

CORK COUNTY COUNCIL

Minutes of the Ordinary Meeting of Ballincollig/Carrigaline Municipal District held in Council Chamber, Floor 2, County Hall, on Monday 17th December, 2018 at 2pm

PRESENT: Councillor Joe Harris presided. Councillors: Derry Canty, Marcia D’Alton, Mary Rose Desmond, Eoghan Jeffers, Seamus McGrath, Michael Murphy, Daithi O’Donnabhain, Deirdre Forde

ABSENT: Councillor John A. Collins.

IN ATTENDANCE: Jim Molloy, S/Director of Service , Margaret Kennedy, Staff Officer, Madeline Healy, Senior Executive Engineer, Paul Murphy, Senior Planner, John Lalor, Asst Planner, Sean O’Brien, Administrative Officer, Alan O’Callaghan, Clerical Officer.

1: MINUTES

On the proposal of Cllr. Desmond and seconded by Cllr. McGrath, the minutes of the proceedings of the Special Planning Meeting held on 19th November, having been circulated, were confirmed and signed by the Cathaoirleach.

On the proposal of Cllr. Canty and seconded by Cllr. Jeffers, the minutes of the proceedings of the Ordinary Meeting held on 19th November, having been circulated, were confirmed and signed by the Cathaoirleach.

2: CONSIDERATION OF REPORTS AND RECOMMENDATIONS

i. Proposed SHD at Cooneys Lane, Grange

Paul Murphy gave the following presentation to the Members.

Key points to note regarding the application:

The site is located within the development boundaries for Cork City South Environs as set out in the Ballincollig Carrigaline Municipal District Local Area Plan (2017) and is zoned Medium A density Residential Development (i.e. 20-50 per ha) with a specific objective SE-R-07 requiring a ‘detailed traffic impact assessment’. There is also an objective to provide a pedestrian walk along the stream to the south east of the site, SE-U-03.

In land use zoning terms, the principle of residential development at this location is supported by the County Development Plan and the Local Area Plan.

Of the **251** residential units proposed, **176** are houses, with a total of **75** apartments. The overall mix is summarised as:

| Houses | Apartments |
|------------------|-------------------|
| 5 bed: 5 (3%) | 3 bed: 10 (13%) |
| 4 bed: 23 (13%) | 2 bed: 46 (61%) |
| 3 bed: 141 (80%) | 1 bed: 19 (26%) |
| 2 bed: 7 (4%) | |

The floor areas of the houses range from 190 sqm to 80.4 sqm. The floor areas of the apartments range from 113.9sqm to 48.1 sqm. A crèche is also proposed. A Part V proposal the transfer of 25 units, 16 dwellings and 9 apartments is included.

The application proposes to set back the entire frontage onto Cooney's Lane and provide a footpath in addition to providing a 'combined greenway cycle footpath along the south east and eastern boundaries adjoining Ardfield Housing estate and the stream respectively.

Important issues that are likely to emerge in considering the application include the following:

- Density
- Design Layout and Mix (mix of house types v apartments)
- Connectivity (adequacy of upgrades to pedestrian and cyclist infrastructure)
- Surface and waste water disposal and the timing of the development vis-a-vis the taking in charge of the receiving network in the adjoining Ardfield development.
- Quality of layout
- Public Open Space (quantity, usability, surveillance)
- Relationship with existing development
- Appropriate Assessment
-

Members made the following points on the proposal

- Issue with density and location of the site
- Residents in Ardfield concerned about being overlooked by the apartments and duplexes
- Grange Road, Bellevue Estate, Cooneys Lane and Ballycurreen Junction are all currently over capacity for traffic and there is severe congestion in the area
- Some of the existing walkways and cycle ways listed on the points are not actually fit for purpose.
- Pedestrian connectivity to the new estate would be an issue as most of existing alley ways in neighbouring estates are closed off because of anti social behaviour
- Residents in area are very concerned about proposed development
- No proper infrastructure in place for development proposal.
- Existing SRL sites adjacent to this proposal should be developed before considering this proposal.
- Issue with placing of development plans on An Bord Pleanála website
- Mix of dwelling types not acceptable
- No proper plan for recreational facilities in proposal
- No consistency in planning policy.
- Members want to ensure that their views are reflected in the Council's report to An Bord Pleanála.
- The Members were in agreement that the proposed development be rejected.

ii. Proposed Strategic Housing Development at Ardarostig, Bishopstown, Cork

Paul Murphy gave the following presentation to the Members.

