



Comhairle Contae Chorcaí

Cork County Council

Minutes of Proceedings at Meeting of Cork County Council held in the Council Chamber, County Hall, Cork and by Microsoft Teams on 13th December 2021 at 11am.

I LATHAIR

Comhairleoir Gillian Uí Chochláin, Méara Chontae

Comhairleoiri: Uí Chochláin G, Ó Colmáin, Ó Murchú C, Ó Suilleabháin S, Uí Shuilleabháin M, Ó Donnabháin, Ó Coileáin D, Ó Murchú PG, Ó Conaill, Mac Craith, Uí Daltún, Ó Muircheartaigh, Uí Bhuachalla, De Faoite S, Daltún Ó Suilleabháin, Ní Cheallacháin, Barra, Sheppard, Rasmussen, Ó Conchubair S, Ó Conchubair A, MacCarthaigh N, Ó Flionn, Uí Bhriain, Ó Laoghaire, Dawson, De Róiste, Ó Muineacháin B, Ó Dubhghaill, Ó Sé SP, Ó Murchú G, Críod, Ní Mhuineacháin G, Ó Luanaigh, Ó Cochláin M, Uí Loinsigh, Ó Luasa, Ó Haodha Padraig, Ó Murchú Gearóid, Ó Cinnéide, Ó Madaoin, Ó Sé T, Léineacháin Uí Foghlú, Ó Héigheartaigh, Ní Heachthigheirn, Uí Thuama, MacCarthaigh S, Mac Uaid, Ní Cheallaigh, Ó Cearbhaill, Ó Muirthile, Uí Chaochlaioich, Ó Haodha Pól

PRESENT

Councillor Gillian Coughlan, County Mayor, presided.

Councillor: Coughlan, Coleman, Murphy K, O'Sullivan J, O'Sullivan M, O' Donovan, Collins D, Murphy PG, O' Connell, McGrath, D'Alton, Murtagh, Buckley A, White J, Dalton – O' Sullivan, O' Callaghan, Barry, Sheppard, Rasmussen, O' Connor S, O' Connor A, McCarthy N, O' Flynn, O'Brien, O'Leary, Dawson, Roche, Moynihan B, Doyle, O'Shea JP, Murphy G, Creed, Moynihan G, Looney, Coughlan M, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O'Shea T, Linehan – Foley, Hegarty M, Ahern, Twomey, McCarthy S, Quaide, Kelly, Carroll, Hurley, Coakley, Hayes Paul

Chief Executive, Mr. Michael Lynch, Director of Planning, Mr. Padraig Moore, Senior Planner, Senior Executive Officer.

The Mayor outlined the Public Health Restrictions at the beginning of the meeting and reminded Members of the COVID-19 SOP management requirements of the meeting.

ORDER OF BUSINESS

Proposed by Cllr. John Paul O'Shea

Seconded by Cllr. Michael Hegarty

Members agreed to vary the Order of Business and agreed that Agenda Item no 8 would be taken after Agenda Item no 18 and with Agenda Items numbers 19 to 32.

RESIGNATION OF COUNCILLOR KATIE MURPHY

The Mayor informed the meeting that Cllr Katie Murphy has resigned from Cork County Council with effect from 1st December 2021 and wished her well for the future and said she had represented the Bantry Electoral Area very well.

Members said she had brought a breath of fresh air to the chamber and that it was a sad day for the Council to lose one of its youngest Councillors.

Members from the West Cork Municipal District paid tribute and wished her the best in the future.

Members spoke of the pressures of being a local government representative and said more support was needed for people entering politics to ensure diversity.

The Chief Executive, on behalf of the Council management and staff wished Councillor Murphy the best for the future and complimented her contribution to her community and to the Council.

[a] CONFIRMATION OF MINUTES

[2/12-1](#)

Proposed by Cllr. John Paul O'Shea

Seconded by Cllr. Michael Hegarty

RESOLVED:

That the minutes of the Ordinary Meeting held on 22nd November 2021 be confirmed and signed by the Mayor.

Proposed by Cllr. Gerard Murphy

Seconded by Cllr. John Paul O'Shea

RESOLVED:

That the minutes of the Budget Meeting held on 22nd November 2021 be confirmed and signed by the Mayor.

[b] VOTES OF SYMPATHY

[3/12-1](#)

TO: Mrs. Valerie Good on the death of her husband Courtenay Good.

TO: Mrs. Theresa Brennan on the death of her husband Braham Brennan, former Member of Cork County Council.

TO: Mrs. Patricia Brady on the death of her husband Peter Brady.

TO: The O'Sullivan Family on the death of their brother Edward O' Sullivan.

TO: Mrs. Peggy O' Connor on the death of her husband Johnny O'Connor.

DISPOSAL OF PROPERTY:

SECTION 183 OF THE LOCAL GOVERNMENT ACT 2001:

Members noted the following disposals:

MUNICIPAL DISTRICT OF EAST CORK

Disposal of site at Ballylongane, Garryvoe, Co. Cork.

4(a)/12-1

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 3rd December, 2021.

Situation: Disposal of site at Ballylongane, Garryvoe, Co. Cork.

Area: c.0.60 acres.

Consideration: €95,000.00.

Grant of Right of Way at Owenacurra Business Park, Midleton, Co. Cork.

4(b)/12-1

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 3rd December, 2021.

Situation: Grant of Right of Way at Owenacurra Business Park, Midleton, Co. Cork

Consideration: €1

MUNICIPAL DISTRICT OF COBH

Disposal of site at Carrignafay, Cobh, Co. Cork.

4(c)/12-1

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 3rd December, 2021.

Situation: Disposal of site at Carrignafey, Cobh, Co. Cork.
Area: c.0.116 hectares.
Consideration: €150,000.00

MUNICIPAL DISTRICT OF FERMOY

Grant of Right of Way over non-public road at Coolcarron, Fermoy, Co. Cork.

4(d)/12-1

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 3rd December, 2021.

Situation: Grant of Right of Way over non-public road at Coolcarron, Fermoy, Co. Cork.
Consideration: €1

Grant of Right of Way to facilitate Council Turnkey Development at Watergrasshill, Co. Cork.

4(e)/12-1

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 3rd December, 2021.

Situation: Grant of Right of Way to facilitate Council Turnkey Development at Watergrasshill, Co. Cork.
Consideration: €1

MUNICIPAL DISTRICT OF BANDON/KINSALE

Disposal of site at Cloughmacsimon, Bandon, Co. Cork.

4(f)/12-1

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 3rd December, 2021.

Situation: Disposal of site at Cloughmacsimon, Bandon, Co. Cork
Area: c.0.177 hectares
Consideration: €150,000.00

PART 8 MANAGER'S REPORT SECTIONS 179(3) OF THE PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

RESOLUTION UNDER SECTION 179 OF THE PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

5(a)12-1

MUNICIPAL DISTRICT OF MACROOM:

Part 8 - Chief Executive's Report for Millrace Pedestrian Walkway, Car Park improvements and River Sullane Pathway Amenity Project, Macroom, Co. Cork

Proposed by Councillor Eileen Lynch

Seconded by Councillor Michael Looney

RESOLVED:

Noting that in accordance with Section 179 of the Planning & Development Act 2000, (as amended), notice of the proposed development was published, 13 submissions were received in respect of the proposal, approval pursuant to Section 179 of the Act is given for the following: Proposed development to Millrace Pedestrian Walkway, Car Park improvements and River Sullane Pathway Amenity Project, Macroom.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT 2000, AS AMENDED:

6/12-1

Proposed Material Contravention of Bandon Kinsale Municipal District Local Area Plan, 2017. Planning Reference 21/04711 – Cork Co-Operative Marts Limited.

Councillor Kevin Murphy proposed, seconded by Councillor Alan Coleman the following resolution:

“Having considered the report of Chief Executive prepared in accordance with Section 34 (6) (a) of the Planning and Development Act 2000 (as amended), this Council approves the recommendation of the Chief Executive that permission be granted for planning application 21/04711 which materially contravenes the Bandon Kinsale Municipal District Local Area Plan, 2017.”

The Mayor called for a vote to be taken which resulted as follows:-

FOR:	Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, O’Donovan, Collins D, Murphy P.G, O’Connell, McGrath, D’Alton, Murtagh, Buckley, White, Dalton O’Sullivan, O’Callaghan, Barry, Sheppard, Rasmussen, O’Connor S, O’Connor A, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Doyle, O’Shea J.P, Murphy Gerard, Creed, Moynihan G, Looney, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O’ Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Quaide, Kelly, Carroll, Hurley, Coakley, Hayes Paul	[51]
AGAINST:	None	[0]
ABSTAIN:	None	[0]

The Senior Executive Officer declared the results as follows: 51 For, 0 Against and 0 Abstentions.
The Mayor declared the resolution passed.

[e] **REPORTS AND RECOMMENDATIONS OF COMMITTEES**
TÚAIRISCÍ AGUS MOLTAÍ Ó CHOISTÍ

7/12-1

COBH MUNICIPAL DISTRICT

Proposed by Councillor Anthony Barry

Seconded by Councillor Cathal Rasmussen

“Recommendation that Cork County Council write to Minister Catherine Martin and to Cork Government Ministers requesting that every effort be made to secure the America’s Cup for Cork Harbour in 2024”.

During this discussion, Members made the following points:

- Members said this is the third largest marine sporting event in the world
- Said the benefits of hosting the America’s Cup would be huge for Cork and the wider Munster area
- Said it was a world class event and would promote Cork and Ireland
- Stated this would be a great opportunity to kickstart the return to tourism for Cork county

- Members said this would be a twelve to eighteen-month economic boost for Cork and the wider Munster region
- Said it should receive national support because of the huge benefits to the entire south western region and that benefits were not confined to Cork Harbour area
- Said the upgrade and repair of infrastructure would be an additional bonus
- Members agreed to write to the Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media, Catherine Martin and in addition Members agreed to write to local Government Ministers

The Chief Executive said that inter-departmental assessment at a national level was taking place and that Cork County Council had engaged with the team undertaking the assessment. He said that the requirements and necessary processes in relation to hosting the event have been outlined to government and that Cork County Council will play its part to assist and support the delivery of the event if Cork Harbour is selected.

