEU OF “CO-OPERATIVE HOUSING IRELAND
(FORMERLY NABCO).**

3(f)/1-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 20th December 2017.

REPORTS & RECOMENDATIONS OF COMMITTEES

**Municipal District of Ballincollig/Carrigaline
Municipal District of Blarney/Macroon**

4/1-1

**MANAGER’S REPORT UNDER SECTION 179, PLANNING AND DEVELOPMENT ACT,
2000:**

Part 8 Report: Proposed Installation of Traffic Signals at Inniscarra Bridge, Inniscarra, Co. Cork.

Proposed by Councillor Kevin Conway
Seconded by Councillor Des O’Grady

RESOLVED:

“Noting that in accordance with Article 179 of the Local Government (Planning and Development) Act, 2000, notice of the proposed development was published, 14 No. submissions were received in respect of the proposal, approval pursuant to Article 179 of the said Act is given for the following:-

Installation of Traffic Signals at Inniscarra Bridge, Inniscarra, Co. Cork

During the discussion that followed, some of the members’ comments included as follows;

- The new proposed traffic lights system will not alleviate the problem of traffic flow in the long term.
- The consistent problem of heavy goods vehicles using the Inniscarra Bridge will continue.
- It will not alleviate traffic flow exiting from the Regional Park car park.
- The Municipal District of Blarney/Macroon discussed the proposal at length.
- The ultimate solution to the problem is a new bridge; however, we cannot wait for a new bridge that will likely never happen.
- The incline coming from the northern side of the bridge is problematic.
- Members have received numerous representations about Inniscarra Bridge.
- Some drivers using the bridge are impatient.
- The yellow boxes to be installed will not stop traffic coming over the bridge.
- There is no alternative to solving these problems and the new traffic light system is urgently needed as an interim solution.
- The Part 8 proposal is a very well thought out plan and deserves a try.

CORRESPONDENCE FROM GOVERNMENT DEPARTMENTS

MATERNITY LEAVE FOR COUNCILLORS

5/1-1

Members welcome the response from the Department of Housing, Planning Community and Local Government dated 31st October, 2017, in relation to maternity leave for Councillors. During the discussion that followed members said they raised several points in their letter to the Department; however, it would appear that not all points appear to have been addressed by the Department.

CYBER BULLYING

6/1-1

Members welcomed the response from the Department of Justice and Equality in response to the Council's letter of the 25th October, 2017 regarding cyber bullying

NOTICE OF MOTIONS

PLANNING PROCESS FOR ONCE OFF HOUSING

7/1-1

Councillor Gerard Murphy proposed, seconded by Councillor Patrick Gerard Murphy, the following notice of motion:-

“This is an urgent request that the Council instruct the Planning SPC to examine very serious problems that members have with the planning process for once off housing. Some of these problems relate to interpretation of Co Development Plan others may require rectifying by making clarifying changes to the plan itself. This can be done in conjunction with the Variation which will be necessary to incorporate the Local Area Plans into the Co Dev Plan.

Some of the issues that will arise are:

- 1) Ineffectiveness of many of the Pre Planning discussions particularly with regard to Site selection.
- 2) The nearly automatic assumption by planners that because there is a land holding involved that there must be a more suitable site.
- 3) Sites in very remote areas that are not visible from any Regional roads are rejected because the site is on slightly elevated ground. In some of these isolated areas all the land is at a relatively high elevation.
- 4) There should be recognition that the Decision Maker would have discretion to relax regulations in structurally weaker areas (Clar Areas).
- 5) This is a particular problem in smaller towns and villages where there is inadequate water or sewerage capacity. No building inside boundary because of this no building outside because of other restrictions.
- 6) A very clear recognition by planning authority that Farmers need to live reasonably close to their enterprise, particularly Dairy Farmers.
- 7) Clarity on rural enterprise, as well as farming. Farmers are now encouraged to get involved in other farm enterprises. These can include Greyhound breeding and training Puppy breeding or indeed any other enterprise that helps to keep Families living in Rural Area.