Key points to note regarding the application:

The site is located within the development boundaries for Cork City South Environs as set out in the Ballincollig Carrigaline Municipal District Local Area Plan (2017) and is zoned Medium B density Residential Development (i.e. 12-25 per ha) with a specific objective SE-R-10 requiring 'development to be restricted to the northern portion of the site' and the southern portion of the site 'to be landscaped and developed as usable public or private open space'.

In land use zoning terms, the principle of residential development at this location is supported by the County Development Plan and the Local Area Plan.

Of the **240** residential units proposed, **154** are houses, with a total of **86** duplexes/apartments. The overall mix is summarised as:

| Houses | Duplexes/Apartments |
|-----------------|----------------------------|
| 4 bed: 34 (22%) | 2 bed; 60 (70%) |
| 3 bed: 92 (60%) | 1 bed: 26 (30%) |
| 2 bed 28 (18) | |

The floor areas of the houses range from 146sqm to 80sqm. The floor areas of the apartments range from 88.4sqm to 50.3sqm. A crèche is also proposed. A Part V proposal for the transfer of 24 dwellings is included.

The application proposes to set back the entire frontage onto The Waterfall Road and provide a footpath connection to the existing footpath going to Bishopstown .

Important issues that are likely to emerge in considering the application include the following:

- Density
- Design Layout and Mix (mix of house types, duplexes and student apartments)
- Connectivity (adequacy of upgrades to pedestrian and cyclist infrastructure)
- Surface and waste water disposal
- Quality of layout, extent of development on higher ground
- Public Open Space (quantum, usability, surveillance)
- Relationship with existing development
- Traffic Impact Assessment
- Archaeology

Members made the following points on the proposal

- Very rural location for such a significant development and a car will be need to access even the most basic of amenities
- Why did developers look for planning on the high ground on site when the zoning for the area prohibits this.
- Again not a good enough mix of dwelling types to reflect needs
- Apartments and duplexes not suitable for small children.
- Would proposed kick about area attract anti social behaviour?
- Proposed access to site requires acquisition of private land.
- No infrastructure in place for such a development.
- SRLs in Ballincollig should be prioritised for development over this site
- Members feel that developers may be using new planning system to their own benefit and overstepping the mark.

Members were in agreement that the proposed development be rejected.

iii. Dereliction

Jim Molloy gave a report to Members which gave an update on a number of derelict sites in the Municipal District.

“As Members are aware it was agreed that Passage West in particular would be the focus for our District. There are a number of key sites in Passage West that have a significant impact on the overall development of the town.

Convent Site:

As Members are aware this site was purchased by Clyda Eco Homes Ltd. The Council granted permission on 29th November for the proposed development so it is now a question of waiting to see if there are any appeals to An Bord Pleanála.

Railway Street & Steam Packet Quay:

These properties are part of a NAMA portfolio and are currently listed as not being for sale. As previously advised NAMA had been concentrating on the larger plots/buildings that formed part of this overall portfolio. My understanding is that the properties in Passage West will be looked at in the coming months to determine how best to progress them. As Members are aware there are some particular issues relating to these that could make them more difficult to resolve.

Royal Victoria Dockyard:

As Members are aware the Council has obtained funding from the Urban Regeneration and Development Fund towards the acquisition of this site. See separate report in relation to projects funded under this Scheme.

The ongoing works in relation to the Lower Harbour Sewerage Scheme have also impacted on the potential to undertake any works in the town. The MD paint Scheme has been available for a number of years now and in 2018 around 10 properties in Passage West availed of it. It has proven difficult, even with the generous subsidy provided to get property owners to avail of the Scheme. However a few property owners have already expressed interest in availing of the Scheme in 2019.”

Jim Molloy also gave an update on a site in Douglas near the cinema which was referenced at the November meeting.

“At the November meeting particular reference was made to a property in Douglas. I called to view this myself on 29th November. The building is typical of one’s of that age being not a particularly nice looking brown brick and a blocky structure (see photos below). The windows are boarded up bar one that can only be viewed from the car park by the East Village Bar & Restaurant. The car park area is relatively clean and the vehicles that had been there when originally reported are gone. From the Eastern side it is screened by trees from casual observation. The owners have taken action in boarding up the windows and tidying the general area and I have contacted them in relation to the exposed and broken window. I discussed this building with the Area Office staff who agreed that there is not much else that the owners can do to the property and we are in agreement that once the property is kept secure it is not a derelict site.”

Members raised the following points on the report.