CORPORATE POLICY GROUP

8/12-1

Approval of attendance by Members at conferences on the Conference list for December 2021

Proposed by Councillor John Paul O'Shea

Seconded by Councillor Kevin Murphy

8(a)/12-1

FILLING OF VACANCIES ON COMMITTEES AND EXTERNAL BODIES:

Appointment of Councillor Jack White to Committees as follows:

- Arts, Culture and Languages Strategic Policy Committee
- Environment, Climate Action and Biodiversity Strategic Policy Committee
- Coastal Management Committee

Proposed by Councillor John Paul O' Shea

Seconded by Councillor Michael Hegarty

8(b)/12-1

PPN APPOINTMENTS:

Proposed by Councillor John Paul O' Shea

Seconded by Councillor Frank O' Flynn

Public Partnership Network (PPN) Appointments to Strategic Police Committees, Joint Policing Committees and Local Community Development Committees were approved as follows:

Committee Name	PPN Seats Available	
Planning & Strategic Development SPC	Community & Voluntary Pillar	<i>Carol Harpur (Glounthaune Community Association)</i>
	Social Inclusion Pillar	<i>Tadgh Quill-Manley (Carbery Housing Association CLG)</i>
	Environment Pillar	<i>Bernadette Connolly (Cork Environmental Forum)</i>
Environment, Climate Action & Biodiversity SPC	Community & Voluntary Pillar	<i>Conor O'Brien (Glounthaune Community Association)</i>
	Environment Pillar	<i>1.Raffaella Valenti (Kinsale Transition Towns) 2.Caitriona Courtney (Cork Environmental Forum)</i>
Economic Development & Enterprise SPC	Community & Voluntary Pillar	<i>Owen Hurley (Lisgould and Leamlara Community Council)</i>
Tourism SPC	Community & Voluntary Pillar	<i>Doug Lucey (Aghabullogue, Coachford, Rylane Community Council)</i>
Housing SPC	Community & Voluntary Pillar	<i>Eileen Kelly McCarthy (Families of Castlemartyr Mogeely &Ladysbridge)</i>
	Social Inclusion Pillar	<i>1. Jose Ospina (Carbery Housing Association CLG) 2. Margarita O'Driscoll (Travellers of North Cork)</i>
Roads & Transportation SPC	Community & Voluntary Pillar	<i>Bríd Coakley (Killavullen Community Council)</i>
	Social Inclusion Pillar	<i>Tim Hanley (West Cork Islands Community Council)</i>

	<i>Environment Pillar</i>	<i>Dr Darren McAdam-O'Connell (Cork Cycling Campaign)</i>
Social Inclusion, Community & Rural Development SPC	<i>Community & Voluntary Pillar</i>	<i>1. Mair Kelly (Cork County Comhairle na nOg) 2. Pauline O'Dwyer (Rockmills Community Council) 3. Gavin Falk (Innishannon Community Hall)</i>
	<i>Social Inclusion Pillar</i>	<i>Pat Dooley (Bandon Tidy Towns)</i>
	<i>Environment Pillar</i>	<i>Ana Ospina (Green Skibbereen)</i>
Arts, Culture & Languages SPC	<i>Community & Voluntary Pillar</i>	<i>1. Colum Cronin (Copeen Archaeological, Historical & Cultural Society (CAHCS)) 2. Michéal De Buitléir (Comhaltas Craobh Eochaille)</i>
	<i>Social Inclusion Pillar</i>	<i>Judith Gilbert (West Cork Islands Community Council)</i>
Joint Policing Committee (JPC)	<i>Community & Voluntary Pillar</i>	<i>1. Geraldine McNamara (Ballyhea Parish) 2. Gerry Moore (Carrigaloe Community Association) 3. John Fuller (Kanturk Community Council) 4. Sean Kelly (Bweeng ICA) 5. Danny Crowley (Adrigole Action and Information Group)</i>
West Cork LCDC	<i>Community & Voluntary Pillar</i>	<i>1. Helen O'Sullivan (Adrigole Action + Information Group)</i>

		2. <i>Finbarr Harrington (Concerned Business and resident association Castletownbere)</i>
South Cork LCDC	<i>Community & Voluntary Pillar</i>	1. <i>Liam MacCarthy (Youghal Little Theatre)</i> 2. <i>Tom Howard (Carrignavar Community Council)</i>
North Cork LCDC	<i>Community & Voluntary Pillar</i>	1. <i>Bob Seward (Rathcormac Community Council)</i> 2. <i>Denis McNamara (Ballyhea Parish)</i>

**[e] REPORTS AND RECOMMENDATIONS OF OFFICERS
TUAIRISCÍ AGUS MOLTAÍ OIFIGI**

9/12-1

CHIEF EXECUTIVE'S MANAGEMENT REPORT TO COUNCIL:

Finance Directorate

Quarterly report of the Finance Directorate for the 3-month period up to 30th September 2021.

Members noted the Finance Directorate Quarterly Report.

[g] CORRESPONDENCE FROM GOVERNMENT DEPARTMENTS

10/12-1

DATA PROTECTION COMMISSION:

Correspondence dated 8th November 2021 in response to the Council's letter dated 26th October 2021 in relation to tackling to tackling cyber/phone/email/text crime.

Members noted the correspondence from the Data Protection Commission.

11/12-1

DEPARTMENT OF JUSTICE:

Correspondence dated 19th November in response to the Council's letter dated 26th October 2021 in to enhancing the capability of An Garda Síochána, in association with international partners, to tackle cyber/phone/email/text crime.

Members noted the correspondence from the Department of Justice.

12/12-1

DEPARTMENT OF EDUCATION:

Correspondence dated 20th October in response to the Council's letter dated 28th September 2021 in relation to the use of school facilities by community groups outside of school hours.

Members noted the correspondence from the Department of Education.

13/12-1

DEPARTMENT OF RURAL AND COMMUNITY DEVELOPMENT :

Correspondence dated 19th November in response to the Council's letter dated 26th October 2021 in relation to requesting that criteria and conditions be broadened for the Local Improvement Schemes.

Members noted the correspondence from the Department of Rural and Community Development.

14/12-1

DEPARTMENT OF HEALTH :

Correspondence dated 30th November from the Department of Health in response to the Council's letter dated 15th November 2021 in relation to VAT on insulation installation cost.

Members noted the correspondence from the Department of Health.

15/12-1

CORK KERRY COMMUNITY HEALTHCARE:

Correspondence dated 16th November in response to the Council's letter dated 26th October 2021 in to Owenacurra Centre.

During the discussion, the Members made the following points:

- Members said they were disappointed with the response from Cork Kerry Community Healthcare
- They said the response does not stand up to scrutiny
- Stated the decision to remove essential staff raises questions around supports for vulnerable patients

[h] NOTICE OF MOTIONS

16/12-1

TO REQUEST THE MINISTER FOR HEALTH TO PROVIDE MORE AMBULANCES AND AMBULANCE PERSONNEL FOR COUNTY CORK

Councillor Frank Roche proposed, seconded by Councillor Frank O' Flynn

"That Cork County Council would write to Minister Stephen Donnelly to urgently provide more ambulances and ambulance personnel for County Cork".

During this discussion, Members made the following points:

- Requested for a letter to be sent to the Minister for Health seeking a speedier service
- Members gave examples of incidents where patients have been waiting up to 2.5 hours for an ambulance
- Requested the logs of ambulance calls
- Stated a similar motion was brought up at the National Health Forum recently
- Members suggested that the motion should be changed to all of county Cork, not just North Cork
- Members paid tribute to front line ambulance staff and thanked them for their service
- Said the Cork City Fire Service runs a cardiac crew which the county service could also consider
- Recognised that staff numbers have been cut on the ground
- Stated a review is necessary and finding it difficult to understand why it takes so long for ambulances to respond
- Members suggested bringing the Notion of Motion forward to the HSE Forum
- Stated shortcomings are in the service, not in the staff

The Mayor stated that frontline works show great professionalism and it is a trying time for them. She said there is more pressure on emergency medicine with cutbacks to South Doc services and the HSE has a responsibility to front line staff.

Cllr Roche confirmed he was in agreement with the amendment to wording of Notion to Motion to cover the full county and for the Motion to be brought to HSE Forum by Cllr Mary Linehan-Foley.

COUNTY DEVELOPMENT PLAN REVIEW

The Chief Executive said that the meeting is the 64th meeting regarding the Draft County Development Plan 2022 to 2028 and detailed considerations of proposed amendments have been undertaken by Members.

Mr Michael Lynch, Director reminded Members and the Executive of their obligations and responsibilities under the Code of Ethics. He said that Members were restricted to consideration of the proper planning and development of the county.

He said that amendments agreed by Members will commence a public consultation process on 18th January 2022 for 4 weeks. Submissions can be made, and a further Chief Executive's report will be prepared for Members to consider in April 2022.

He outlined that each Volume of the Draft Plan would be considered in turn and the proposed amendments for each Municipal District would also be considered and that all amendments previously discussed would be agreed in principle apart from the amendments that were to be considered under the fourteen Notices of Motion listed as Agenda Items 19 to 32.

Draft CDP Volume One Main Policy Material

Consolidated Part 1 Volume and Volume Two

Pages 6 to 451

Outstanding Issues – Additional Supplementary Amendments

Pages 5 to 65

During the discussion, Members requested clarification regarding the changed wording proposed in amendment 1.4.7 regarding Housing Density of residentially zoned land.

Mr. Pdraig Moore said the change was to amend the wording of the 'comment' relating to Medium A Housing density and that reference to Carrigtwohill has been removed as well as a reference to 35 units. Members accepted this clarification and change.

- Members said they were not happy with the wording of supplementary proposed amendment no 1.12.62 regarding management of on street parking
- Members said that whilst development of brownfield sites is welcomed, the related car parking issues has an impact on town centres
- Asked if it was too late to propose a change
- Members submitted new wording for the proposed amendment as below:

Councillor Marcia D’Alton proposed, seconded by Councillor Kevin Murphy

“The Council will monitor town centre parking provision to ensure that on street parking does not negatively impact the placemaking and sustainable mobility aims of this County Development Plan. If deficiencies in specific areas arise, the Council will seek to address them through the development management process and by the provision of adequate off-street public parking”.

This proposed revised wording was read to the Chamber by Mr. Pdraig Moore. Mr. Lynch said the objective was to allow the development of brownfield sites and matters relating to applications would be dealt with on a case by case basis. He said the matter was addressed on pages 44 to 46 of the *Outstanding Issues – Additional Supplementary Amendments* document. The Chief Executive said the wording put forward by Members in the County development Plan set a high bar by the inclusion of the words ‘provision of adequate off -street public parking’ in the Plan.

The Mayor called for a vote to be taken which resulted as follows:

FOR: Councillors: Coughlan G, Murphy K, O’Sullivan J, O’Sullivan M, O’ Donovan, Collins D, Murphy P.G, O’ Connell, McGrath, D’Alton, Murtagh, Buckley, White, O’Callaghan, Barry, Sheppard, O’ Connor S, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Doyle, O’Shea J.P, Murphy Gerard, Creed, Looney, Lynch, Lucey, Hayes Pat, Kennedy, Madden, O’ Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern ,Quaide, Kelly, Carroll, Hurley, Coakley, Hayes Paul

[45]

AGAINST: Coleman, O’ Connor A, Murphy Gearóid

[3]

ABSTAIN: None

[0]

The Senior Executive Officer declared the results as follows: 45 For, 3 Against and 0 Abstentions.