- 8) That special consideration be given to relaxing regulations in villages and smaller towns in the Clar area where populations are in decline. In many instances the zoned land inside the Boundary is either not available or it is uneconomic to develop as private sites.
- 9) It is important to emphasise that any potential fallout from European directive or new Dept guidelines should not be relevant. The population is falling in these areas so everyone should be welcomed. In this context connection with the area should not be relevant.
- 10) Protected structure:
There was a commitment during the passage of the Co Dev Plan that some process would be put in place to allow owners of these buildings to apply for de listing. This is particularly relevant to derelict Thatched houses many of which are in the middle of working Farm yards Hygiene as well as health and safety issues and the farmer cannot deal with because of designation
- 11) IN the metropolitan area or areas under pressure SPECIAL CONNECTION with the area should be clarified in unambiguous terms.
- 12) That a CLEAR Policy interpretation of Co Plan is outlined for young who have come home or who plan to return to Ireland after years of forced immigration. It is National Policy to encourage this. There are Government signs up in airports in England and the U. S encouraging this yet many find it difficult to get Planning in their local Area

Finally the whole Planning process should be examined to try to speed up the process. Many requests for further information could be dealt with by condition. The possibility of issuing specific guidelines to Agents to insure that they are on the same page as Co Council Planning guidelines might be helpful. These issues should be dealt with urgently by the S.P.C by arranging specials meetings and setting up a Sub Committee if necessary with a view to reporting back to the Council within 4 weeks”

Members noted the report from the Senior Planner, which outlined as follows:-

The Notice of Motion refers to a wide range of issues – from policy formulation to implementation and customer services.

From a Policy Formulation perspective I can confirm the PPU, as part of the CDP 2014 Review Process, has a dedicated resource to consider Rural Housing policy matters. The dedicated resource has been selected so as to provide continuity and knowledge of the process undertaken 6 years ago when commencing the 2014 CDP.

The Planning Department is collating relevant statistics relating to matters including total applications, % granted in first 8 weeks, % further information requested, and % refused permission as well as details relating to pre-planning services.

Rural Communities have suffered from a lack of multi-annual infrastructural and community investment commitments from Government and the Council continues to raise the matter with the appropriate agencies, including during the National Planning Framework process in the form of the Cork 2050 Submission. The lack of investment, and more specifically investment in water/wastewater infrastructure necessary to support sustainable development, has impacted on the vitality and viability of towns, villages and rural communities

In this context the Planning Dept will initiate discussions relating to Rural Housing at SPC and Development Committee as appropriate in Jan/Feb 2018.

During a discussion that followed, Members made the following points:

- The issues raised in the notice of motion are of huge importance for the people of rural Cork.
- Members noted that senior officials from planning were not at the meeting, and requested they should be informed of the discussion.
- Page 60 of the County Development Plan contains a preamble relating to rural areas and rural diversification.
- Members when passing the development plan were certain that the categories (a-g) of rural housing needs were the clarification to the preamble.
- The only people with powers to interpret or change the County Development Plan are the elected members, and also the Minister who may do so if the plan does not comply with national legislation.
- Any other interpretation of categories is incorrect and wrongful.
- Planners are interpreting the categories incorrectly and inconsistently.
- Interpretation of the Council's planning policy is subjective.
- Different planners are interpreting the development plan differently.
- There is consistent inconsistency in how applications are being assessed.
- What is deemed to be acceptable in one part of the county is not in another part.
- Every member has come across refused applications where the applicants have not been able to establish a genuine need for housing.
- This is a serious problem and there is huge exasperation amongst councillors.
- There is genuine concern amongst people in rural areas that councillors are not doing their job properly as people cannot get planning permission.
- Issues relating to planning are taking up 85% of councillor's time.
- Young people cannot get planning permission in small towns and villages, and this is due to a lack of serviced sites and a lack of adequate infrastructure.
- Rural towns and villages are rapidly ageing as young people cannot get permission to build homes.
- Clár areas are remote rural non tourist areas, and people cannot get planning permission.
- Gaeltacht areas are trying to preserve the Irish language must bring people into the areas.
- The planning system should be robust enough to remove subjectivity.
- Site selection and house design are huge issues and are dependent on a planner's opinion.
- Planners need to engage more a pre planning stage so that the actual best site is selected.
- Cork County Council's 2010 Rural House Design Guidelines are out of date and are not fit for purpose.
- Pre-planning meetings are not serving their purpose and not working.
- This needs to be tackled urgently and should be examined by a subcommittee, which needs to be set up urgently.
- Ireland has the most archaic planning system in the world.
- The National Planning Framework is anti one off housing in rural Ireland.
- A higher authority has decided to follow a particular line of policy.
- National policy is being implemented more stringently in Cork than in other counties.
- The current County Development Plan is anti development.
- Members passed the County Development Plan in good faith and felt that it was robust.
- Members referred to examples of proposed developments in West Cork where the developers have not been able to communicate with the Council's planners.
- West Cork is an ageing community and services are closing down due to falling population.
- Up to 70 couples in Clonakilty with mortgage approval to build cannot get planning permission and this is forcing them into private rented accommodation and worsening the housing crisis.
- Members have a right to understand why these problems are arising.
- We should be looking at every reason why we should grant permission rather than refuse one.
- We need an effective pre-planning system.
- Planners must have flexibility and discretion.
- Departmental assault on our planning liaison officers has proven to be detrimental.

- Members requested a full day planning seminar to be held, and both planners and elected members would attend.
- Planning is to rural Ireland what housing is to urban areas.
- The Council is investing in infrastructure in rural town and villages but it won't grant permission for people to build and live in these rural areas.
- Farmers cannot build on their own land and it seems impossible to obtain permission for a two-storey house.
- The residency clause of 7 years is excessive.
- Emigrants that want to return home cannot as they cannot get planning permission if they have not been living in the rural area for the past 7 years.
- There is also a social aspect to the planning system.
- Not allowing people to move to a different area within the same parish is restrictive.
- There must be some planning rule and regulations and the next County Development Plan, coming on stream in 2019 along with a new council, must address these problems.
- We do not wish to return to the type of ribbon developments on rural roadsides during the 1970's and 1980's
- The increasing number of refusals for people seeking permission to build a one off house on a half acre site is worrying.
- We should be incentivising people to build and live in rural areas, instead of putting roadblocks in their way.
- The 2016 general election highlighted that rural Ireland refuses to be forgotten.

The Chief Executive informed members that he decided not to bring planning staff to the meeting as he considered that the meeting is not the correct forum to discuss the individual issues raised by members over the past two hours, and he then stated that the motion will be addressed further through the Planning SPC and Development Committee.

The Chief Executive said that a debate of this nature will always be very emotive, and he was not in any way suggesting that the issues raised by members were not valid; however, he would need the issues to be reviewed and responded to by senior planners and planning control staff. The Chief Executive outlined that the points made by some members in relation to consistency and trying to ensure flexibility may be in conflict.

He then commented that the members' debate suggested there are widespread refusals in the planning system, but that this is not the case. The Chief Executive said that the planning process is governed by national legislation, and so too is the interpretation and application of same. He said that any review of the planning system must be based on evidence, and that reviews are a part of the development plan cycle, which includes checks and balances, and the formal process of reviewing the County Development Plan will commence in December 2018.

The Chief Executive again confirmed the matter will be examined further by the Planning SPC and Development Committee, the matter will be placed on the SPC agenda and that discussions will take place between the Party Leaders, the Chair of the SPC and Director of Planning to define the framework for examining same.

Members then raised the following points:

- There is a concern that the issues raised will not be dealt with until the review of the County Development Plan commences.
- They hope that the Chief Executive understands the frustrations of the elected members and the public.
- The general public feel that councillors are not addressing the issue.
- Party Leaders together with the elected members should form a subcommittee within 4 weeks.