- Could Members have an update on efforts by the Council to purchase the properties under NAMA control on Steam Packet Quay.
- The Monkstown Inn took over a year for any action to be taken by owner and even after works still is in a poor and unsightly condition.

- Appreciate that building in Douglas has had action taken but should still be considered derelict as has not been used for many years.
- Derelict Sites Act is very restrictive and takes too long to enforce action.
- As a Municipal District we should be more proactive in engaging with the owners of derelict buildings.
- Jim Molloy responded that there is CPO training for Council staff in January which will help with the acquiring of derelict buildings.
- Dereliction in the Municipal District to be brought up quarterly at meetings.
- Steam Packet is under negotiation for purchase at present and may become subject to a CPO.

Urban Regeneration and Development Fund

Jim Molloy presented a report on the Urban Regeneration and Development fund to Members.

URBAN REGENERATION AND DEVELOPMENT FUND

Members are aware of the recent announcement under the above Fund. Details of the applications were previously sent to Members for their information. It should be noted that this funding is supplemented by a Council contribution.

Category A:

Proposals that are ready to go in 2019 the following allocations were made in our MD Area.

Carrigaline Western Relief Road: €750,000

This funding will allow the Non National Roads Design Office to commence the Tender process and Members will be update in relation to progress during the year.

Passage West: €1,875,000

As this funding is specifically towards the acquisition of the Royal Victoria Dockyards the Property Section has been tasked with entering into discussions with the Agents for the property owner. Members will be advised in relation to the outcome of negotiations.

Category B:

Proposals that require further development in 2019

Carrigaline Public Realm:

This funding is towards developing an overall plan that will take into account the possibilities that potential developments in the town may present to develop the town centre. Members will have the opportunity to have full engagement in the development of the plan.

Members noted that they were satisfied with the report and raised the following points

Look for an update on the negotiations to purchase the Royal Victoria Dockyards

- Will there be extra funding beyond the 1.9m to complete the development of the Dockyard site?
- Can we confirm that the Carrigaline Relief Road is still on target to go to Pre Qualification Tender in early 2019?
- Jim Molloy responded that preliminary discussions are ongoing regarding the purchase of the Dockyard site and depending on these negotiations and any anticipated future development costs a decision will then be made on any future purchase.

Jim Molloy responded the Non National Roads Office would not give a specific time frame but they anticipated that the Carrigaline Relief Road would go to Pre Qualification Tender as planned.

iv. Funding Schemes 2019

Jim Molloy presented the following report to Members.

Cork County Council

Municipal District Community Fund Schemes 2019

Cork County Council is committed to supporting local communities across County Cork. Financial assistance for community & voluntary groups and local organisations is available through the Community Fund Scheme 2019. This scheme is administered by the 8 Municipal District Offices around County Cork and there are three separate funding streams depending on the nature and cost of your proposal.

Capital Fund Scheme
Community Contracts
Amenity Fund Scheme

In response to a question from Members Jim Molloy assured the meeting that the schemes are all areas of the Municipal District regardless of the upcoming boundary changes. Members were satisfied with this.

4. Díol Talún / Disposal of Property

(i) To consider the disposal of house at 17A Douglas West Co Cork for the consideration of €84,000

Members made the following points on the disposal.

- That the Council should find a use for the property
- That property could be converted for use as a one bedroom property
- Would like to see any property disposals come before Councillors before being placed on the open market
- Even though one community group looked at property and deemed it unsuitable, it was felt that it may still a viable asset for some groups in the area.
- That the selling price did not represent good value for money.
- That regardless of this property transferring to the city it should be put forward for redevelopment before transition.
- Members were in agreement that the property should not be put forward for disposal.
- Jim Molloy advised that we will contact Housing and endeavour to have any development on the site fast tracked before transition.

5. Leithdháileadh Ginearálta Bardasacha 2018/Ciste Forbartha Bailte 2018 / General Municipal Allocation 2018/Town Development Fund 2018

1. St Patricks Day allocation 2019

Members agreed on the following allocations for St Patrick Day 2019 which was an increase in the overall contribution of €2,500 from 2018 contribution.

| | |
|--------------|---------|
| Carrigaline | €5,000 |
| Douglas | €5,000 |
| Ballincollig | €5,000 |
| Total: | €15,000 |

6. Chun na Ruin so leanas ón gComhairleoir a mheas:

To consider the following Notices of Motion in the name of:

Cllr Deirdre Forde

1. That this Municipal District express outrage in the strongest possible terms at the failure despite guarantees of Irish Water to release the budget to Cork County Council to allow local teams to carry out perm reinstatement at Clarkes Hill (after Mount Oval Village).