The Mayor declared the resolution passed and that the wording of “*Volume 1 – Main Policy Material*” was amended.

Councillor Frank O’Flynn proposed, seconded by Councillor Alan O’Connor, Members approved amended Volume One and all amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Draft CDP Volume Two Heritage and Amenity

Consolidated Part 1 Volume One and Volume Two

Pages 452 to 462

Outstanding Issues – Additional Supplementary Amendments

Pages 66 to 68

Councillor Seamus McGrath proposed, seconded by Councillor John Paul O’Shea, Members approved Volume Two and amendments as outlined, subject to the Notices of Motion to be considered under Agenda Items 19 to 32.

Draft CDP Volume Three North Cork

Consolidated Part 2 Volume Three North Cork

Fermoy MD

Pages 6 to 108

Councillor Frank O’ Flynn proposed, seconded by Councillor Kay Dawson, Members approved Volume Three Fermoy Municipal District and amendments as outlined, and Additional Supplementary Amendments for Fermoy Municipal District as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Kanturk Mallow MD

Pages 109 to 213

Councillor Gerard Murphy proposed, seconded by Councillor Pat Hayes, Members approved Volume Three Kanturk Mallow Municipal District and amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Outstanding Issues – Additional Supplementary Amendments

Kanturk Mallow MD

Pages 107 to 109

Councillor Gearóid Murphy proposed, seconded by Councillor Ian Doyle, Members approved Additional Supplementary Amendments Kanturk Mallow Municipal District, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Draft CDP Volume Four South Cork

Consolidated Part 3 Volume Four South Cork

Carrigaline MD

Pages 6 to 131

Councillor Seamus McGrath proposed, seconded by Councillor Marcia D’Alton, Members approved Volume Four South Cork Carrigaline Municipal District amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Cobh MD

Pages 132 to 284

Councillor Cathal Rasmussen proposed, seconded by Councillor Sheila O' Callaghan, Members approved Volume Four Cobh Municipal District and amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Outstanding Issues – Additional Supplementary Amendments

Carrigaline MD

Pages 110 to 124

Councillor Seamus McGrath proposed, seconded by Councillor Marcia D'Alton, Members approved Additional Supplementary Amendments Carrigaline Municipal District, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Cobh MD

Pages 125 to 128

Councillor Anthony Barry proposed, seconded by Councillor Cathal Rasmussen, Members approved Additional Supplementary Amendments Cobh Municipal District subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Consolidated Part 4 Volume Four South Cork

East Cork MD

Pages 6 to 133

Councillor Michael Hegarty proposed, seconded by Councillor Susan McCarthy, Members approved Volume Four South Cork East Cork Municipal District and amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Macroom MD

Pages 134 to 234

Councillor Eileen Lynch proposed, seconded by Councillor Michael Creed, Members approved Volume Four South Cork Macroom Municipal District and amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Outstanding Issues – Additional Supplementary Amendments

East Cork MD

Pages 81 to 89

Councillor Michael Hegarty proposed, seconded by Councillor Susan McCarthy, Members approved Additional Supplementary Amendments East Cork Municipal District subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Draft CDP Volume Five West Cork

Consolidated Part 5 Volume Five West Cork

Bandon Kinsale MD

Pages 1 to 133

Councillor Kevin Murphy proposed, seconded by Councillor Sean O’ Donovan, Members approved Volume Four West Cork, Bandon Kinsale Municipal District and amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

West Cork MD

Pages 134 to 335

Councillor Patrick Gerard Murphy proposed, seconded by Councillor Paul Hayes, Members approved Volume Four West Cork, West Cork Municipal District and amendments as outlined, subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Outstanding Issues – Additional Supplementary Amendments

Bandon Kinsale MD -

Pages 90 to 106

Councillor Marie O’ Sullivan proposed, seconded by Councillor Kevin Murphy, Members approved Additional Supplementary Amendments Bandon Kinsale Municipal District subject to Notices of Motion to be considered under Agenda Items 19 to 32.

West Cork MD

Pages 69 to 80

Councillor Paul Hayes proposed, seconded by Councillor Ross O’Connell, Members approved Additional Supplementary Amendments West Cork Municipal District subject to Notices of Motion to be considered under Agenda Items 19 to 32.

Members agreed to adjourn the meeting for lunch from 13.10 to 13.45

Proposed by Councillor Frank O’Flynn

Seconded by Councillor Seamus McGrath

17/12-1

CLLR PAT HAYES -ITEM 19

Councillor Pat Hayes proposed, seconded by Councillor Bernard Moynihan

“That the proposed amendment to change part of the Existing Residential/Mixed Residential and other uses would not proceed to within the MW-GC-13 green **INFRASTRUCTURE** but would revert back to its original zoning of Existing Residential/Mix **residential** and other uses. It has been a commercial site since the early ‘70’s”.

Members noted response from the Chief Executive as follows:

Proposed amendment 3.2.3.16 seeks to change part of the Existing Residential/Mixed Residential and Other Uses zoning and include within the MW-GC-13 green infrastructure zoning. This recommendation arises from the Strategic Flood Risk Assessment (SFRA) of the Plan.

An update of the Strategic Flood Risk Assessment (SFRA) of the Draft Plan commenced in June 2021. The first stage of the SFRA is flood risk identification. The practice has been to utilise the most up to date mapping data in any given location. In the case of this site CFRAMS data is available. CFRAMS data modelling is considered 'best of breed' and allows informed decisions to be made on zoning objectives.

A Justification Test was carried out on this site as part of the SFRA of the draft plan. This site failed the Justification Test and the recommendation of the SFRA is that a water compatible zoning such as green infrastructure is appropriate for the site.

The SFRA Page 64 states:

'The site is within Flood Zone A and B and under the CFRAM flood mapping shows depths of up to 1m in the 1% AEP scenario. Development here has the potential to increase flood risk up and downstream through displacement of water and the site is too constrained to allow for the provision of compensatory storage.'

Note: a 1% Annual Exceedance Probability (AEP) indicates the severity of a flood that is expected to be exceeded on average once in 100 years, i.e. it has a 1 in 100 (1%) chance of occurring in any one year.

The updated Strategic Flood Risk Assessment (October 2021 version) is available to consult at the following link

<https://www.corkcoco.ie/sites/default/files/2021-10/updated-strategic-flood-risk-assessment-october-2021.pdf>

It should also be noted that flood zone A and B also overlaps the adjoining N20 to the east and that a flood event could have the potential to impact on access to the site including access for emergency services.

AA Screening of the proposal has indicated that the site is identified to be at risk of flooding and has a direct hydrological linkage to the Blackwater River SAC via the Baltydaniel Stream which runs through it. It is recommended against zoning this site for development in the interest of avoid risk of significant negative impacts to the Blackwater River SAC.

The Recommendation is no change to Proposed Amendment.

During this discussion the Members made the following points:

- Requested to change the wording of the motion as not a residential site
- Members confirmed that the site has been in use as a commercial filling station for many years
- It was proposed that part of the site to be rezoned only - not the entire site.
- Existing residential and mixed industrial site
- Stated no flooding issues with site, detailed flood risk has been carried out
- Site located within existing built up area and close to town centre
- The development would create up to 30 full time jobs
- Members stated the site is a good site for investment and the development would be good for Mallow town
- Said that climate change was a reality and flood risk assessments must be considered in this context
- Clarified that Members were making a decision at this meeting as to whether amendments will be approved to go out to public consultation and the final decisions on the County Development Plan 2022-2028 will be taken by Members in April 2022

Mr Padraig Moore confirmed that the area for consideration related to the area within the blue lines in the site map as presented to Members during the meeting.



He said the original zoning was a built-up area with existing mixed business and industrial uses. Chief Executive advised that there was no change to the Chief Executive’s response as previously outlined for the amended motion.

The Mayor informed Members that they have to be conscious of advice from the Planning department regarding the flood risk.

Cllr Pat Hayes proposed the amendment, seconded by Cllr. Bernard Moynihan.

Amended Motion:

“That the proposed amendment to change part of the Existing Residential/Mixed Residential and other uses would not proceed to within the MW-GC-13 green infrastructure but would revert back to its existing mixed general business and industrial uses in respect of the blue area outlined in site map. It has been a commercial site since the early ‘70’s”

The Mayor called for a vote to be taken on the amended motion which resulted as follows: -

FOR:

Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, Collins D, Murphy P.G, McGrath, D’Alton, Murtagh, Buckley, White, Dalton O’Sullivan, O’Callaghan, Barry, Sheppard, Rasmussen, McCarthy N, O’Flynn, O’Brien,

O'Leary, Dawson, Roche, Moynihan B, Doyle, O'Shea J.P, Murphy Gerard, Creed, Looney, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O' Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern , Kelly, Carroll, Hurley, Coakley, Hayes Paul

[46]

AGAINST: O' Connor A, Quaide

[2]

ABSTAIN: O' Connell

[1]

The Senior Executive Officer declared the results as follows: 46 For, 2 Against and 1 Abstention.

The Mayor declared the resolution passed.

18/12-1

CLLR MICHAEL HEGARTY-ITEM 20

“That the amendment to rezone the lands at Woodstock, Carrigtwohill, Co. Cork as green infrastructure CT-GC-10 outlined in the Chief Executive’s Report be rejected and that the residential zoning of the subject objective no.: CT-R-09 be retained under a revised zoning objective as follows. Objective no. CT-R-09. Approximate area 4.0 (HA). Carrigtwohill North UEA, high density residential development with public open space subject to a site-specific Ecological and Flood Risk Assessments.”

Councillor Michael Hegarty presented additional information relating to the Notice of Motion to the meeting as follows:

1. Ecological appraisal prepared by Limosa Environmental dated November 2021
2. Brief note on Flood Risk at Woodstock lands, Carrigtwohill from Fehily Timoney and Company dated 10th December 2021
3. Flood map update prepared by JBA Consulting dated 24th November 2021

Members expressed concern about making a decision without considering the additional information. It was agreed that this additional information would be circulated to all members so that Members could review and consider these documents before deciding on this Notice of Motion.

Proposed by Cllr Seamus McGrath and seconded by Cllr Cathal Rasmussen, members agreed that this Notion of Motion (agenda item number 20) be taken after agenda item number 32.

19/12-1

CLLR WILLIAM O' LEARY-ITEM 21

Councillor William O' Leary proposed, seconded by Councillor Frank O' Flynn

“That this Council would retain Coolagown as a key village in the County Development Plan”.

Members noted response from the Chief Executive as follows:

Coolagown is identified as a village in the 2017 LAP with a scale of growth of five units. It is a very small community, recording just 19 units in the Geodirectory 2020. The village has a school serving the rural hinterland. While the village has public water supply, there is no wastewater treatment infrastructure to support development.