On the proposal of Councillor Kevin Murphy, seconded by Councillor John O’Sullivan, members agreed an extension of time until 2:00pm.

Members then outlined that if a subcommittee is set up then it may be able to attain changes soon rather than waiting for the December 2018 review of the County Development Plan.

The Chief Executive confirmed if there is a need for an earlier SPC meeting, the Director of Planning would facilitate it, and that the matter will be discussed at Development Committee after the SPC meets.

The Mayor informed members the SPC meeting dates for 2018 are listed on the agenda for the Corporate Policy Group meeting on the 9th January, 2018.

COUNCIL OWNED/OPERATED SWIMMING POOLS

8/1-1

Councillor Seamus McGrath proposed, seconded by Councillor Gearóid Murphy, the following notice of motion:-

“To seek a report outlining the locations of swimming pools owned and/or operated by Cork County Council as well as the income and expenditure associated with each of these facilities. Also, to set out what criteria will be used for selecting areas for future investment in new swimming pools or the upgrading of existing ones.”

Members noted the report from the Director of Services, Municipal District Operations & Rural Development Directorate, which outlined as follows:-

The following table outlines Cork County Council owned Swimming Pools with associated income and expenditure for 2016 and for 2017 (expenditure to end Oct 2017):-

Location	Owned / Operated	Leased out	Income 2016	Expenditure 2016	Deficit/Loss for 2016	Income 2017 to end Oct	Expenditure 2017 to end Oct	Deficit/Loss for 2017
Fermoy	Yes		€399,075	€563,548 (see note 1)	€164,473	€301,257	€497,385	€196,128
Mallow	Yes		€393,333	€490,994	€97,661	€287,106	€385,306	€98,200
Dunmanway	Yes		€205,545	€414,988	€209,443	€263,665	€575,143 (see note 2)	€311,478
Cobh		Yes	(See note 3)	(See note 3)		(See note 3)	(See note 3)	
Youghal		Yes	(See note 3)	(See note 3)		(See note 3)	(See note 3)	

1. Expenditure costs for Fermoy 2016 higher owing to undertaking of necessary remedial/maintenance works.
2. A new swimming pool was opened in Dunmanway in 2017. Expenditure costs increased in 2017 owing to additional staff and revised maintenance contract.
3. Cobh & Youghal Pools are managed and operated by private companies in contract with subsidiary companies of Cork County Council

The above income and expenditure review for Cork County Council owned Swimming Pools highlights that Cork County Council pools are loss making. It should also be noted that neither the

Youghal nor the Cobh facility are profitable. The pool Manager in Cobh has advised that the pool and gymnasium facility in Cobh carried a loss of €120,000 for 2016.

Cork County Council has secured funding from the Sustainable Energy Authority of Ireland to upgrade both Mallow and Fermoy Pools. This funding is being provided under the Excellence in Energy Efficiency Design (EXCEED) Certified Grant Scheme – Stage 1, this provided for the appointment of Consultant Engineers to undertake energy efficient design consultant services for Fermoy and Mallow Pools. The Consultants Reports is completed and will enable the Council to proceed to Stage 2 grant funding in early 2018. Following on from this the Council will procure Design Consultants/Contractors to ensure the project recommendations are complete before the 2018 deadline of December. The key priority for the Directorate is to provide for energy efficiency upgrades to both Mallow and Fermoy Swimming Pools, which will provide for expenditure savings in the longer term. It should also be noted that both pools are over 20 years old and will require substantial investment as part of the Council's capital expenditure programme.

The criteria to be used when selecting areas for future investment will be based on the requirements of the Department of Transport, Tourism and Sports, Public Authority Swimming Pool Programme and must comply with the Department's Procedures for the Planning, Approval and Financing of Swimming Pools and Technical Guidelines. This means that the proposals for a pool must satisfy a number of conditions. These include:

- The need for a swimming pool in the area
- The suitability of the site where the applicant authority wants to build the pool
- The future viability of the pool, in particular whether there will be enough money available to cover the pool's operation and maintenance costs
- The construction and operating standards of the proposed project in comparison to existing facilities
- A satisfactory financial plan
- The need to achieve an even spread of grant awards around the country.