Members agreed to support Cllr Forde in her motion and also raised the following concerns

It is unacceptable that the road has been left in this condition.

Clarification is needed from Irish Water as to regarding allocation of money to reinstate road to original condition.

Concerns that bad weather over winter will deteriorate road condition further.

It was agreed that as a Municipal District a letter will be sent to Irish Water expressing our dissatisfaction and looking for an update on the issue.

Cllr Michael Murphy

1. Something has to be done with junction between the cinema and shopping centre in Douglas Village. Bus 223 always up to 20 minutes delay at least in Village. Reports of 40 minute delay on bus 220. This is a disgrace.

Cllr Murphy advised that he has personally experienced long delay on the bus routes through Douglas village and that it is the junction by Douglas Village Shopping Centre that is causing the issue. Would it be possible to change the route of the bus?

Cllr Jeffers supported the motion and said that he has witnessed the delays for himself. Cllr Jeffers asked if a set of traffic lights for buses be placed at the junction. Cllr Jeffers also questioned as to whether money was allocated previously to alter this junction.

Cllr McGrath supported the motion and questioned whether every single service needs to travel through this particular junction. Cllr McGrath also raised the point that a bus route travelling on a non priority route is a poor reflection on the Council's transport policy.

Cllr D'Alton advised that Martin Walsh from Bus Eireann was quoted last year as saying this was the biggest issue affecting buses in the Cork region. Cllr D'Alton also noted that funding was previously allocated by the NTA to improve this junction and could we see what has happened to this money.

Cllr Forde also noted the issues regarding this junction and raised the point that we need a plan to deal with the issues at this particular junction.

Jim Molloy advised that we will get an update from Traffic and Transportation for Members.

2. Lights needed from Hop Island to Roberts car park.

Cllr Murphy advised that the lighting is very poor in the area. Madeline Healy responded that funding will be looked for improvements in 2019.

Cllr Seamus McGrath

1. To request that the Engineer consider upgrading and widening the footpath between the old pottery site and the AIB Bank in Carrigaline.

Cllr McGrath noted that the footpath in question is much too narrow and is a safety concern especially when pedestrians are using a buggy. It is not great for the village as it makes walking around difficult and is not helping create a village feel. Would it be possible to upgrade footpath and even complete a land acquisition if necessary?

Cllr McGrath also noted that this was not the only footpath with issues in the village.

Madeline Healy responded that should the adjacent site come in for planning again then a condition would be applied to set back the boundary so that an adequate footpath could be provided. There are no plans for Cork County Council to proceed separately to acquire the required strip.

2. To request a full written update on the infrastructural improvements associated with the Ballinrea Education Campus.

Madeline Healy advised the Members that the NNRDO had advertised a Part 8 planning application for works required on Ballinrea Road. Further works will be required to improve Ballinrea Cross and the Ashgrove roundabout. Consultation will be required with the traffic and transportation section prior to these advancing as there are plans for a new overall transportation study for Carrigaline.

Cllr McGrath made the following points on his motion. That this is not acceptable as it would mean that the educational campus will have been built without the necessary infrastructural improvements in place. The improvement of infrastructure needs to take place at the same time as the building of the campus as the build will bring a huge increase in traffic to the area.

Madeline Healy advised that she will feed this back to the NNRDO and that we will look for a further update on the plans to improve infrastructure in the area.

3. To request a written update on plans to extend the Owenabue Carpark.

Madeline Healy advised that she had spoken to Michael Mulconry in Traffic and Transportation and gave the following update. The plan was to upgrade the car park once Irish Water had completed works there. We have purchased some land adjacent to car park but it has transpired that a significant portion of the car park is owned by a third party and this had slowed down plans significantly for an overall refurbishment scheme. With the initial land acquisition we will be able to provide an extra 30-35 spaces in the car park. A decision has to be taken early in 2019 whether to proceed with the car park extension as a standalone project.

Cllr McGrath noted that parking in Main Street needs to be curtailed to help businesses there and to achieve this extra parking spaces are needed. Cllr McGrath also suggested the use of parking controls (traffic warden) in the area to prevent illegal parking in the area.

7. **Rún Comhghairdis / Votes of Congratulations**

N/A

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

1. Deputation of two residents groups to present their concerns regarding the Castlewhite Junction and the Maher's Lane junction.