It would not be appropriate to designate Coolagown as a Key Village as it does not have the scale of services or amenities to support growth.

Removing the development boundary from this settlement does not alter the fact that a vibrant rural community exists in this area and the Council will continue to support community initiatives and local businesses in the area in accordance with proper planning and sustainable development principles.

This has been specifically recognised by Proposed Supplementary Amendment No.1.2.21 which states ***“It is important that these settlements and locations are recognised as places with vibrant and committed communities often active in the provision of a range of social and community facilities. These places will always be acknowledged as such by the Planning Authority and proposals to extend existing business, social and cultural facilities will be considered on their merits. In addition, should significant investment in water services occur in these settlements over the lifetime of this plan, there is scope to review and include these locations. These locations will continue to be eligible to apply for local and national funding. A full list of these settlements is provided in Appendix I of the plan.*”**

The Recommendation is no change to Proposed Amendment.

During this discussion the Members made the following points:

- Members stated said the issue was well discussed at Municipal District level, but felt compelled to bring it to Full Council meeting
- Removing the development boundary in Coolagown would take away the aspiration to put services in the village
- Stated that it is a model village with a good quality of life and a low density development
- Members said they would be concerned about making a decision where the village would be downgraded
- Stated that residents are upset that the village would lose ‘village’ status
- Some members said they were unhappy this motion was included
- Stated that other prominent villages are losing their status across the county
- Members said that they saw an exception with Coolagown and have flagged this as a concern at every meeting

Mr. Pdraig Moore said that it is a village in the CDP and not a key village as set out in the Notice of Motion. The Chief Executive said that it would be a two step jump to make it a key village and the settlement did not meet the criteria set out in the draft Plan for a key village. Mr. Moore said smaller settlements which had their boundary removed were fully recognised and supported by proposed amendment to the Core Strategy Chapter. He said applications for planning in such settlements that have had the development boundary removed will be assessed under the Rural Housing Policies set out in the Plan.

The Mayor asked if the word “key” could be removed from the motion. Councillor William O’ Leary proposed and Councillor Frank O’ Flynn seconded this.

Amended Motion:

“That this Council would retain Coolagown as a village in the County Development Plan”.

The Mayor called for a vote on the amended motion to be taken which resulted as follows:-

FOR: Councillors: Coleman, O’Donovan, Collins D, Murphy P.G, McGrath, D’Alton, Buckley, Dalton O’Sullivan, O’Callaghan, Barry, Sheppard, Rasmussen, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Moynihan B, Doyle, Moynihan G, Looney, Hayes Pat, Murphy Gearóid, Kennedy, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Quaide, Kelly, Carroll, Hurley

[34]

AGAINST: Murphy K, Murtagh, O’Shea J.P, Murphy Gerard, Creed, Coughlan M, Lynch, Lucey, Madden

[9]

ABSTAIN: Coughlan G, O’Sullivan J, O’Sullivan M, O’Connell, White, O’Connor A, O’Shea T, Coakley, Hayes Paul

[9]

The Senior Executive Officer declared the results as follows: 34 For, 9 Against and 9 Abstention.

The Mayor declared the resolution passed.

The Chief Executive said that Members have given an exceptional status to Coolagown and can decide in April 2022 if they want to retain this.

20/12-1

CLLR FRANK O’ FLYNN - ITEM 22

Councillor Frank O’ Flynn proposed, seconded by Councillor Noel McCarthy

“That Cork County Council would zone the lands at Corrin Fermoy, as outlined in Colman O Flynn’s submission number DCDP345467154, for industry”.

Members noted response from the Chief Executive as follows:

This motion refers to a 13.9ha (34.4ac) site in Corrin, 3km south east of the town of Fermoy within the greenbelt. The submission seeks an Industrial zoning to cater for the establishment of new business uses in this rural area.

The CE recommendation on this matter is set out on page 13 of the CE report Volume One Part 2 (b), issued on 24th September 2021.

The Draft Plan sets out the Objectives and Appropriate uses for Industrial zoning in Volume One Chapter 19 as follows;

County Development Plan Objective ZU 18-16: Industrial Areas

“Promote the development of industrial areas as the primary location for uses that include heavy industry, manufacturing, repairs, medium to large scale warehousing and distribution, biomedical, pharmaceutical, bioenergy plants, open storage, waste materials treatment, port related facilities and port related activities and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged. Subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and/or distribution uses. The provision of strategic large-scale waste treatment facilities including waste to energy recovery facilities will be considered in ‘Industrial Areas’ designated as Strategic Employment Locations in this Plan subject to the requirements of National Policy, future Regional Waste Management Plans and the objectives set out in this Plan.

Appropriate Uses in Industrial Areas

Medium to large scale warehousing and distribution, bioenergy plants, open storage, recovery and transport operating centres, strategic large scale waste treatment facilities including waste to energy recovery facilities*(as per objective above), port facilities and port related activities, logistics, heavy industry, offices ancillary to permitted use, laboratories, food related industry, marine related development, general industry, civic amenity site, plant storage, sustainable energy installation, heavy vehicle park, fuel depot/fuel storage, telecommunication structures, biomedical, pharmaceutical, data centres, childcare facilities

There is in excess of 60ha of zoned and serviced land, with good access to the motorway, available within the development boundary of Fermoy town. All of this land is suitable for development. New employment uses should be located within the town where they can support the viability of the town, help generate potential custom for other businesses and support compact growth. The zoning of significant sites outside the town will undermine the delivery of these zoned lands and the case for infrastructure funding to support their delivery.

Existing objectives of the plan cater for the development needs of established uses in greenbelt areas and the situations where exceptions to green belt policy can be considered. These policies are set out in Objective RP 5-16, 5-17 and 5-18 of the Draft Plan.

County Development Plan Objective RP 5-16: Long Established Uses

Recognise the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion / intensification of existing uses. Such expansion proposals of an appropriate scale will be considered on their merits, having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations.

County Development Plan Objective RP 5-17: Strategic and Exceptional Development Recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

County Development Plan Objective RP 5-18: Relocating uses

Recognise that it may be appropriate, in exceptional circumstance, to accommodate some uses in a greenbelt area that are relocating from a town centre site to facilitate redevelopment of a site for other uses, or the regeneration of a wider area, where there is no alternative option available within existing zoned lands /or the development boundary and where no other suitable lands are available. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

This proposal would also be contrary to the provisions of the Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities' – which places an obligation

on local authorities to protect existing national routes particularly in terms of safety, capacity and efficiency.

The Recommendation is no change to Proposed Amendment.

During this discussion the Members made the following points:

- Members said this is an opportunity site with three existing businesses already located there
- Stated this site is an ideal location to bring employment to Fermoy
- Need industry in town locations, need to keep towns and villages thriving
- Said there was an excellent network of roads and other services in the area

The Mayor called for a vote on the motion to be taken which resulted as follows:-

FOR: Councillors: Coughlan G, Coleman, O’Sullivan J, O’Sullivan M, O’Donovan, Collins D, Murphy P.G, McGrath, D’Alton, Murtagh, Buckley, White, Dalton O’Sullivan, O’Callaghan, Barry, Rasmussen, O’Connor S, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Doyle, O’Shea J.P, Moynihan G, Looney, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, O’Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Kelly, Carroll, Hurley, Coakley, Hayes Paul

[42]

AGAINST: O’Connor A,

[1]

ABSTAIN: Murphy K, Murphy Gerard, Creed, Coughlan M, Madden

[5]

The Senior Executive Officer declared the results as follows: 42 For, 1 Against and 5 Abstention.

The Mayor declared the resolution passed.

21/12-1

CLLR DEIRDRE O’BRIEN - ITEM 23

Councillor Deirdre O’ Brien proposed, seconded by Councillor Frank O’ Flynn

“That Cork County Council give zoning for light commercial to lands at Gortnahown, Mitchelstown”.

Members noted response from the Chief Executive as follows:

The site the subject of this motion comprises 2.14 ha., backs onto the M8 Motorway and the entrance to the site is 300m from the access slipway to the M8 at Junction 13. Site is located east of the M8 in the open countryside in a rural area, approximately 3km south of Mitchelstown.

Submission references a range of potential uses for the site including a civic amenity centre, garden centre, truck storage / rest area, mobile working hub etc.

The CE Recommendation on this matter is set out on page 32/33 of the CE Report Volume One Part 2 (b), issued on 24th September 2021.

The development plan already provides in excess of 100ha of zoned business / industrial lands in Mitchelstown and over 60ha in Fermoy to cater for the development of new industrial and business uses along the motorway corridor. These lands all enjoy excellent access to the motorway network and offer plenty opportunity for the establishment of new business uses, while supporting the role and viability of the towns and compact growth. The zoning of sites outside the town will undermine the delivery of these zoned lands and the case for infrastructure funding to support their delivery.

Existing objectives of the plan cater for the development needs of established uses in greenbelt areas and the situations where exceptions to green belt policy can be considered. These policies are set out in Objective RP 5-16, 5-17 and 5-18 of the Draft Plan.

County Development Plan Objective RP 5-16: Long Established Uses

Recognise the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion / intensification of existing uses. Such expansion proposals of an appropriate scale will be considered on their merits having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations.

County Development Plan Objective RP 5-17: Strategic and Exceptional Development Recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

County Development Plan Objective RP 5-18: Relocating uses

Recognise that it may be appropriate, in exceptional circumstance, to accommodate some uses in a greenbelt area that are relocating from a town centre site to facilitate redevelopment of a site for other uses, or the regeneration of a wider area, where there is no alternative option available within existing zoned lands /or the development boundary and where no other suitable lands are available. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

Should the landowner wish to explore development of the land they are free to submit a planning application and any proposals can be assessed on their merits as part of the development management process.

Also, the Draft Plan sets out the following policies in para 15.12.25 to 15.12.27 as follows;

Waste Management Facilities

15.12.25 The Southern Region Waste Management Plan makes provision for waste collection facilities, waste transfer stations and other waste facilities and the Council will continue to facilitate their development where appropriate.

15.12.26 With the exception of Bring Sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency (EPA). It is important to ensure they are located where these impacts are minimised as much as possible.

15.12.27 In the consideration of planning applications for new waste facilities and/or the expansion of existing waste facilities; consideration shall be given to the 'general environmental' criteria set out in the Southern Region Waste Management Plan and any subsequent updates.

This proposal would also be contrary to the provisions of the Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities' – which places an obligation on local authorities to protect existing national routes particularly in terms of safety, capacity and efficiency.

The Recommendation is no change to Proposed Amendment.