Any consideration of future investment in this area will also have to assess the impact on existing public and private facilities against the following benchmarks 1) establish the probable catchment area of the proposed facility in relation to catchment of existing public and private facilities 2) identify the potential customer base from within this catchment area in relation to catchment of existing public and private facilities and 3) it is necessary to consider, in the context of this data, the potential impact that the opening of the proposed facility would have on existing facilities due to overlap in catchment area.

The key focus and priority for the Municipal District Operations and Rural Development Directorate will be the prioritisation of significant capital works to existing pools in both Mallow and Fermoy which will require funding provision under the Council's capital expenditure programme.

Members thanked the Director of Services, Municipal District Operations & Rural Development Directorate for the report, and during the discussion that followed members made the following points:

- It is noted that all of the Council's swimming pool are loss making; however, it is important to note that they provide a very valuable service and are critical recreational facilities.
- Members queried what relationship does Cork County Council have with the private operations running council owned swimming pools, and are we covering the private operators' losses.
- Cobh swimming pool was developed by Cobh Town Council in conjunction with the county council and is now run by a private operator,

- A new swimming pool recently opened in Dunmanway, yet some larger towns in the county do not have a public swimming.
- We have a good record of providing recreational facilities such as playgrounds for the young.
- We also need to cater for teenagers and older people in terms of providing recreational facilities such as swimming pools.
- Swimming pools provide vital services to the whole community and promote an active and healthy lifestyle.
- Our record of water safety is not good enough and not enough people can swim to a good standard.
- It should not be viewed negatively that the pools are running at a loss.
- We need to be proactive in terms of developing new facilities.
- Municipal swimming pools are worthwhile social investment.
- Swimming should be taught as part of the school curriculum.
- Between 40% and 60% of people using the council's pool in Youghal are from the Middleton catchment area.
- Members referred to the Cork Surf Lifesaving Club in West Cork that provides training for youth lifeguards and raised an issue with the rates the club is charged for using the Dunmanway Swimming Pool during the winter months.
- We should be planning long-term over a 10-15 year timeframe with the view that a swimming pool would be a standard facility in all of our towns.
- All future Municipal District Plans should include swimming pools.
- Modernise existing facilities and lower running costs by replacing existing heating systems with alternatives such as solar.
- We should apply to the Department of Transport, Tourism and Sport to provide increased funding for new facilities.

The Chief Executive confirmed the Council provides an annual subvention to the private operators of the council's swimming pools in Cobh and Youghal. He then advised that the request to review the rates charged in Dunmanway Swimming Pool should be raised with the Divisional Manager, West Cork and the Director of Services, Municipal District Operations & Rural Development.

SOCIAL HOUSING

9/1-1

Councillor Des O'Grady proposed, seconded by Councillor Michael Murphy, the following notice of motion:-

“That this council will immediately bring forward plans for Social Housing on all zoned housing lands in the Council's possession that are currently not part of the planning process and that these vacant sites be progressed to Part 8 planning as a matter of urgency. Also to request that a list of all lands zoned for housing, including the area of each site in the above category, be provided. “

Members noted the report from the S/Director of Services, Housing, which outlined as follows:-

Cork County Council has a well developed pipeline of schemes for the development of its landholdings throughout Cork County at various stages from pre-planning, to design, tender, through to construction. The plans currently in hand will see the development of 420 social housing units on 27 sites in various locations around Cork County. There are also proposals for the development of 392 social houses in 19 Turnkey developments (private lands) in other locations. In addition the Voluntary sector has prepared schemes for the delivery of 183 houses on 12 sites in the County. Cork County

Council is advancing all lands that can be immediately developed and is examining servicing issues on other landholdings.

