



Minutes of Proceeding of the Special Meeting of the Carrigaline Municipal District held via teams and in the Council Chamber on Friday 20th of January 2023 at 10:00

Present: Cllr Ben Dalton O’Sullivan (Cathaoirleach), Cllr. Audrey Buckley (Leas Cathaoirleach). Cllr Marcia D’Alton, Cllr Seamus McGrath, Cllr. Jack White, and Cllr. Michael Paul Murtagh

In Attendance: Nicola Radley, Senior Executive Officer; Carol Conway, Municipal District Officer; Karina Cremin, Senior Executive Officer; Richard Fenton, Executive Architect; Ruth Henry, Senior Architect; Keith Jones, Senior Engineer; Ian Broe, Clerical Officer.

1. Proposed Part VII at Lower Road, Crosshaven – Consideration of CEO Report

Karina Cremin went through the Part VII stating that there had been 44 submissions and 1 observation and that there were a number of common themes such as parking/traffic on the upper road, pedestrian connectivity, fire station access etc. There were 7 amendments which Richard Fenton went through:

Site Layout

Removal of Block A (2 1Bed Units) to facilitate potential future connectivity to adjoining lands. The removal of these 2 units will facilitate overflow school and fire station parking while reducing the overall development from 33 units to 31 units. The removal of these 2 units provides 7 overflow public parking spaces to the upper car park which can be used by both the school and the fire station.

Upper Road Access

Proposed raised Table/Ramp at upper access junction with new road markings and uncontrolled pedestrian crossing and blister paving. Proposed designated pedestrian walkway with relevant road markings. Proposed double yellow lines on the Fire Station side of the road. Proposed 'Emergency Access Keep Clear' road markings. Proposed designated disabled access parking space. Proposed defined passing/pull in areas.

Southern Boundary Treatment

Proposed 1.8m high rigid wire mesh fencing with steel posts to define the boundary between the school green space and the proposed scheme.

Drop Off & Walk Pedestrian Route

Proposed school 'Drop Off & Walk' point and defined north/south school pedestrian route through site.

Future Road Widening

Defined zone for future road widening of the 'Lower Road'.

Coastguard Cottages Pedestrian Connection

Pedestrian connection to rear of cottage units 6-11 to village centre.

Lower Road Stair Access

New stepped pedestrian connection to the east of the 'Rocket House'. Hedgerow removed locally and public footpath extended to facilitate connection.



With regards to the dropping of the sills of the sills planning is already in place to extend this to the other cottages to increase connectivity.

Cllr. White asked that housing would exhaust all options with other directorates to address road safety issues and see what can be done. He asked would it be possible to have raised tables elsewhere as well as by the fire station. Ruth Henry added that there would be no problem talking further with other directorates, Keith Jones added that there had been a number of detailed discussions with both Madeleine Healy and Alan Cogan of the Carrigaline Area Roads office.

Cllr. White added that this is a particularly sensitive site and that guarantees would be needed regarding the construction traffic management plan and to minimise the impact on the school. Ruth Henry added that this is a very detailed exercise and a huge body of work which is generally not carried out at this stage. Keith Jones added that this would be done pretender and that contractors have health & safety responsibilities for both inside and outside the site.

Cllr. White also asked for further clarification on the pedestrian access route to the school. Richard Fenton went through each route. Ruth added that the green route could be moved slightly to the right creating a plaza and landscape between the path and the road.

Cllr. Murtagh added that the sightline behind the garda station doesn't include the garda car park. Richard Fenton informed Cllr. Murtagh that the car park is being remade as part of the development and that it wouldn't form part of the council land. Ruth Henry added that there had been a lot of back and forth between Cork County Council and the relevant stakeholders and was agreed by all.

Cllr. Murtagh added that the corner of the car park behind number 3 has been always used as access to number 3 and he would like to see this remain. Furthermore, the school has safety concerns and asked would it be possible to extend the fencing the length of the boundary.

Richard Fenton informed Cllr. Murtagh that the access road is not being raised and there is no proposal to modify the boundary. Ruth added that there could be a conservation issue here and that the possibility of a four-foot railing could be looked at.

Cllr. McGrath thanked Karina, Ruth, Richard and Keith for the suggestions and amendments. He added that concerns were raised by the school at an early stage and that they still have genuine safety concerns. He added that construction traffic needs to be managed and there should be none near the school during school drop off times. He asked when a road safety audit would be done. Keith Jones informed Cllr. McGrath that a traffic impact assessment has already been carried out which is more robust than a road safety audit. He added that there would be little if any effect on traffic and that as housing they couldn't commit to ongoing reviews and that this would need to be discussed with roads. Cllr. McGrath responded by saying that a more holistic approach is needed as the school still have concerns and ask that if the top tier was removed could the scheme still go ahead. Keith responded that the scheme would not be viable without the top tier.

Cllr. McGrath added that he would support an extra raised table and asked would it be possible to make it clearer that it was a pedestrian zone near the school. Cllr. Murtagh added that it was important that the school would not need to spend any money to improve their safety, Cllr. McGrath



concurrent. Both Keith and Ruth added that different colour paving could be used to draw attention to the pedestrianised zone and creates consciousness.

Ruth Henry added that they have given quite a lot and that they are providing new access routes to the school, with new parking for teachers which has improved the parking situation. Cllr. White asked could spaces be designated for teachers, Keith responded said they could put signage but that it would not be enforceable. Ruth added that the school could send out messages to parents stating that parking in this area was for teachers only.

Cllr. McGrath added that a safe pedestrian link at the end of the green access route needs to be identified to create direct access to the school. He welcomed the addition of the new windows/doors. Ruth informed Cllr. McGrath that they could consult with the school about extending the path.

Cllr. Dalton O'Sullivan thanked everyone for the discussion and added that there were 3 options facing members today:

1. Propose existing Part VII
2. Propose with amendments
3. Reject

Cllr. D'Alton added that she believed a barrier would have its merits in hindering traffic which be beneficial for pedestrians. Keith responded by saying that a barrier may have a knock-on effect on pedestrians due to cars queuing and driver frustration. It may also hinder emergency service access. It would be unusual to have a barrier on a public road. Cllr. Murtagh believes that the barrier is a great idea and that the emergency services would have no problem with it. Cllr. D'Alton added that it is important to note the schools move towards active travel and to consider sending a motion to the next MD meeting to engage in analysis of safe movements around the school.

Cllr. Murtagh added that the removal of amendment six and replaced with the new windows/doors would be welcomed.

Cllr. Dalton O'Sullivan proposed to adopt the plan with 6 of the 7 amendments, omitting number 6. There will be ongoing consultation regarding school safety and that construction traffic and transportation assessment be carried out. There was a unanimous decision to propose this Part VII and send to Full Council on February 13th.