The residents gave their presentations to the Members and outlined their concerns around traffic and speeding in the area. They also presented Members with some suggestions that could be implemented in the short term to help reduce the safety risk in the area. Below is a summary of the points they made.

- Main issue is the volume of traffic using road (over 20,000 per day in each direction)
- Almost impossible to turn right towards Bandon when coming from Castlewhite.
- TII saying that the area is not a safety concern is very worrying
- There have been 2 deaths on the main road in recent years
- Over 20% of vehicles are trucks
- 100kph speed limit is too high
- Fast moving dual carriage way becomes one lane and cars use turning lane coming from opposite direction to continue overtaking.
- There shouldn't be a need for a fatality on the road for some action to be taken

The Members thanked the deputation for their presentation and agreed to support them in any way possible to improve safety in the area.

Following a discussion the Members presented the following questions to be asked of the National Roads Design Offices

- 1 Why was the speed limit increased on the stretch of road from 80 to 100 kph? And can this be changed immediately?
- 2 Can a Safety Audit by TII be carried out immediately?
- 3 Can the short term safety measures suggested by the residents be implemented immediately?
- 4 Can we ensure that we get a proper answer regarding the carrying out of a Safety Audit by TII and are not put off this time? We have asked numerous times before and need to be sure it will happen this time.
- 5 Can TII install speed signs to highlight speed to motorists?

Cllr Deirdre Forde

- I. Cllr Forde asked that the lighting in the connection between Upper and Lower Kensington be improved.
- II. Could a footpath be placed between Charlemont and Windermare.
- III. Could lights be placed on the bend in the road at Cherlemont?
- IV. Could the barrier on Coach Hill be extended to cover residential sites on the hill?

In response Madeline Healy advised:

- I. That works on lighting around the Coach Hill area were due to take place this year and she will look into this and provide an update.

- II. Currently it is not possible to create any footpaths in Charlemont.
- III. The footpath on Coach Hill is at the preliminary design stage for improvement and may progress in 2019
- IV. Regarding the barrier on Coach Hill Madeline will raise the issue with the Roads Design Office but would think that it is unlikely to be changed by them

Cllr Eoghan Jeffers

- I. Look at placing Speed limit sign on Grange Road
- II. Update on speed survey at Dunvale.
- III. Traffic lights at junction at Bull McCabes are not changing when cars approach from a particular junction. This is leading to cars having to break red light to exit. May be an issue with the sensor?
- IV. Could a sign be placed on Donnybrook Hill stating that there is a bus lane in operation there?

Madeline Healy advised that:

- I. A speed sign wouldn't be placed on Grange Road as it is a built up urban area and it should be common knowledge that the speed limit is 50 kph there.
- II. Will check on the progress of speed survey at Dunvale.
- III. Will look into the issue with traffic lights at Bull McCabe junction.
- IV. Will look at the placing of a sign on Donnybrook Hill.

Cllr Marcia Dalton

- I. Issue with standing water gathering between Hop Island and Rochestown Inn. Can a drain be installed?
- II. New vent placed by Irish Water at Toureen Cross. Vent is extremely tall and is directly opposite residents homes. Didn't seem to be flagged in planning that vents would be so tall and obtrusive. Can we speak to Irish Water about this and see if there are more planned?
Cllrs McGrath and Murphy supported Cllr D'Alton on this.

Madeline Healy advised that she:

- I. Will look at the drainage issue and that local crews are aware of issue and regularly maintain the area. Will look at a new drain in area as part of any planned future works.
- II. Will speak with Irish Water regarding the vents. She also advised that Councillors should also contact Irish Water directly to raise their concerns.

Cllr Michael Murphy

- I. Road in poor condition in Rockingham

Madeline Healy advised that she will look at this but that thinks that really there is only one small bad patch of road on another wise very good road.

Cllr Seamus McGrath

- I. Could we look at placing more road markings on the Ringaskiddy School Road?
- II. On the Janeville roundabout there is now signage for two lanes going straight on. Can one of these be changed? Seems dangerous as road quickly moves back to one lane after roundabout.
- III. Can traffic calming be brought in from the Maxol garage on Carrs Hill before works commence on Shannon Park commence. Bad crash there recently and is a dangerous stretch of road.

Madeline Healy advised that the two lanes on the Janeville roundabout are correct and they were brought in to keep traffic moving. It seems safe so far and will monitor the situation there.

Regarding traffic calming by the Maxol station, Madeline advised that she will speak to the team undertaking the works to see if it can be incorporated.

This concluded the business of the meeting.

Signed: _____

Date: _____

CATHAOIRLEACH