Pipeline Lands

PPP

These schemes are at an advanced stage of design and Part 8s will shortly be advertised for the development of circa 200 houses on 4 sites. Designs for Macroom, Skibbereen, and Clonakilty will be advanced through Social Housing Bundle 2, and the reserve site at St. Josephs Road in Mallow is now being advanced to design stage.

Housing Agency

The Housing Agency has 14 LAGS (non PPP) sites in Cork County and it is the Agency's intention to seek expressions of interest for the development of these lands through a combination of the private sector, where no social housing demand exists or where development of social housing would not be in the interests of the sustainable development of the area, and in association with the voluntary sector where demand for social housing exists. These sites are located in Carrigtwohill, Fermoy, Mitchelstown, Bantry, Skibbereen, Bandon, Knocknagree, Dripsey, Lombardstown, Goleen, Meelin, Newmarket, & Buttevant. Cork County Council is currently at various stages of preparing plans for the development of LAGS sites at Fermoy, Skibbereen, Bandon, Lombardstown, & Newmarket.

Council Lands

Cork County Council is currently bundling a number of its sites together in each division with a view to their development as part of a bundle in order to achieve efficiency. Other sites are at earlier stages of assessment with a view to ensuring that a constant pipeline of schemes will be advanced to construction over the coming years. The following locations are under consideration and schemes for their development will be advanced to preliminary assessment and subsequent design during 2018.

LOCATION	ADDRESS	COMMENT
Fermoy	Beechfield	1 acre. Potential currently being assessed at MD level.
Ballydehob	Ballydehob	4 acre (not all suitable for housing – potential to be assessed)
Ballydesmond	BALLYDESMOND 8 NO. SITES	Sites
Ballymacoda	Ballymacoda	To be assessed. Elevated site opposite existing houses on Knockadoon Road. Limited Potential
Bantry	Dromleigh, Bantry (Private Sites)	Sites, & further development potential being assessed
Bantry	Kealkil	14 acres Potential to be assessed
Bantry	Kilcrohane	Some land remaining post development. Potential to be assessed
Blarney	Boolypatrick, Shournagh Drive,	12 acres. Scheme being prepared in 2018
Brooklodge	Brooklodge, Glanmire	2 acres. Scheme being explored with Voluntary Housing sector
Carrigtwohill	Maryville	Potential to be assessed. Currently set out as

		open space, but underutilised
Castletownbere	Droum, Castletownbere	2 acres. Potential to be assessed
Charleville	Charleville, Vale Close	2 acres. Potential to be assessed
Charleville	Rathgoggin North, Charleville	10 acres. Potential to be assessed
Clonakilty	Ardfield, Clonakilty	2 acres (not suitable for social housing – partnership being considered)
Clonakilty	Ring, Clonakilty	2 acres (not suitable for social housing – partnership being considered)
Coachford	Coachford	Significant site on R619. Circa 2ha. Potential to be assessed
Cobh	Ballynoe	8 acres – long term development prospect due to servicing issues
Cullen	Mullaghroe South, Cullen	Sites
Doneraile	Convent Road, Doneraile	Partially developed lands. Assessment to be undertaken
Drimoleague	Drimoleague	2 acres at High Street. Potential to be assessed
Drinagh	Minianes, Drinagh	Undeveloped lands to rear of Council Houses. To be assessed
Eyeries	Urhan, Eyeries	Derelict rural unit. Limited potential. Private sector interest to be assessed
Fermoy	Uplands, Fermoy	8 acres – long term development prospect
Freemount	Sites	Site Potential to be assessed
Glengarriff	Reenmeen East, Glengarriff	8 acres. Demand exists. Potential to be assessed.
Goleen	Boulysalagh, Goleen	Potential to be assessed. Limited local demand. Circa 1 acre