During this discussion, the Members made the following points:

- Members stated that the developer has partnered with an experienced provider
- This specialist is willing to run and fund the site
- Said that Fermoy is the only MD that does not have a Civic Amenity Site
- This is a service that is not available at the moment and is badly needed in the area
- Members queried if it is possible to zone a site specifically in the CDP for a Civic Amenity Site

Mr. Michael Lynch stated that zoning in the County development Plan is for types of land use and that any application that is suitable in the context of the zoning of a relevant site would be considered. If zoned for industrial use the site would be open for many uses, not just a Civic Amenity Site. Mr Lynch stated that an X-01 type zoning would be tied to a specific use.

Mr. Pdraig Moore read the definition of Industrial Zoning to the meeting as follows:

County Development Plan Objective ZU 18-16: Industrial Areas

“Promote the development of industrial areas as the primary location for uses that include heavy industry, manufacturing, repairs, medium to large scale warehousing and distribution, biomedical, pharmaceutical, bioenergy plants, open storage, waste materials treatment, port related facilities and port related.

Appropriate Uses in Industrial Areas

Medium to large scale warehousing and distribution, bioenergy plants, open storage, recovery and transport operating centres, strategic large scale waste treatment facilities including waste to energy recovery facilities*(as per objective above), port facilities and port related activities, logistics, heavy industry, offices ancillary to permitted use, laboratories, food related industry, marine related development, general industry, civic amenity site, plant storage, sustainable energy installation, heavy vehicle park, fuel depot/fuel storage, telecommunication structures, biomedical, pharmaceutical, data centres, childcare facilities

The amended Motion was proposed by Councillor Deirdre O’Brien and seconded by Councillor Frank O’ Flynn.

Amended Motion:

“That Cork County Council zone land for industrial use at Gortnahown, Mitchelstown”.

The Mayor called for a vote on the amended motion to be taken which resulted as follows:-

FOR:

Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, O’Donovan, Collins D, Murphy P.G, O’Connell, McGrath, D’Alton, Murtagh, Buckley, White, Dalton O’Sullivan, O’Callaghan, Barry, Sheppard, Rasmussen, O’Connor S, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Moynihan B, Doyle, O’Shea J.P, Murphy Gerard, Creed, Moynihan G, Looney, Coughlan M, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O’ Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Kelly, Carroll, Hurley, Coakley, Hayes Paul

[51]

AGAINST: O'Connor A

[1]

ABSTAIN: Quaide

[1]

The Senior Executive Officer declared the results as follows: 51 For, 1 Against and 1 Abstention.

The Mayor declared the amended resolution passed.

22/12-1

CLLR PATRICK GERARD MURPHY - ITEM 24

Councillor Patrick Gerard Murphy proposed, seconded by Councillor Danny Collins

“Amend the settlement map proposed in amendment 5.2.6.24 to include the area in blue line in the attached map. The current proposed extension to the existing residential/mixed use zoning is insufficient to accommodate the expansion needs of existing nursing home. This is critically important as the availability of elderly care beds, in Bantry and surrounding areas, is extremely limited”.

Members noted response from the Chief Executive as follows:

The notice of motion requests a change to amendment no. 5.2.6.24 to include the area outlined in Blue in the map attached to the Notice of Motion.

The area in blue has already been included in response to the submission via Amendment no. 5.2.6.24. The motion seeks to include a larger area which is outlined in green.

The area outlined in blue has already been filled so the ground levels are significantly higher than the adjoining lands to the north, which are within the area shown in green. There is a steep drop from the filled area down to a stream and then the land rises again steeply on the northern side of the stream to a dense woodland. The additional lands in green are wooded and could only be developed if the trees were cleared, the stream culverted and the land filled by several meters. The woodland supports habitats of biodiversity value and the area adjoining the stream is at risk of flooding.

The additional lands within the area outlined in green are zoned BT-GC-07 in the Draft Plan which protects the Open space / landscape character of the setting of Bantry House.

The lands outlined in blue have been cleared and filled such that no habitats of value remain. Any remaining habitats within the area outlined in green should be protected.

The area already included in Amendment No. 5.2.6.24 is considered reasonable in providing some options to support the expansion on the adjoining Nursing Home. The nursing home is a single storey structure and would also have the option of adding additional floors.

The recommendation is no change to Proposed Amendment.

During the discussion, the Members made the following points:

- Said it offers an opportunity for a nursing home to cater for the needs of the elderly, with separate living areas
- Stated it is a special green belt attached to Bantry House
- Stated that Bantry has an ageing population and there is high demand for this type of facility

- Members suggested widening the road on approach
- Some Members said they were not in support of clearing woodland at the rear of the site for development

The Mayor called for a vote on the motion to be taken which resulted as follows:-

FOR:	Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, O’Donovan, Collins D, Murphy P.G, McGrath, Murtagh, Buckley, White, O’Callaghan, Barry, Sheppard, O’Connor S, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Doyle, O’Shea J.P, Murphy Gerard, Creed, Moynihan G, Looney, Coughlan M, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O’Shea T, Linehan-Foley, Hegarty, Ahern, Kelly, Carroll, Hurley, Coakley, Hayes Paul	[44]
AGAINST:	O’Connell, O’Connor A, Quaide	[3]
ABSTAIN:	D’Alton	[1]

The Senior Executive Officer declared the results as follows: 44 For, 3 Against and 1 Abstention.

The Mayor declared the resolution passed.

23/12-1

Members agreed to adjourn the meeting from 16.00 to 16.20.

Proposed by Councillor Gillian Coughlan

Seconded by Councillor Joe Carroll

CLLR IAN DOYLE - ITEM 25

Councillor Ian Doyle proposed, seconded by Councillor Gearóid Murphy

“ That Cork County Council would reinstate lands CV R 10 to the western side of Charleville within the Development Boundary in County Development Plan. This is included in current Local Area Plan with provision for nursing home development specifically”.

Members noted response from the Chief Executive as follows:

This is a rural location 1.5km from the town centre where there is a fragmented and inadequate footpath network and the site is not contiguous to the built footprint of the town.

The CV-R-10 residential zoning in the 2017 Fermoy local area plan allows for provision of a nursing home. There is no record of any planning proposals on this site to date. In order to align with core strategy population and housing land requirements, the draft plan has discontinued this zoning as it is surplus to requirements during the lifetime of the CDP 2022-2028, peripheral location and does not contribute to compact growth and the lands have now been returned to the greenbelt. The development boundary for Charleville has accordingly been reduced in order to promote a more compact growth form for the town.

This is a rural location 1.5km from the town centre where there is a fragmented and inadequate footpath network and the site is not contiguous to the built footprint of the town.

To zone this peripheral site as residential at this time prior to the development of lands zoned for residential development closer to the town centre would not be appropriate. The more appropriate zoning to provide for a nursing home would be “Community”.

The proposed development of a nursing home at this location would also conflict with the Draft Plan policy for such uses set out in Chapter 6 of the Draft Plan. Paragraph 6.6.22 page 122 of the Draft Plan includes criteria for consideration in the provision of residential care accommodation including:

‘These facilities should be located within settlements and in order to enhance overall quality of life increase their links with, and accessibility to, local amenities, and therefore reduce the likelihood of social isolation while providing easy access to staff and visitors.’

Recommendation is no change to the proposed amendment.

During the discussion the Members made the following points:

- Members stated that this land was zoned within the last Development Plan for nursing home use
- Said some soft work has been done in terms of landscaping
- Members acknowledged response from the Chief Executive and planners
- Members requested for an amendment to be made: CVR10 – zone as a community, within particular use for a nursing home

Mr Pdraig Moore said that community zoning allows for nursing homes. It was also clarified that the development boundary of Charleville would not be extended to include this site but rather that a specific development boundary would be put around this specific stand alone site and zoned for Community Uses with provision for a nursing home.

The amended Motion was proposed by Councillor Ian Doyle and seconded by Councillor Gearóid Murphy

Amended Motion:

That Cork County Council would zone lands CV R 10 to the western side of Charleville within the Development Boundary as community zoning with specific provision for a nursing home in the County Development Plan. This is included in current Local Area Plan with provision for nursing home development specifically”.

The Mayor called for a vote on motion to be taken which resulted as follows:-

FOR:

Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, O’Donovan, Collins D, Murphy P.G, McGrath,

D'Alton, Murtagh, Buckley, White, O'Callaghan, Barry, Sheppard, Rasmussen, McCarthy N, O'Flynn, O'Brien, O'Leary, Dawson, Roche, Moynihan B, Doyle, O'Shea J.P, Murphy Gerard, Creed, Moynihan G, Coughlan M, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O'Shea T, Hegarty, Twomey, McCarthy S, Ahern, Quaide, Kelly, Carroll, Hurley, Coakley, Hayes Paul

[47]

AGAINST: None

[0]

ABSTAIN: O' Connor A

[1]

The Senior Executive Officer declared the results as follows: 47 For, 0 Against and 1 Abstention.

The Mayor declared the resolution passed.

24/12-1

CLLR DANIELLE TWOMEY - ITEM 26

Councillor Danielle Twomey proposed, seconded by Councillor Susan McCarthy

“To Propose that the MD-R-27 would be returned to Agricultural zoning”.

Members noted response from the Chief Executive as follows:

The site is located at Broomfield to the north of Midleton.

The land is currently part of the Metropolitan Greenbelt in the 2017 LAP / CDP 2014.

The site was zoned for Medium A Density Residential Development in the 2021 Draft County Development Plan.

Following changes to the Core Strategy for Midleton, the site was subsequently re-categorised as Residential Reserve via Proposed Amendment No. 4.3.3.15 in the CE report dated the 24th of September 2021 (Volume 2 Part 3). As detailed in Chapter 18 of the Draft Plan, consideration may be given to the development of some residential reserve lands before the end of the plan period, subject to certain conditions being met.

The site is located close to the Midleton railway station and the layout and design on any development on this site would need to take account of the site's characteristics and the provision of water services and roads infrastructure, matters which would be addressed at the development management stage.

The recommendation is no change to Proposed Amendment.

During the discussion, the members made the following points:

- The land is to be zoned for residential use; members raised objections to this
- Members stated the site does not have structural capacity to support a development of this size

- Raised concerns regarding water runoff and the potential for this to cause issues on the site below
- Unhappy with the visual impact of the site, as is on the skyline of the town
- Expressed concerns with access to the site, as there are already traffic issues in the area
- The site is not within walking distance of primary or secondary schools, apart from 1 school
- Broomfield already has a highly populated area with no amenities
- Members said housing has to be in the right place, and only suitable sites should be considered
- Members stated that they are against residential zoning of this kind, as the land is very elevated
- Said the development would be just above a new development, with water running off the new housing estate to the housing estates below it
- Said there are infrastructural issues with the site, with a very narrow road up to where the access point would be
- Fears that traffic in the area would get substantially worst
- Raised concern with the lack of amenity and green space there
- Members stated that the development would impinge on the privacy of properties if this goes ahead
- Said that a traffic assessment found that the road network in the area is already over capacity
- Members said they are looking for a reinstatement of what was there before
- Members expressed concern about going against what the Chief Executive and planners have suggested, at a time when housing is in short supply

Mr Michael Lynch stated the motion speaks about returning the motion to agricultural zoning, and members have discussed greenbelt zoning.