Heir Island	Heir Island	2 acres approx. Potential to be assessed
Killeagh	KILLEAGH	Potential to be assessed.
Lyre, Banteer	Lyre Village	Vacant undeveloped site. Proposal being prepared.
Macroom	Ballynagree, Clondrohid	Approx 2 acres adjacent to existing houses. Potential to be assessed
Mallow	Ballydaheen, Mallow	MD Site, Currently being assessed
Mallow	Carhookeal, Mallow	Backland. Potential to be assessed
Mallow	Gouldshill	Significant undeveloped lands remain in this location. A number of options being considered.
Mallow	Willis Flats	Masterplan to be prepared.
Midleton	Broomfield West, Midleton	8 acres – currently being assessed
Mitchelstown	Stag Park, Mitchelstown	LAGS lands
Newcestown	Newcestown	1.4ha. Potential to be assessed
Newmarket	Knockduff, Meelin	1.64 ha. LAGS. Potential to be assessed
Passage West	Rathanker, Passage West	Rural Acre – limited potential.
Schull	Schull	Circa 2 acres east of Seaview

Sherkin Island	Kilmoon, Sherkin Island	To be assessed
Skibbereen	Coronea, Skibbereen	Significantly developed landholding. Further potential to be assessed
Skibbereen	Mart Site, Skibbereen	Potential to be assessed
Union Hall	Bawnlahan, Union Hall	LAGS
Whitegate	Ballincarroonig, Whitegate	Derelict house on circa 1 acre on Hill Road. Potential to be assessed.

Once a preliminary assessment of the land is undertaken, and once the potential and need are established a Stage 1 proposal will be made to the Department of Housing, Planning and Local Government for the funding of the preparation of plans for the development of the sites. It is premature to assume that all of these lands will be developed for housing as their suitability (irrespective of their zoning) has as yet not been fully assessed, while in other locations there is either no demand for social housing or there is already an adequate provision of social housing in the vicinity of the Council lands. It should not be assumed that each area of land will lead to the provision of a proportional number of houses on each site for the following reasons;

- Different zoning densities,
- Inadequate service capacity,
- Different patterns of development in the neighbourhood,
- Lands compromised due to flooding issues, access difficulties or other constraints,
- Current use as open space or other community facility,
- Other issues

Cork County Council is advancing housing development on all its housing lands that are immediately developable and is examining servicing issues on other landholdings.

Members thanked the S/Director of Services, Housing for the report, and during the discussion that followed raised the following points:

- There were only 34 houses under construction in county, as per the Chief Executives November 2017 report.
- The report sets out provisions for up to 900 houses.
- The PPP schemes are showing signs of slow delivery.
- Nothing has been built yet on the Housing Agency's 14 LAGS sites.
- The elephant in the room is that councils themselves are not constructing any social housing
- Of the 45 sites referenced in the report, 24 are yet to be assessed, which is a disgrace.
- The notice of motion requested a list of all lands available, which the report has not provided.
- There are up to 100 acres of land that are not been progressed.
- Not all lands zoned for housing are included on the list.
- According to the media that are anywhere up to 400 acres of land available for development in the county.
- We need council's to build large scale social housing and we are not keeping pace with the growing social housing list.
- We are breaking records in terms of homelessness since the foundation of the State
- Members queried the status of the Rathanker, Passage West and the reference in the report to "Rural Acre – limited potential".
- Members queried what is meant by potential development in connection with the 8 acres listed for Fermoy.
- We need to get our site Part 8 ready so that funding is approved we are primed to react quickly.
- A Part 8 proposal was refused for the development of 100 houses in Mallow.
- Land bought in Kinsale 17 years ago has still not been built on.
- We are not building, and housing acquisitions are not happening.

- In the high demand areas there is a shortage of sites, which is worrying.
- There are a number of factors causing delays including the Department's level of oversight in approving projects and public procurement timelines.
- As a council, we went to a sustained period of not granting Part 8's; however, it is appropriate that we do not pursue Part 8 plans for areas where there is no demand for housing.
- One member of staff should be appointed to discuss housing issues with each party and revert back.
- We need to be innovative and should examine alternatives including development with communal living in areas where rents are very expensive.
- A proposal was passed at the last South Committee meeting that a special housing meeting would be held

The Chief Executive stated that every target set for Cork County Council in the delivery of social housing was met and exceeded. The Chief Executive outlined that the Council has 420 housed planned on 27 sites and that Cork County Council is delivering these units through contracting bodies. The Chief Executive acknowledged that Metropolitan Cork is the most challenging area in terms of site availability.

Members agreed that the remaining items on the agenda would be deferred until the next council meeting to be held on the 22nd January, 2018.

VOTES OF CONGRATULATIONS

21/1-1

TO: Councillor Rachael McCarthy on her recent marriage to Adrian Tyner.

TO: Rachel and Evan Kennedy on winning the RSVP Magazine Wedding of the Year 2017

ANY OTHER BUSINESS

22(a)/1-1

Councillor Diarmaid O' Cádhlá requested the following items for discussion;

1. Residents in Cobh having have problems using the Council's online planning system.
2. What is the Council's position or policy or intentions are in relation to the proposed extension of the city boundary and in light of the Ministers announcement of his intention for create primary legislation to give effect to the changes.
3. Property at Harbour View, Cobh.

The Chief Executive stated that in relation to item No. 3, this relates to a privately owned property. The Chief Executive confirmed that the Council's Fire Department has served notice on the owner of the property in question, and that the recent tragic event that occurred in the property is the subject of an ongoing investigation; therefore it is not appropriate to discuss the matter any further.

22(b)/1-1

Councillor Mary Linehan-Foley outlined to the chamber details of a personal issue she had with the HSE Ambulance Service following a fall she sustained in Youghal at 12:00pm on the 21st December, 2017. Councillor Linehan Foley said that an ambulance was called at 12:10pm. It later transpired that an ambulance was dispatched from Waterford City which took approximately 3 hours to respond to the emergency call and it arrived at the scene at 3:00pm. Councillor Linehan-Foley outlined that she

did not get to CUH for assessment until 3:40pm. Councillor Linehan - Foley then outlined that the ambulance crew had to stay with her in CUH for over two and a half hours, therefore there was no ambulance in Waterford for all of this time.

During the discussion that followed raised the following points:

- Something is wrong and lacking in the health system.
- People's lives are being put at risk.
- Who is responsible for handing over patients from paramedic crews to accident and emergency staff.
- Members referred to a recent incident where Lissarda could not be located using the Ambulance Service mapping system.
- an ambulance crew from Skibbereen had to respond to a call in Whitegate near Middleton, and was later called to an incident in Cork City, meaning there was no ambulance available for Skibbereen.
- Every effort should be made by the HSE to improve the health service.
- CUH is at crisis point.
- The health budget is €15 billion yet the ambulance service is shambolic.
- People in Schull are 2 hours waiting for ambulances to come from Kerry.
- We need paramedics on motor bikes as they can respond in much faster.
- Ambulance crew's morale is very low and they have to go in to work on days off due to a shortage of staff.
- The HSE and Ambulance Service should be invited to attend a Development Committee meeting.
- The council has made several storing proposals to the HSE over the years; however, the HSE just ignores them.

Councillor Timmy Collins, Chairman of the Regional Health Forum, agreed that the issue will be raised at the next Regional Health Forum meeting.

Members agreed to write to the HSE on the matter.

22(c)/1-1

Councillor Paul Hayes drew attention to the significant amount of damage done to roads in West Cork following recent storms, and asked could the Chief Executive request additional funds from the Department to allow for much needed repairs to be carried out.

Councillor Gillian Coughlan stated that we need to also write to Transport Infrastructure Ireland (TII) seeking additional funding, and she also stated that high velocity patchers need to be distributed more evenly throughout the county.

22(d)/1-1

Councillor Deirdre Forde sought clarification from the Chief Executive if people are liable if they spread salt on footpaths and someone then slips or falls.

The Chief Executive confirmed that Cork County Council does supply salt to residents but that each householder would need to get their own advice on the matter

This concluded the business of the Meeting