Councillor Twomey proposed to amend the motion to metropolitan greenbelt, Councillor Danielle Twomey proposed, Councillor Susan McCarthy seconded.

Amended Motion:

To Propose that the MD-R-27 would be returned to Metropolitan green belt zoning

The Mayor called for a vote on the amended motion to be taken which resulted as follows:-

FOR: Councillors: Coughlan G, O’Sullivan J, O’Sullivan M, O’Connell, McGrath, D’Alton, Murtagh, Buckley, White, Dalton O’Sullivan, Barry, Sheppard, Rasmussen, O’Connor S, O’Connor A, McCarthy N, O’Brien, O’Leary, Dawson, Murphy Gerard, Looney, Coughlan M, Lucey, Murphy Gearóid, Linehan-Foley, Twomey, McCarthy S, Ahern, Quaide, Hurley, Hayes Paul

[31]

AGAINST: Coleman, O’Donovan, Collins D, Murphy P.G, O’Callaghan, O’Flynn, Roche, Moynihan B, Doyle, O’Shea J.P, Creed, Lynch, Hayes Pat, O’Shea T, Hegarty, Kelly, Carroll

[17]

ABSTAIN: Murphy K, Kennedy, Madden, Coakley

[4]

The Senior Executive Officer declared the results as follows: 31 For, 17 Against and 4 Abstention.

The Mayor declared the amended resolution passed.

25/12-1

CLLR KAY DAWSON - ITEM 27

Councillor Kay Dawson proposed, seconded by Councillor Frank O Flynn

“Call on Cork County Council (Corrin mart site) DCD346206022, Request that the lands highlighted in the submission be zoned for business use as an opportunity site for NCT centre”.

Members noted response from the Chief Executive as follows:

The Cork Livestock Marts Facility is a 15.05ha (37.2ac) site located in the green belt south of Fermoy and was permitted in the greenbelt as an exception to greenbelt policy in the context of facilitating its relocation from Fermoy town centre and the connection the use has with the rural area. It should be noted in this context that the average size of an NCT centre is 0.24ha or 0.6ac. Continuous development of new industrial uses in greenbelt areas undermines the rural green belt area, the settlement network of the county and the strategic nature of the national road network.

The CE recommendation on this proposal are set out on page 14/15 of the CE Report Volume One Part 2 (b), issued on 24th September 2021.

Planning permission for an NCT centre at the Cork Marts site was already refused in 2015 (15/6004). There is in excess of 60ha of zoned and serviced land, with good access to the motorway, available within the development boundary of Fermoy town and in excess of 100ha available within Mitchelstown. Any of this land would be suitable for the development of an NCT centre. New employment uses should be located within the town where they can support the viability of the town, help generate potential custom for other businesses and support compact growth. The zoning of significant sites outside the town will undermine the delivery of these zoned lands and the case for infrastructure funding to support their delivery.

It would not be appropriate to zone a site specifically for an NCT centre as this is not a specific zoning category. If this substantial site was zoned for Business as suggested in the Notice of Motion the following objective and uses as set out in Volume One Chapter 19 would apply;

County Development Plan Objective ZU 18-15: Business and General Employment Areas

Promote the development of New Business and General Employment Areas as the primary locations for the development of employment uses such as light industry, wholesale and non-retail trading uses, car showrooms and small/medium scale manufacturing/repairs/warehousing/distribution/logistics.

Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Retail warehousing could be accommodated where the specific zoning objective allows. Uses specifically excluded from the business category would include waste management activities and general retail development.

Appropriate Uses in Business and General Employment Areas

Light industry wholesale and non-retail trading uses, car showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses, logistics, incubator units, childcare facilities, fitting and business to business activity. Retail warehousing and office development where not suited to town centre or edge of centre locations (see objective above)

This proposal would also be contrary to the provisions of the Government Guidelines, 'Spatial Planning and National Roads - Guidelines for Planning Authorities' – which places an obligation on local authorities to protect existing national routes particularly in terms of safety, capacity and efficiency.

The recommendation is no change to Proposed Amendment.

During this discussion the Members made the following points:

- Members requested for the rezoning of land to allow for an NCT centre
- Stated that the site is ideally located off the motorway
- Said that it is a much need service in North Cork
- Members said there are currently plenty of facilities on the site, with an NCT centre being a welcome addition
- Said there would be a demand for this service outside of the immediate area
- Members said marts are under great pressure, would need another economic development to support them
- Said they are passionate about seeing an NCT centre in Fermoy
- Stated that half of the site is taken up with sheds & hard-core paving
- Members said they would be more comfortable with zoning the site in a smaller size under the guidance of the Chief Executive

The Chief Executive said that 60 hectares of land are already zoned for business use in Fermoy. The Motion relates to business use for the entire site at Corrin and the size of the site is 15 hectares or 37 acres, which includes the mart. He said that he was not recommending that an additional 15 hectares be zoned for business use outside of Fermoy town. Mr. Moore said they looked at 20 NCT centres around the country, the average size being 0.6 acres.

Mr. Moore read out the definition of a business site to Members as follows:

County Development Plan Objective ZU 18-15: Business and General Employment Areas

Promote the development of New Business and General Employment Areas as the primary locations for the development of employment uses such as light industry, wholesale and non-retail trading uses, car showrooms and small/medium scale manufacturing/repairs/warehousing/distribution/logistics. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Retail warehousing could be accommodated where the specific zoning objective allows. Uses specifically excluded from the business category would include waste management activities and general retail development.

Appropriate Uses in Business and General Employment Areas

Light industry wholesale and non-retail trading uses, car showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses, logistics, incubator units, childcare facilities, fitting and business to business activity. Retail warehousing and office development where not suited to town centre or edge of centre locations (see objective above).

Mr. Moore suggested using an X01 zoning here.

Councillor Kay Dawson proposed the amended motion, Councillor Frank O Flynn seconded.

Amended Motion:

“Call on Cork County Council (Corrin mart site) DCD346206022, Request that the lands highlighted in the submission be zoned for expansion of the existing mart facilities and provision of an NCT centre -(Special Policy Area X-O1)”

The Mayor called for a vote on the amended motion to be taken which resulted as follows: -

FOR:	Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, Collins D, Murphy P.G, O’Connell, McGrath, D’Alton, Murtagh, Buckley, White, Dalton O’Sullivan, O’Callaghan, Barry, Rasmussen, O’Connor S, O’Connor A, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Moynihan B, Doyle, O’Shea J.P, Murphy Gerard, Creed, Moynihan G, Looney, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O’Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Quaide, Kelly, Carroll, Hurley, Coakley, Hayes Paul	[50]
AGAINST:	None	[0]
ABSTAIN:	None	[0]

The Senior Executive Officer declared the results as follows: 50 For, 0 Against and 0 Abstentions.

The Mayor declared the amended resolution passed.

26/12-1

CLLR SEAMUS MCGRATH - ITEM 28

Councillor Seamus McGrath proposed, seconded by Councillor Gillian Coughlan

“To include the following text (highlighted in italics) in Chapter 12 - Transport & Mobility - under section 12.7.2. The Plan supports *and will actively seek to implement* the requirement of the UN Convention on the Rights of Persons with Disabilities, ratified by Ireland, to ensure to persons with disabilities, access, on an equal basis with others, to the physical environment and to transportation, both in urban in rural areas; and supports the National Disability Inclusion Strategy 2017 – 2021”.

Members noted response from the Chief Executive as follows:

Additional wording, ‘and will actively seek to implement’, may be added to paragraph 12.7.2 as this further strengthens the stated support in the Draft Plan of the requirement of the UN Convention on the Rights of Persons with Disabilities to ensure to persons with disabilities, access, on an equal basis with others, to the physical environment and to transportation, both in urban and in rural areas.

Supplementary Proposed Amendment No. 1.12.63

Add text to paragraph 12.7.2 as follows:

Active travel measures must achieve inclusivity with the needs and requirements of people of all ages and those with disabilities (including mobility, sensory and cognitive impairments) considered. This Plan supports, *and will actively seek to implement*, the requirement of the UN Convention on the Rights

of Persons with Disabilities, ratified by Ireland, to ensure to persons with disabilities, access, on an equal basis with others, to the physical environment and to transportation, both in urban and in rural areas; and supports the National Disability Inclusion Strategy 2017-2021.

During this discussion the Members made the following points:

- Members thanked the Chief Executive for the positive response to the motion that was put forward
- The motion resulted from speaking to someone who is visually impaired and their difficulties in getting around the city and county
- Stated the CDP needs to support people with disabilities
- The Mayor said it was great to have been commended at the T Prep awards
- Shows that Cork County Council is willing to step up and support people with disabilities
- Members said that works carried out on roads and in the community should be disability proofed
- Motion was accepted by the Executive
- Mayor thanked the Chief Executive for additional wording

27/12-1

CLLR DANNY COLLINS - ITEM 29

Councillor Danny Collins proposed, seconded by Councillor Ross O' Connell

“That the submission from Sean O Driscoll DCDP345936847 be reconsidered so that the development boundary for Ballydehob be extended to include his land”.

Members noted response from the Chief Executive as follows:

It is noted that submission has not been raised in previous meetings or discussions. This submission requests an extension to the development boundary of Ballydehob to include approximately 0.66 ha of land on the northern side of the village.

The site is topographically challenging and supports habitats of biodiversity value which are part of the wider landscape character of the area. If this site was brought inside the development boundary then the most appropriate zoning would be Green Infrastructure.

The proposed overall scale of growth for Ballydehob is 20 units. It is considered that there are sufficient alternative sites available to support this scale of growth.

A new WWTP and network upgrade for Ballydehob is required.

The recommendation is no change to Proposed Amendment.

During this discussion the Members made the following points:

- Members said that this motion would help with the decline in housing in Ballydehob
- Applicant has been inundated with queries from people wanting to buy the houses / sites
- Said that 0.66 hectares of land should be included
- Stated that Ballydehob is a popular area for people to return to, housing is very scarce in the area
- Acknowledged what the Chief Executive has said about green infrastructure in this site, but may not be well used in this part of the village
- Requested for the boundary to be extended

- Members said there are jobs available in the area, need housing available for people to move back to

The Mayor called for a vote on the motion to be taken which resulted as follows:-

FOR:	Councillors: Coughlan G, Coleman, Murphy K, O’Sullivan J, O’Sullivan M, Collins D, Murphy P.G, O’Connell, McGrath, D’Alton, Murtagh, Buckley, White, O’Callaghan, Barry, Sheppard, Rasmussen, O’Connor S, McCarthy N, O’Flynn, O’Brien, O’Leary, Dawson, Roche, Moynihan B, Doyle, O’Shea J.P, Creed, Looney, Coughlan M, Lynch, Lucey, Hayes Pat, Kennedy, Madden, O’Shea T, Linehan-Foley, Hegarty, Ahern, Kelly, Carroll, Hurley, Coakley, Hayes Paul	[44]
AGAINST:	O’Connor A, Twomey	[2]
ABSTAIN:	Murphy Gearóid	[1]

The Senior Executive Officer declared the results as follows: 44 For, 2 Against and 1 Abstention.

The Mayor declared the resolution passed.

28/12-1

CLLR BEN DALTON O’ SULLIVAN - ITEM 30

Councillor Ben Dalton O’ Sullivan proposed, seconded by Councillor Danny Collins

“That the submission DCDP346181351 where they request that Lowertown would be listed again as a village nucleus entity”.

Members noted response from the Chief Executive as follows:

The Draft Plan proposes to remove the development boundaries from a number of settlements including Lowertown in the West Cork Municipal District on the basis that these settlements have no WWTP facilities and very limited or no development has taken place in the last 10 years. Lowertown is one of the smallest of these settlements.

There is no village nuclei settlement category proposed in the Draft Plan. The lowest tier comprises existing villages which are of sufficient size with an appropriate level of services to support population growth in the Municipal District.

The settlement has no wastewater treatment facilitates and has very limited services.

Removing the development boundary from this settlement does not alter the fact that a vibrant rural community exists in this area and the Council will continue to support community initiatives and local businesses in the area in accordance with proper planning and sustainable development principles.

This has been specifically recognised by Proposed Supplementary Amendment No.1.2.21 which states ***“It is important that these settlements and locations are recognised as places with vibrant and committed communities often active in the provision of a range of social and community facilities. These places will always be acknowledged as such by the Planning Authority and proposals to extend existing business, social and cultural facilities will be considered on their merits. In addition, should significant investment in water services occur in these settlements over the lifetime of this plan, there is scope to review and include these locations. during the lifetime of this plan if required. These locations will continue to be eligible to apply for local and national funding. A full list of these settlements is provided in Appendix I of the plan”.***

The recommendation is no change to Proposed Amendment.

During this discussion, Members made the following points:

- Members stated that the Residents Association had asked for the submission of this motion
- The village nucleus was distributed to the Lowertown area a number of years ago
- Residents of Lowertown want to see the growth extended there
- Said it was only 35 minutes to Skibbereen and Bantry
- Some Members were unhappy that village nuclei are being raised as a Motion as the issue had been discussed at many meetings
- Stated Members have accepted that village nuclei will not exist in the new Plan
- Said that if this is voted for, it will make a mockery of the whole process
- Members queried the status of Lowertown as a village and said Lowertown was not unique

Mr Padraig Moore advised the category of village nuclei no longer applies. He said the removal of the development boundary means that applicants for planning permission are qualifying applicants in their rural area and that can be an advantage. The Mayor stated that the motion is somewhat void as the category of settlement no longer exists in the draft Plan. Councillor Ben Dalton O’ Sullivan proposed to change the motion to village rather than village nucleus, Councillor Danny Collins seconded. The Chief Executive stated that putting a boundary around Lowertown would be detrimental to those living in the area in terms of being able to apply for planning in the area.

Councillor Ben Dalton O’ Sullivan said he wished to withdraw the motion. Members agreed to the withdrawal of the Motion.

29/12-1

CLLR ANTHONY BARRY - ITEM 31

Councillor Anthony Barry proposed, seconded by Councillor Sheila O’ Callaghan

“That the site CT RFAP 03 in Carrigtwohill revert to CT R 03 in order to guarantee the orderly development of the Carrigtwohill UEA North”.

Members noted response from the Chief Executive as follows:

The Core Strategy is the key component of the County Development Plan, in that it sets out, in line with the overarching hierarchy of national and regional plans, and the Development Plan Vision, the quantum and location of development in the County over the lifetime of the Plan.

The growth target for Carrigtwohill must align with the target set out in the Core Strategy. If CT-RFAP-03 reverts to CT-R-03 then the growth target for the settlement would increase by the potential yield of that site, in conflict with the Core Strategy and this additional growth would have to be reallocated from other settlements and/or the rural area within the Cobh MD.

PROPOSED AMENDMENT NO. 1.2.11 sets out that, in relation to Long Term Strategic and Sustainable Development (Further Additional Provision) sites and Additional Provision sites it is intended that these sites are available for residential development throughout the lifetime of the plan, subject to proper planning and sustainable development (see Proposed Supplementary Amendments to the Draft Plan Volumes One and Two discussed at Development Committee Meeting on 3rd December 2021).

It is therefore considered that the orderly development of the Carrigtwohill North UEA is equally deliverable whether CT-RFAP-03 is categorised as Residential or Further Additional Provision. As the CT-RFAP-03 categorisation aligns with the Core Strategy it is not proposed to change this categorisation.

The recommendation is no change to Proposed Amendment.

During the discussion the Members made the following points:

- Stated substantial development is planned for Carrigtwohill, currently has a population of 6,000
- Said that the level of high-density residential development that is planned for Carrigtowill is huge
- There are basics in the national plan in that 30% of growth is to be on brown field sites, which is not the case with Carrigtwohill
- Members said that Department of Health and Department of Education need to deliver, currently waiting on a school and that school will be full on opening
- Said the public bodies need to deliver for Carrigtwohill
- Said that school site and park must be secured for the town
- Stated that Carrigtwohill has improved and expanded rapidly over the past 20 years, it will take in 1500 units over the coming years

The Mayor called for a vote on the motion to be taken which resulted as follows:-

FOR: Councillors: Coughlan G, Coleman, Murphy K, O'Sullivan J, O'Sullivan M, Collins D, Murphy P.G, McGrath, D'Alton, Murtagh, Buckley, White, O'Callaghan, Barry, Sheppard, Rasmussen, O'Connor S, O'Connor A, McCarthy N, O'Flynn, O'Brien, O'Leary, Dawson, Roche, Moynihan B, Doyle, O'Shea J.P, Murphy Gerard, Creed, Moynihan G, Looney, Coughlan M, Lynch, Lucey, Hayes Pat, Murphy Gearóid, Kennedy, Madden, O' Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Quaide, Kelly, Carroll, Hurley, Coakley, Hayes Paul

[50]

AGAINST: None

[0]

ABSTAIN: None

The Senior Executive Officer declared the results as follows: 50 For, 0 Against and 0 Abstention.

The Mayor declared the resolution passed.

30/12-1

CLLR ALAN COLEMAN - ITEM 32

Councillor Alan Coleman proposed, seconded by Councillor Sean O’ Donovan

“That this council supports an extension to the boundary of Dunderrow”.

Members noted response from the Chief Executive as follows:

Proposed Amendment Number 5.1.21.1. proposes to reinstate a development boundary around Dunderrow and to formalize its position as a Village in the settlement hierarchy for the MD. The associated development objectives allow for the provision of up to 20no. additional dwelling houses during the Plan period.

Dunderrow currently has a drinking water supply but is not supported by an Irish Water wastewater treatment plant.

The proposed development boundary extension amounts 7.5ha at the western side of the village. This is a significant proposal having regard to the size of the existing village and the scale of development planned for this plan period. In this context, 7.5ha is a substantial extension to the village development boundary. Also, the northern part of the proposed extension is very elevated and visual prominent. Having regard to the reinstatement of the development boundary under Proposed Amendment 5.1.21.1, it is considered that there is sufficient land available within the village boundary for the provision of the 20no. additional units allowed for within proposed objective DB-01.

The recommendation is no change to Proposed Amendment.

During the discussion, the Members made the following points:

- Members proposed the extension so that development can happen in Dunderrow
- Stated the school needs more expansion and a playground is needed
- Said an expansion would deliver community benefit for the village
- Showed a map on screen that has been proposed with the amendment, have adjusted the map significantly
- The new map based on Councillor Coleman’s update showed a 3.8-hectare extension
- Members stated the original proposal was for 8.7 acres
- Expressed concern that this would dwarf the village
- Said that the treatment capacity for sewage was limited for the village
- Members requested for the overall size of the site to be reduced from the top down
- Queried how many houses are planned for Dunderrow in the lifetime of the plan
- Stated that the extension needs to be kept to a minimum, to allow extra land for the school
- Members said the extension is needed, but expressed concern about the size
- Asked if text will be included in the Plan to ensure Dunderrow National school will be secured in the future

Members agreed to adjourn the meeting from 18.20 to 18.45

Proposed by Councillor Gillian Coughlan

Seconded by Councillor Kevin Murphy

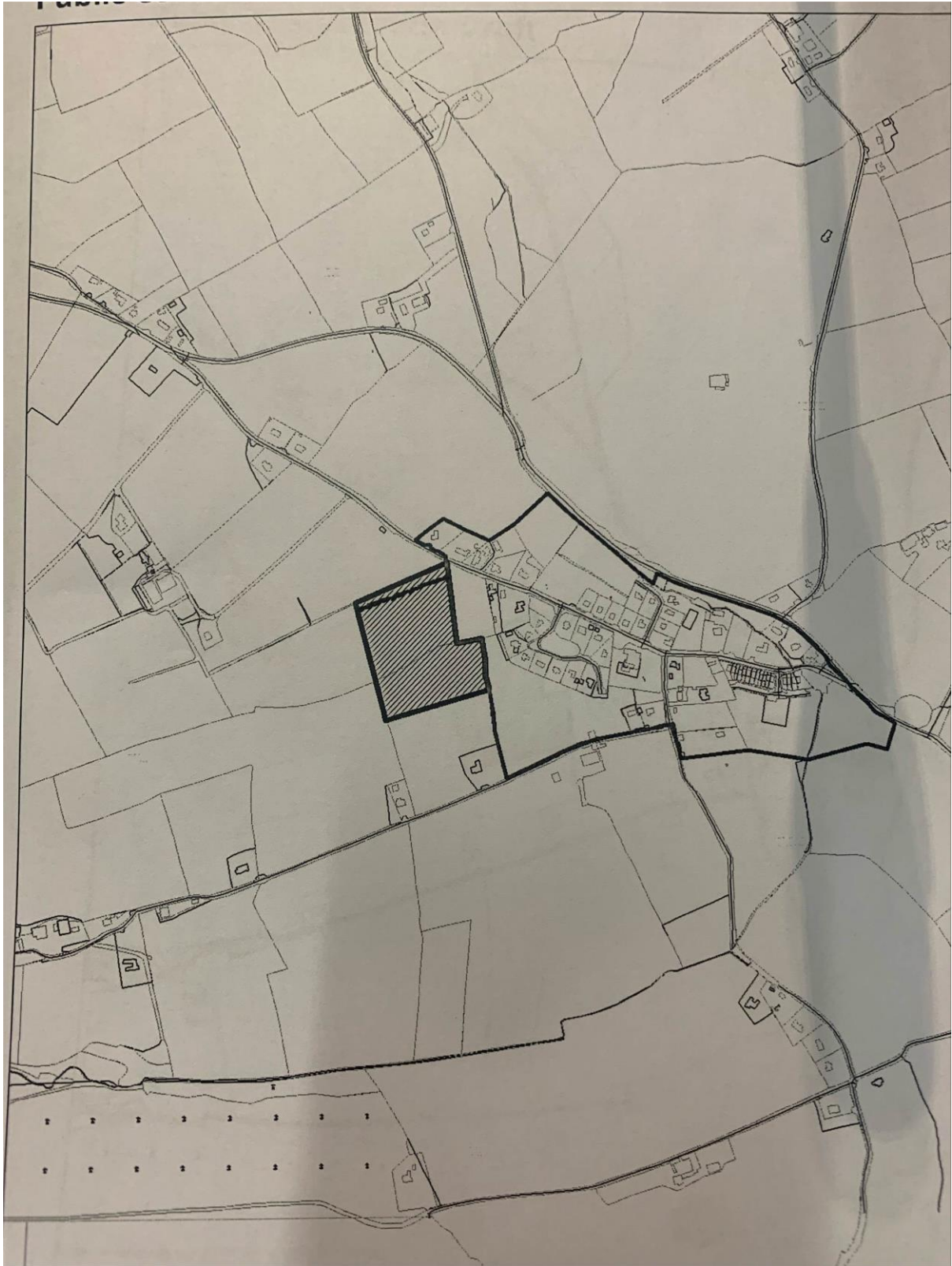
After the adjournment, Councillor Coleman submitted another map showing a reduction in the size of the site and with some land at the brow of the site removed for the proposed Motion.

Mr. Pdraig Moore said 20 units are planned for Dunderrow during the lifetime of the Plan. He said there was a broad policy in the plan supporting schools.

Councillor Alan Coleman proposed an amended motion, Councillor Sean O' Donovan seconded.

Amended Motion:

“That this council supports an extension to the boundary of Dunderrow as outlined in the map before the meeting”.



The Mayor called for a vote on the amended motion to be taken which resulted as follows:-

FOR:

Councillors: Coughlan G, Coleman, Murphy K, O'Sullivan J, O'Sullivan M, O'Donovan, Collins D, Murphy P.G, McGrath, Murtagh, Buckley, Dalton O'Sullivan, Barry, Sheppard,

Rasmussen, O'Connor S, McCarthy N, O'Flynn, O'Brien, O'Leary, Dawson, Roche, Doyle, O'Shea J.P, Murphy Gerard, Creed, Looney, Coughlan M, Lynch, Lucey, Hayes Pat, Kennedy, Madden, O'Shea T, Linehan-Foley, Hegarty, Twomey, McCarthy S, Ahern, Kelly, Carroll, Hurley, Coakley, Hayes Paul

[44]

AGAINST: None

[0]

ABSTAIN: O'Connell, D'Alton, White, O'Callaghan, O' Connor A

[5]

The Senior Executive Officer declared the results as follows: 44 For, 0 Against and 5 Abstention.

The Mayor declared the amended resolution passed.

31/12-1

CLLR MICHAEL HEGARTY ITEM 20 (DEFERRED FROM EARLIER IN THE MEETING)

“That the amendment to rezone the lands at Woodstock, Carrigtwohill, Co. Cork as green infrastructure CT-GC-10 outlined in the Chief Executive’s Report be rejected and that the residential zoning of the subject objective no.: CT-R-09 be retained under a revised zoning objective as follows. Objective no. CT-R-09. Approximate area 4.0 (HA). Carrigtwohill North UEA, high density residential development with public open space subject to a site-specific Ecological and Flood Risk Assessments.”

Members noted response from the Chief Executive as follows:

This relates to a 3.8Ha site north of the rail line within the Carrigtwohill UEA. The site was zoned for residential development in the 2017 LAP and was zoned CT-R-09 in the Draft Plan. It was proposed, in the list of proposed amendments (proposed amendment no. 4.2.3.12) circulated to elected members on 24th September, to amend the zoning to CT-GC-10 to address issues raised by the SFRA of the Draft Plan.

CT-R-09 High density residential development with public open space. *

CT-GC-10 This area supports habitats of biodiversity value. *

The new flood zone maps prepared for the updated SFRA show the site is at risk of flooding. Recent work on behalf of Cork County Council in relation to a URDF funded SUDS Strategy for the Carrigtwohill Urban Expansion Area involved the preparation of flood models, undertaken by Atkins/JBA, and this data has been used, in the production of the flood zone extents for Carrigtwohill. This provided the best understanding of flood risk in this part of the catchment and is in line with good practice of using best available data. Part of that work included resurveying water courses. This indicated that some have silted up resulting in less capacity. Also, of note the culvert below the railway has less capacity than shown in earlier surveys. This data has resulted in changes to the flood risk mapping relative to the 2017 LAP Flood Mapping.

The updated data shows Flood Zone A risk on the CT-GC-10 site and adjoining lands. A justification test was not undertaken for the site as an initial screening indicated the site could not have passed same. The Flood Risk Management Guidelines currently applied to this site would direct that the site be zoned for flood compatible uses only.

Zoning map showing areas of Zone A and B flood risk was included in the response.

AA screening has indicated that there is a direct hydrological link between this site and the Cork Harbour SPA and Great Island Channel SAC. In that context, and given the flood risk status of the site, it is advised against zoning of the site for residential development in the interest of ensuring the avoidance of impacts to habitats and species which are qualifying interests of these EU sites.

The CT-GC-10 zoning does not impact the wider delivery of the UEA and is a logical planning solution given the need to apply the sequential approach to flood risk and the need to avoid the development of vulnerable uses, such as residential, in areas at risk of flooding in order to protect life; given the need to protect the ecology of the site; and given the need to facilitate delivery of CT-U-03 greenway.

Recommendation is to proceed with proposed amendment no. 4.2.3.12 to zone the land as green infrastructure.

Councillor Michael Hegarty had earlier presented additional information to the meeting relating to the Notice of Motion as follows:

- Ecological appraisal prepared by Limosa Environmental dated November 2021
- Brief note on Flood Risk at Woodstock lands, Carrigtwohill from Fehily Timoney and Company dated 10th December 2021
- Flood map update prepared by JBA Consulting dated 24th November 2021

These documents had been circulated to Members and the executive for consideration.

During the discussion, the Members made the following points:

- Stated these lands are within 150 m of the railway station
- Said the Fehily Timoney and Company appraisal showed low risk of flooding
- The flood risk assessment found that mitigation engineering works would address any flood risk and this was addressed by Fehily Timoney findings
- Said that the JBA assessment of the land did not take into account the previous engineering solutions
- Said this should go to public consultation and let those who have concerns come forward
- Members expressed concern that the site has been assessed as vulnerable to flooding
- Said Carrigtwohill has plenty of zoned land and does not need any more
- Stated all six councillors who represent Carrigtowhill area are opposed to the motion even after reviewing the additional information submitted by Cllr Hegarty
- Members stated the study is site specific and does not take the impact on downstream sites into account
- Members stated flood risk is an issue
- Said there is a need to preserve biodiversity in the area-it is a wet area with high biodiversity
- Said approving the motion would tie the council's hands
- Said green infrastructure is the appropriate zoning
- Said the strategic flood assessment shows this is not a suitable site for development

The Chief Executive said that members need to take into consideration the basis on which they are making the decision on the Motion. He said that if the Motion is approved then the land in question will be zoned Medium A Residential or High Density Residential and that Green Infrastructure zoning will be off the table for that site.

Mr. Moore said that this site is potentially at risk of flooding. Mr. Moore stated that the SFRA was carried out using the best possible mapping and SFRA was done correctly on the right basis. The Chief Executive confirmed that the position remains the same as what is outlined in his response to the Notice of Motion after reviewing the additional documentation presented earlier to the meeting. Mr Lucey said he would be concerned that if the amendment is passed, there will be no further process that allows consideration of the flood risk matter for this site. He stated that if it goes through, the site will be zoned high density residential.

Mr. Michael Lynch said that the land is in a flood risk zone area. For high flood risk areas, there should not be zoning for vulnerable uses which includes residential use.

The Mayor called for a vote to be taken which resulted as follows: -

FOR: Councillors: McCarthy N, O'Shea J.P, Hayes Pat, Hegarty, Carroll

[5]

AGAINST: Murphy K, O'Sullivan J, O'Donovan, O'Connell, D'Alton, Buckley, White, O'Callaghan, Barry, Sheppard, Rasmussen, O'Connor S, O'Connor A, Coughlan M, Murphy Gearóid, Kennedy, Twomey, McCarthy Susan, Hayes Paul

[19]

ABSTAIN: Coughlan G, Coleman, O'Sullivan M, Collins D, Murphy P.G., McGrath, Murtagh, O'Flynn, O'Brien, O'Leary, Dawson, Roche, Doyle, Murphy Gerard, Creed, Looney, Lynch, Lucey, Madden, O'Shea T, Ahern, Kelly, Hurley, Coakley

[24]

The Senior Executive Officer declared the results as follows: 5 For, 19 Against and 24 Abstentions.

The Mayor declared that the resolution had failed.

[K] VOTES OF CONGRATULATIONS

32/12-1

TO: Coursey Rovers on advancing in Munster Premium Intermediate Hurley.

TO: Newmarket on winning the 2021 Premier Intermediate Football Championship

TO: Cian O'Driscoll on winning the All Ireland U21 GAA Handball 40x20 Singles

TO: Ballygarvan GAA Junior B Footballers on winning the South East Junior Championship Final

TO: Mourneabbey Ladies Football Club on winning the Munster Championship Final and qualifies for the All Ireland Semi Final on 16th January.

TO: Mallow Senior Footballers on winning the Cork Senior A Football Championship

TO: Margaurite Deasy of Ring Rowing Club on her appointment as Chairperson of Rowing Ireland, offshore rowing.

TO: Sinead O'Flynn on attaining the SKDUN (Shotokan Karate-Do of United Nations) International Judges qualification.

TO: Darragh McEllhinney who won silver in the Men's U23 European Cross-Country Championships and winning gold in the Team Event.

TO: Ballygarvan Christmas Market Committee on the successful organisation of the first market.

TO: Ballygarvan Junior B Footballers on winning the Junior B Football Final.

TO: Ballygarvan Ladies Football Club on winning Cork County Junior G Champion

[I] ANY OTHER BUSINESS

Members thanked the Chief Executive and the Planning Policy Unit for their contribution. Members thanked the Mayor for chairing the meeting. The Mayor wished all a Happy Christmas.

~ THIS CONCLUDED THE BUSINESS OF THE MEETING ~